VILLAGE OF WILLIAMS BAY

250 Williams Street | PO Box 580 | Williams Bay | WI | 53191 | vi.williamsbay.wi.gov
Phone: 262-245-2700

NOTICE

VILLAGE BOARD OF TRUSTEES MEETING

MONDAY, MARCH 3, 2025 AT 6:00 PM

Williams Bay School
500 West Geneva Street (HWY 67)
Williams Bay, WI

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. Closed Session

- **A.** Consider a Motion to Convene Into Closed Session. Closed session pursuant to Wis. Stat. Sec. 19.85 (1) (e) Deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session: Topography Hospitality, LLC Development Agreement commonly known as *The Preserve Project*.
- **B.** Motion to Reconvene into Open Session
- **C.** Possible Action on Matters Discussed in Closed Session

V. 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.*

VI. Minutes

- **A.** Village Board Meeting Minutes of February 17, 2025

VII. Presentation of Accounts and Petitions

- **A.** Payroll ending 02-21-2025 in the amount of $45,926.63
- **B.** Accounts Payable Prepaids dated 2-18-2025 in the amount of $64,108.85
- **C.** Accounts Payable Unpaids dated 02-28-2025 in the amount of $1,308,657.26

VIII. Plan Commission

- **A.** **Approved** - Resolution R-12-25 Recommending Approval of Annexation Petitions and Temporary Zoning Upon Annexation of the "South 40" EW 200020 and "North 40" EW 200019, West of N. Lakeshore Drive.

B. **Approved** - Resolution R-13-25 Recommending Approval of 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).

IX. Public Comments

A. *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. The public may speak on any item that is not included on this agenda as a "Public Hearing or Forum." Anyone who wishes to comment should identify himself or herself and provide his or her local address. Board members may discuss any matter raised by the public. However, the Board will refrain from extensive dialogue and should not take action on matters raised by the public during a public comment period. Referrals to committees or staff members might be made. Members may ask the commenter to clarify his or her remarks. The Board President or the presiding officer will maintain control of the meeting.*

X. Ordinances and Resolutions

A. Consideration of Ordinance 2025-01 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. "South 40" EW 2000020 And "North 40" EW 200019

B. Consideration of Ordinance 2025-02 Amending the Official Zoning Map of the Village of Williams Bay Rezoning of the "South 40" EW 200020 to P & I Public Institutional District and Rezoning Parcels WWUP 00011, WGT 00010, WGT 00009, WA 499800002 and EW 200020 to Add a PDO Planned Development Overlay District/General Development Plan (GDP).

C. Consideration of Resolution R-16-25 Creating Village of Williams Bay Ward 5. "South 40" EW 200020 and "North 40" EW 200019.

D. Resolution R-14-25 Approving Restated Intergovernmental Agreement, Amending the Existing Intergovernmental Agreement (IGA) with the Village of Fontana for Emergency Medical Services (EMS)

E. Resolution R-15-25 Authorizing A Proposal to Transfer of Village Court Records from the Village to the Walworth County Clerk of Courts for the Flat Fee of $3,000

XI. Public Comments

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XII. Adjournment

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: 02/28/2025 5:00 PM

VILLAGE OF WILLIAMS BAY

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

Phone: 262-245-2700

UNOFFICIAL MINUTES
VILLAGE BOARD MEETING 2/17/2025 MEETING
MONDAY, FEBRUARY 17, 2025 AT 6:30 PM
VILLAGE HALL COUNCIL ROOM
250 WILLIAMS STREET
WILLIAMS BAY, WI 53191

I. Call to Order

President Duncan called the meeting to order at 06:30pm.

II. Roll Call

Present: President Bill Duncan, Trustees Jim D'Alessandro, Lowell Wright, Robert Umans, Adam Jaramillo, Steven Russell
Also Present: Administrator David Lothspeich, Village Attorney Mark Schroeder, Police Chief Justin Timm, Fontana Fire Chief Richard Manthy Jr., Director of Public Works Wayne Edwards, Recreation Director Ryan Knop, Clerk Tina Kolls
Excused: Trustee George Vlach

III. Pledge of Allegiance

The Pledge of Allegiance was recited by all.

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. Minutes

A. Village Board Meeting Minutes of February 3, 2025

The motion to approve the Village Board Meeting Minutes of February 3, 2025 was initiated by Trustee Umans and seconded by Trustee Wright. Unanimously carried.

VI. Consent Agenda

The motion to approve the Consent Agenda as presented was initiated by Trustee Umansand seconded by Trustee Russell. Unanimously carried.

A. Resolution R-04-25 Approving An Application for Temporary Class "B" Retailers License for Williams Bay Lioness Lions Club for Bingo on 3-6-2025, 4-3-2025, 5-1-2025, 6-5-2025, 9-4-2025, 10-2-2025, 11-6-2025 and 12-4-2025

B. Resolution R-05-25 Approving Edgewater Park Use and Policy Contract for Williams Bay Cultural Arts Alliance for the Williams Bay Fine Art Fest on July 26, 2025 and July 27, 2025

C. Resolution R-06-25 Approving Memorandum of Understanding with the Town of Linn for the Purchase of 2025 Beach Tags

D. Resolution R-07-25 Approving Well #2 Change Order

E. Resolution R-08-25 Authorizing A Quote for Truck Chassis for Water/Sewer Departments

F. Resolution R-12-25 Authorizing the Renewal Statement of Work (SOW) for CivicPlus for CivicClerk Annual Fee

G. Annual Request from the Department of Natural Resources (DNR) for Mooring DNR Boat on a Village-owned Pier for Current Season 2025

H. Funds Transfers From The Water Fund to the Sewer Fund in the amount of $1,704,529

VII. Presentation of accounts and petitions

A. Payroll ending 02-07-2025 in the amount of $49,783.99

The motion to approve the Payroll ending 02-07-2025 in the amount of $49,783.99 was initiated by Trustee Wright and seconded by Trustee Umans. Unanimously carried.

B. Accounts Payable Unpaids dated 02-14-2025 in the amount of $5,683,538.53

The motion to approve the Accounts Payable Unpaids dated 02-14-2025 in the amount of $5,683,538.53 was initiated by Trustee Wright and seconded by Trustee Umans. Trustee D'Alessandro abstained from the WBBA Payment. Motion carries.

C. Library Accounts Payable Unpaids dated 02-13-2025 in the amount of $1,282.81

The motion to approve the Library Accounts Payable Unpaids dated 02-13-2025 in the amount of $1,282.81 was initiated by Trustee Wright and seconded by Trustee Umans. Unanimously carried.

D. Monthly EFT Payments for January 2025 in the amount of $155,988.89

The motion to approve the Monthly EFT Payments for January 2025 in the amount of $155,988.89 was initiated by Trustee Wright and seconded by Trustee Umans. Unanimously carried.

VIII. Public Comments

Diane Buckle - 561 Free Church Rd - Spoke in support of the Village Staff and spoke in support of the Preserve Development.
Richard Nelson - 32 Williams St - Spoke regarding concerns about Nomad Living and their proposed new business
Donald Robison - 25 Stam St - Spoke regarding Roberts Rules of Order & First Amendment Rights
Tim Halas - 134 Elmhurst Ct - Spoke requesting an explanation on why sewer fees are being raised

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IX. President's Remarks

President Duncan explained that Chief Timm would be giving an update on the Williams Bay Police Referendum later in the meeting.
President Duncan also issued a reminder that there was a Plan Commission Meeting regarding the Preserve Development on February 19, 2025, at the Williams Bay School as well as a Primary Election for Village President and Trustees on February 18, 2025.

A. Williams Bay Police Referendum

B. February 19 Plan Commission Meeting - The Preserve Development

C. Primary Election - Village President and Trustees

X. Ordinances and Resolutions

A. Resolution R-09-25 Authorizing Village Piers Repair Estimates from Gage Marine and Austin Piers

The motion to approve Resolution R-09-25 Authorizing Village Piers Repair Estimates from Gage Marine and Austin Piers was made by Committee, no second required. Unanimously carried.

B. Resolution R-10-25 Approving An Amended Fee Schedule for 2025 Re: **(1)** Sewer Base Rate Increase From $89.05/Qtr to $96.17/Qtr and **(2)** Sewer Use Rate Increase From $3.70 to $4.40 per 1,000 Gallons

The motion to approve Resolution R-10-25 Approving An Amended Fee Schedule for 2025 Re: **(1)** Sewer Base Rate Increase From $89.05/Qtr to $96.17/Qtr and **(2)** Sewer Use Rate Increase from $3.70 to $4.40 per 1,000 Gallons was made by Committee, no second required. Trustee D'Alessandro No. Motion Carries.

C. Resolution R-11-25 Approving An Intergovernmental Agreement (IGA) with the Village of Walworth for the Village of Williams Bay Ambulance

The motion to approve Resolution R-11-25 Approving An Intergovernmental Agreement (IGA) with the Village of Walworth for the Village of Williams Bay Ambulance was made by Committee, no second required. Unanimously carried.

XI. Committee Reports

A. Protective Services, Chair - Trustee Vlach

1. Williams Bay Police Chief's Report - Police Department Referendum Update

Chief Timm explained they would be having four meet and greets regarding the Williams Bay Public Safety Referendum with the first being at the Barrett Memorial Library on February 24, 2025. Chief Timm explained that more information would be going out to the public soon.

2. Original, Renewal, or Temporary Operator License Applications

The motion to approve the Original, Renewal, or Temporary Operator License Applications was initiated by Trustee Russell and seconded by Trustee Jaramillo. Unanimously carried.

XII. Public Comments

Jim Killian, 91 Potawatomi Rd - Spoke regarding the closed sessions regarding the Preserve Developers Agreement.
Tima Halas, 134 Elmhurst Ct - Spoke regarding his appreciation for the discussion regarding the sewer fees and asked why the Preserve discussion wasn't more open.

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XIII. Closed Session

A. Closed session pursuant to Wis. Stat. Sec. 19.85 (1) (e) Deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session: Topography Hospitality, LLC Development Agreement commonly known as *The Preserve Project*, including appointment of Village Board negotiation representatives.

The motion to go into closed session pursuant to Wis. Stat. Sec. 19.85 (1) (e) Deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session: Topography Hospitality, LLC Development Agreement commonly known as *The Preserve Project*, including appointment of Village Board negotiation representatives was initiated by Trustee Umans and seconded by Trustee Russell at 07:18pm.

Votes:
Yes: President Duncan, Trustees Jaramillo, Wright, Umans, Russell

No: Trustee D'Alessandro
Abstain: None

Result: Passes

B. Motion to reconvene into open session

The Motion to reconvene into open session was initiated by President Duncan and seconded by Trustee Umans at 08:19pm. Unanimously carried.

C. Possible Action on Matters Discussed in Closed Session

XIV. Adjournment

The motion to adjourn was initiated by President Duncan and seconded by Trustee Umans at 08:21pm. Unanimously carried.

/s/ Tina Kolls, Village Clerk

These are not official Minutes until approved by the Governing Body.

Pay Period Date: 02/08/2025 - 02/21/2025
Pay Date: 2/28/2025

Department	Gross Regular Wages	Gross OT Wages	Payroll Taxes & Deductions	Net Wages
Crossing Guard	$232.65	$0.00	$17.79	$214.86
General Administration	$12,229.59	$36.59	$6,082.84	$6,183.34
KNC	$3,504.46	$0.00	$1,053.72	$2,450.74
Lakefront/Beach	$0.00	$0.00	$0.00	$0.00
Library	$7,965.28	$0.00	$2,798.60	$5,166.68
Municipal Court	$1,457.35	$0.00	$207.35	$1,250.00
Parks	$0.00	$0.00	$0.00	$0.00
Police	$27,009.16	$1,314.83	$9,258.21	$19,065.78
Protective Services (F&R)	$0.00	$0.00	$0.00	$0.00
Public Works/W&S	$12,748.58	$1,087.53	$4,898.49	$8,937.62
Recreation Department	$3,846.54	$0.00	$1,188.93	$2,657.61
Village Board	$0.00	$0.00	$0.00	$0.00
Total Net Wages				$45,926.63

GL Account and Title	Description	Amount	Date Paid	GL Period
VILLAGE OF FONTANA				
120-52320-165 EMS IGA EXPENDITURES	DEC EMS UNIFORM DEN	38.98		1224
120-52320-165 EMS IGA EXPENDITURES	DEC EMS UNIFORM DEN	55.50		1224
120-52320-165 EMS IGA EXPENDITURES	DEC EMS UNIFORM DEN	263.58		1224
120-52320-165 EMS IGA EXPENDITURES	DEC EMS UNIFORM DEN	42.58		1224
120-52320-165 EMS IGA EXPENDITURES	DEC EMS SHI RENEWAL	12.72		1224
120-52320-165 EMS IGA EXPENDITURES	DEC EMS SHI ANNUAL T	38.78		1224
120-52320-165 EMS IGA EXPENDITURES	DEC EMS ,ERCY MED EX	348.36		1224
120-52320-165 EMS IGA EXPENDITURES	DEC EMS VELOCITY SEP	219.10		1224
120-52320-165 EMS IGA EXPENDITURES	DEC EMS AURORA OCC	82.00		1224
120-52320-165 EMS IGA EXPENDITURES	DEC EMS ATTORNEY EX	427.75		1224
120-52320-165 EMS IGA EXPENDITURES	DEC EMS INITIAL DESIG	64.33		1224
120-52320-165 EMS IGA EXPENDITURES	DEC EMS GALLS HEIDL B	110.49		1224
120-52320-165 EMS IGA EXPENDITURES	DEC EMS UNIFORM DEN	149.82		1224
120-52320-165 EMS IGA EXPENDITURES	DEC EMS MERCY HEALT	35.55		1224
120-52320-165 EMS IGA EXPENDITURES	DEC EMS MERCY HEALT	35.55		1224
120-52320-165 EMS IGA EXPENDITURES	DEC EMS GATEWAY TEC	194.50		1224
120-52320-165 EMS IGA EXPENDITURES	DEC EMS TIRE ROTATIO	60.00		1224
120-52320-165 EMS IGA EXPENDITURES	DEC EMS GLUTH CREDI	2,386.67-		1224
120-52320-165 EMS IGA EXPENDITURES	DECEMBER EMS SALLAR	64,021.10		1224
120-52320-165 EMS IGA EXPENDITURES	DEC EMS UNIFORM DEN	294.83		1224
Total VILLAGE OF FONTANA:		64,108.85		
Grand Totals:		64,108.85		

Village Board Approval Date: _____

GL Account and Title	Description	Amount	GL Period
225			
AFLAC			
100-21259 AFLAC PAYABLE	VOLUNTARY INSUR POLICY	481.68	225
Total AFLAC:		481.68	
ARNOLD, SUZANNE			
100-51412-110 ELECTION WAGES	ELECTION PAY	50.00	225
Total ARNOLD, SUZANNE:		50.00	
ASSOCIATED BANK			
600-59160-000 PRINCIPAL-DEBT SERVICE LTD	GO REFUNDING BONDS 2022 P	181,000.00	225
200-57934-000 WATER DEBT SERVICE PRINCIPAL	GO REFUNDING BONDS 2022 P	184,000.00	225
300-58960-000 SEWER DEBT SERVICE- PRINC	GO REFUNDING BONDS PRINC	90,000.00	225
600-59260-000 INTEREST-DEBT SERVICE LTD	GO REFUNDING BONDS 2022 I	71,598.00	225
200-57934-150 WATER DEBT SERVICE - INTEREST	GO REFUNDING BONDS 2022 I	109,415.00	225
300-58961-000 SEWER DEPT SERVICE - INTEREST	GO REFUNDING BONDS 2022 I	54,812.00	225
600-59160-000 PRINCIPAL-DEBT SERVICE LTD	GO REFUNDING BONDS 2020 P	192,003.00	225
200-57934-000 WATER DEBT SERVICE PRINCIPAL	GO REFUNDING BONDS 2020 P	9,786.00	225
300-58960-000 SEWER DEBT SERVICE- PRINC	GO REFUNDING BONDS 2020 P	8,211.00	225
600-59260-000 INTEREST-DEBT SERVICE LTD	GO REFUNDING BONDS 2020 I	12,664.00	225
200-57934-150 WATER DEBT SERVICE - INTEREST	GO REFUNDING BONDS 2020 I	645.00	225
300-58961-000 SEWER DEPT SERVICE - INTEREST	GO REFUNDING BONDS 2020 I	541.75	225
600-59160-000 PRINCIPAL-DEBT SERVICE LTD	GO REFUNDING BONDS 2017A	192,171.00	225
200-57934-000 WATER DEBT SERVICE PRINCIPAL	GO REFUNDING BONDS 2017A	2,885.00	225
300-58960-000 SEWER DEBT SERVICE- PRINC	GO REFUNDING BONDS 2017A	4,944.00	225
600-59260-000 INTEREST-DEBT SERVICE LTD	GO REFUNDING BONDS 2017A	36,951.00	225
200-57934-150 WATER DEBT SERVICE - INTEREST	GO REFUNDING BONDS 2017A	725.00	225
300-58961-000 SEWER DEPT SERVICE - INTEREST	GO REFUNDING BONDS 2017A	1,242.75	225
600-59160-000 PRINCIPAL-DEBT SERVICE LTD	GO REFUNDING BONDS 2016A	95,000.00	225
600-59260-000 INTEREST-DEBT SERVICE LTD	REFUNDING BONDS 2016A INT	3,687.50	225
Total ASSOCIATED BANK:		1,252,282.00	
BAXTER WOODMAN			
100-51405-000 BILLABLE SERVICES	WOMENS LEADERSHIP CENTE	480.00	225
100-51405-000 BILLABLE SERVICES	THE PRESERVE - REIMBURSED	8,076.25	225
Total BAXTER WOODMAN:		8,556.25	
BIANCHI-KNOD, ELIZABETH			
100-51412-110 ELECTION WAGES	ELECTION PAY	35.00	225
Total BIANCHI-KNOD, ELIZABETH:		35.00	
BLACK, DEBORAH			
100-51412-110 ELECTION WAGES	ELECTION PAY	62.50	225
Total BLACK, DEBORAH:		62.50	
BYRNES, PATRICK			
100-51412-110 ELECTION WAGES	ELECTIN PAY	50.00	225
Total BYRNES, PATRICK:		50.00	
CINTAS OH			
100-54310-150 STREETS EQUIP REPAIRS/MAINT	FIRST AID BOX SUPPLIES	60.95	225

GL Account and Title	Description	Amount	GL Period
200-57935-150 WATER PLANT REPAIRS/MAINT	SERVICE	83.08	225
Total CINTAS OH:		144.03	
COLUMN SOFTWARE PBC			
100-51410-210 GEN ADMIN PUBLICATIONS	PUBLISHING THEATRE RD PAR	97.19	225
Total COLUMN SOFTWARE PBC:		97.19	
CORE & MAIN			
200-57651-150 WATER MAINS REPAIRS/MAINT	WATER MAIN PARTS	1,302.10	225
Total CORE & MAIN:		1,302.10	
DAILEY, SONYA			
100-51412-110 ELECTION WAGES	ELECTION PAY	62.50	225
Total DAILEY, SONYA:		62.50	
DEPARTMENT OF ADMINISTRATION			
100-51414-000 SOFTWARE LICENSE & IT SUPPORT	GBS EMAIL FILTERING	18.80	225
Total DEPARTMENT OF ADMINISTRATION:		18.80	
ELKHORN NAPA AUTO PARTS			
100-54310-150 STREETS EQUIP REPAIRS/MAINT	OIL FILTER	4.44	225
200-57933-150 WATER TRANSP REPAIRS/MAINT	BATTERY	218.55	225
100-55410-150 PARKS REPAIRS/MAINT	OIL FILTER	4.44	225
100-55410-150 PARKS REPAIRS/MAINT	OIL FILTER	6.64	225
100-55410-150 PARKS REPAIRS/MAINT	FILTERS	83.56	225
Total ELKHORN NAPA AUTO PARTS:		317.63	
ENERGENECS			
200-57631-160 WATER TREATMENT CHEMICALS	ACCU-TAB SI TABLETS	5,658.40	225
Total ENERGENECS:		5,658.40	
ESTRADA, MARIA			
100-51412-110 ELECTION WAGES	ELECTION PAY	110.00	225
Total ESTRADA, MARIA:		110.00	
GATEWAY TECHNICAL COLLEGE			
100-24004 DUE TO VTAE DIST.	FEBRUARY SETTLEMENT BALA	471.97	225
Total GATEWAY TECHNICAL COLLEGE:		471.97	
GORDON FLESCH			
100-55210-220 REC DEPT SOFTWARE/SUBSCRIPTION	REC DEPT COPIER USAGE	133.57	225
100-51410-162 GEN ADMIN COPIER EXPENSE	VH COPIER USAGE	216.23	225
Total GORDON FLESCH:		349.80	
GRAINGER INC.			
200-57935-150 WATER PLANT REPAIRS/MAINT	2 1/2 " HOSE ADAPTER	10.62	225

GL Account and Title	Description	Amount	GL Period
Total GRAINGER INC.:		10.62	
GRAY'S INC.			
100-54310-150 STREETS EQUIP REPAIRS/MAINT	PLOW BLADE	1,135.00	225
Total GRAY'S INC.:		1,135.00	
HANDLEY, CRISSY			
100-51412-110 ELECTION WAGES	ELECTION PAY	40.00	225
Total HANDLEY, CRISSY:		40.00	
HUNT, WILLIAM			
100-51412-110 ELECTION WAGES	ELECTION PAY	52.50	225
Total HUNT, WILLIAM:		52.50	
JANESVILLE INDUSTRIAL SUPPLY			
400-58100-175 JANITORIAL SERVICES	FEB LIBRARY CLEANING	675.00	225
100-51720-175 JANITORIAL SERVICES	FEB FIELDHOUSE CLEANING	435.74	225
100-51730-175 JANITORIAL SERVICES	FEB VH CLEANING	675.00	225
Total JANESVILLE INDUSTRIAL SUPPLY:		1,785.74	
KAESTNER AUTO ELECTRIC CO.			
100-55410-160 PARKS SUPPLIES	FLAGS/ DRILL BITS	315.14	225
100-55410-160 PARKS SUPPLIES	DRILL BITS	6.46	225
Total KAESTNER AUTO ELECTRIC CO.:		321.60	
KLEIN-DEGER, AUDREY ANN			
100-51412-110 ELECTION WAGES	ELECTION PAY	85.00	225
Total KLEIN-DEGER, AUDREY ANN:		85.00	
KOLLS, MARK A			
100-51412-110 ELECTION WAGES	ELECTION PAY	110.00	225
Total KOLLS, MARK A:		110.00	
LAUGHLIN, CATHEE			
100-51412-110 ELECTION WAGES	ELECTION PAY	615.00	225
Total LAUGHLIN, CATHEE:		615.00	
LAUGHLIN, JOHN W			
100-51412-110 ELECTION WAGES	ELECTION PAY	97.50	225
Total LAUGHLIN, JOHN W:		97.50	
MERCY HEALTH SYSTEM			
100-52120-190 POLICE TRAINING	NEW HIRE DRUG SCREEN	46.00	225
Total MERCY HEALTH SYSTEM:		46.00	
MICHAELSON, SHERYL ANN			
100-51412-110 ELECTION WAGES	ELECTION PAY	35.00	225

GL Account and Title	Description	Amount	GL Period
Total MICHAELSON, SHERYL ANN:		35.00	
MONROE, RENA			
100-51412-110 ELECTION WAGES	ELECTION PAY	476.30	225
Total MONROE, RENA:		476.30	
ODLING CONSTRUCTION INC.			
100-54310-175 STREETS ROAD MAINTENANCE	SINK HOLE WALWORTH AVE	1,966.98	225
200-57651-150 WATER MAINS REPAIRS/MAINT	WM BREAK E GENEVA & JOHN	3,586.05	225
200-57651-150 WATER MAINS REPAIRS/MAINT	MAIN BREAK 55 WALWORTH	9,174.48	225
Total ODLING CONSTRUCTION INC.:		14,727.51	
PERKINS, HEATHER M			
100-51412-110 ELECTION WAGES	ELECTION PAY	35.00	225
Total PERKINS, HEATHER M:		35.00	
RHODE, RITA M			
100-51412-110 ELECTION WAGES	ELECTION PAY	35.00	225
Total RHODE, RITA M:		35.00	
RIEDEL, JAMES H			
100-51412-110 ELECTION WAGES	ELECTION PAY	52.50	225
Total RIEDEL, JAMES H:		52.50	
SHI INTERNATIONAL CORP			
100-51414-000 SOFTWARE LICENSE & IT SUPPORT	ADOBE ACROBAT PRO FOR TE	1,127.28	225
Total SHI INTERNATIONAL CORP:		1,127.28	
STEELE, SUSAN			
100-51412-110 ELECTION WAGES	ELECTION PAY	52.50	225
Total STEELE, SUSAN:		52.50	
STEVENSON, MERCY			
100-51412-110 ELECTION WAGES	ELECTION PAY	150.00	225
Total STEVENSON, MERCY:		150.00	
TENYER, KATHRYN			
100-51412-110 ELECTION WAGES	ELECTION PAY	62.50	225
Total TENYER, KATHRYN:		62.50	
TOP PACK DEFENSE LLC			
500-52120-140 POLICE DEPT CAPITAL OUTLAY	NEW VESTS	4,552.00	225
Total TOP PACK DEFENSE LLC:		4,552.00	
TRAVIS, KIMBERLY			
100-51412-110 ELECTION WAGES	ELECTION PAY	145.00	225

GL Account and Title	Description	Amount	GL Period
Total TRAVIS, KIMBERLY:		145.00	
TRAVIS, PAMELA			
100-51412-110 ELECTION WAGES	ELECTION PAY	40.00	225
Total TRAVIS, PAMELA:		40.00	
TRIEBOLD OUTDOOR POWER			
100-54310-150 STREETS EQUIP REPAIRS/MAINT	PLOW BLADE	997.58	225
Total TRIEBOLD OUTDOOR POWER:		997.58	
VANDENBROUCKE, JOHN			
100-44623 HORVATH DRY STORAGE REVENUE	REFUND HORVATH KEY DEPOS	50.00	225
Total VANDENBROUCKE, JOHN:		50.00	
VANDENBROUCKE, RICHARD C			
100-51412-110 ELECTION WAGES	ELECTION PAY	52.50	225
Total VANDENBROUCKE, RICHARD C:		52.50	
VANGUARD COMPUTERS INC.			
200-57935-150 WATER PLANT REPAIRS/MAINT	NEW PC FOR WATER DEPT	803.26	225
Total VANGUARD COMPUTERS INC.:		803.26	
WALWORTH COUNTY PUBLIC WORKS			
100-54310-280 SNOW/ICE CONTROL MATERIALS	JANUARY SALT	3,576.52	225
Total WALWORTH COUNTY PUBLIC WORKS:		3,576.52	
WALWORTH COUNTY TREASURER			
100-24002 DUE TO COUNTY GOVT.	FEBRUARY SETTLEMENT BALA	1,935.74	225
Total WALWORTH COUNTY TREASURER:		1,935.74	
WI DEPT OF TRANSPORATION			
500-54310-140 STREETS/HIGHWAYS	HWY 67 SANITARY AND WATER	24.81	225
500-54310-140 STREETS/HIGHWAYS	HWY 67 PAVEMENT REPLACEM	191.61	225
Total WI DEPT OF TRANSPORATION:		216.42	
WILLIAMS BAY SCHOOL DISTRICT			
100-24003 DUE TO SCHOOL DIST.	FEBRUARY SETTLEMENT BALA	3,788.34	225
Total WILLIAMS BAY SCHOOL DISTRICT:		3,788.34	
WILSON-BURG, JULIA			
100-51412-110 ELECTION WAGES	ELECTION PAY	47.50	225
Total WILSON-BURG, JULIA:		47.50	
Total 225:		1,307,307.26	

1224

GL Account and Title	Description	Amount	GL Period
GEN COMM			
500-52120-140 POLICE DEPT CAPITAL OUTLAY	NEW RADIOS FOR UPDATED C	1,350.00	1224
Total GEN COMM:		1,350.00	
Total 1224:		1,350.00	
Grand Totals:		1,308,657.26	

Village Board Approval Date: _____

WILLIAMS BAY PLAN COMMISSION RESOLUTION # R-12-25

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 19th day of February, 2025.

VILLAGE OF WILLIAMS BAY

By: _____
William Duncan, Chairperson

Attest: _____

Tina Kolls, ~~Secretary~~ Clerk

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".

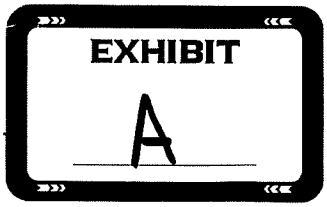
2. Petitioner respectfully requests all of the Subject Territory be annexed by unanimous consent pursuant to Wis. Stat. §66.0217(2) from the Town of Walworth, Walworth County, Wisconsin, to the Village of Williams Bay, Walworth County, Wisconsin, pursuant to the terms provided herein.

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

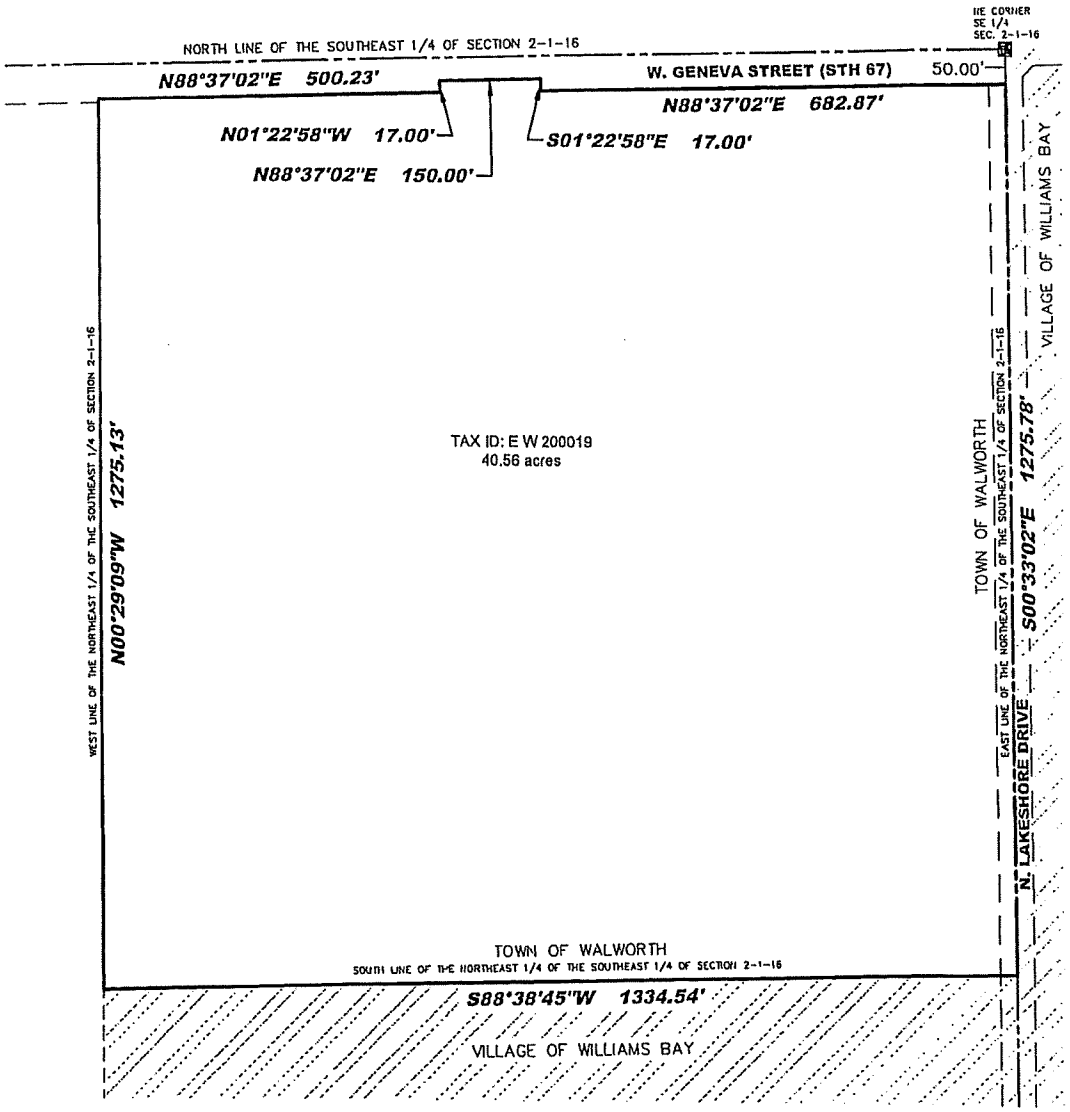
PROPERTY DESCRIPTION:

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
5442 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.

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".

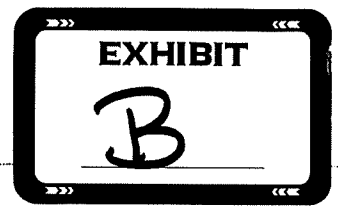
2. Petitioner respectfully requests all of the Subject Territory be annexed by unanimous consent pursuant to Wis. Stat. §66.0217(2) from the Town of Walworth, Walworth County, Wisconsin, to the Village of Williams Bay, Walworth County, Wisconsin, pursuant to the terms provided herein.

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

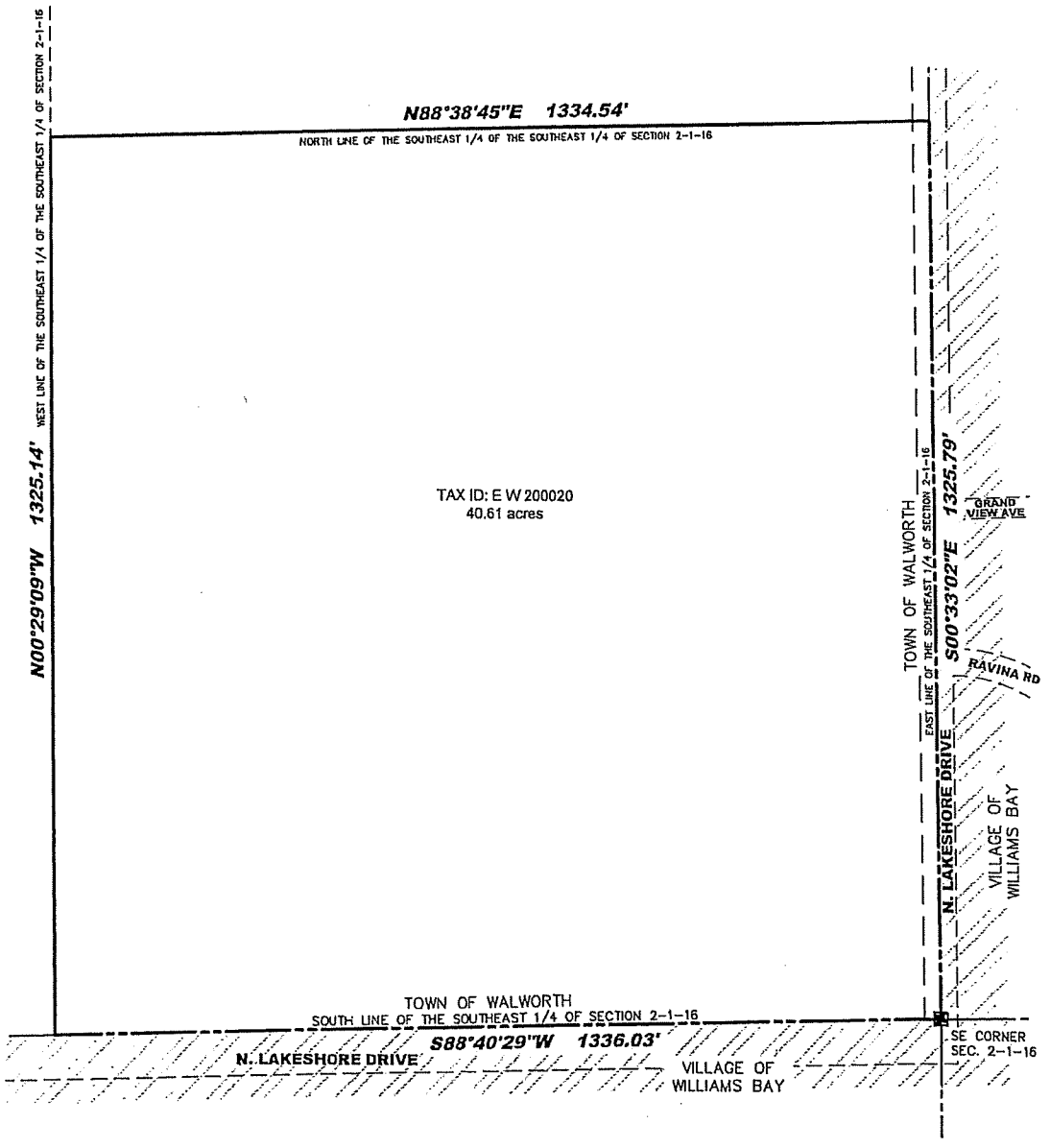
October 25, 2024

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
5463 S. WESTRIDGE DRIVE
NEW BERLIN, WI 53151
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
(262) 402-5040

0' 160'
SCALE: 1" = 160'

P:\Survey\1 - Projects\2023\12.2023 - Jones University - 8 Parcels - Williams Bay\CAD\Survey\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.

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: 02/06/2025 5:00 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!

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

TOPOGRAPHY

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

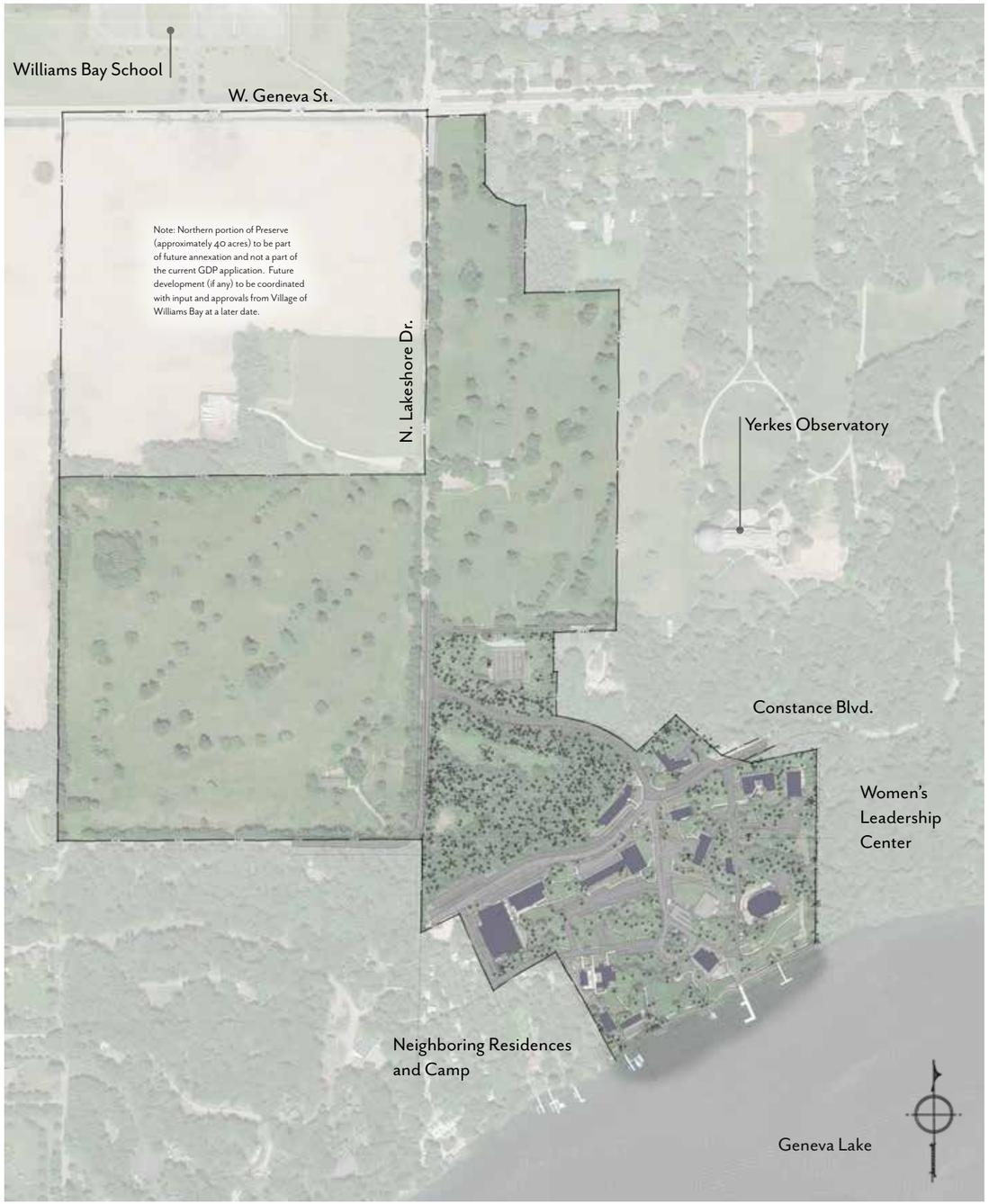
The Preserve development is designed to enhance the Williams Bay community while harmonizing with the surrounding Geneva Lake area. Existing public street connections will be preserved, ensuring seamless integration with the local infrastructure. The extension of public sanitary sewer and water main 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.

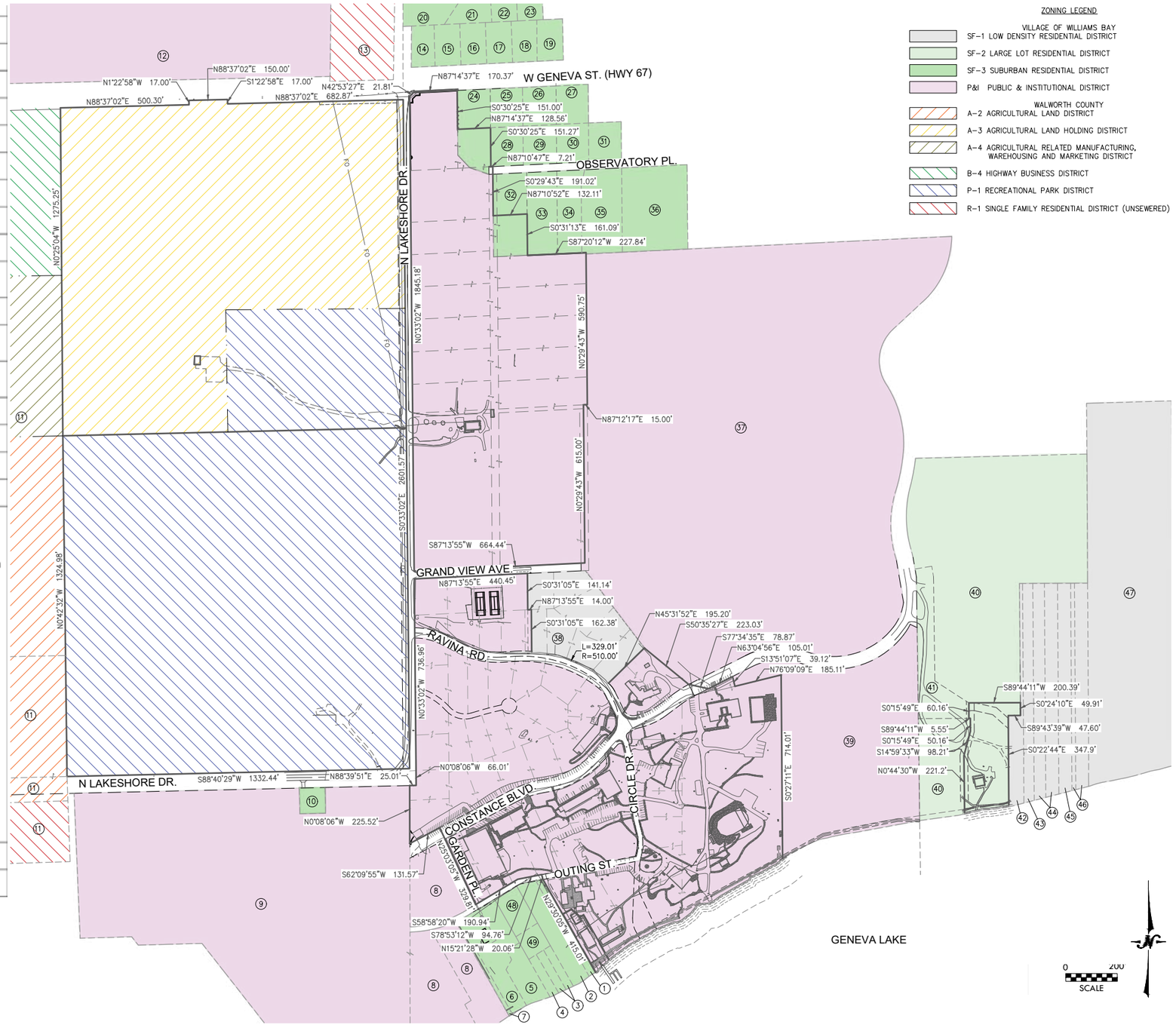


EXISTING OVERALL SITE

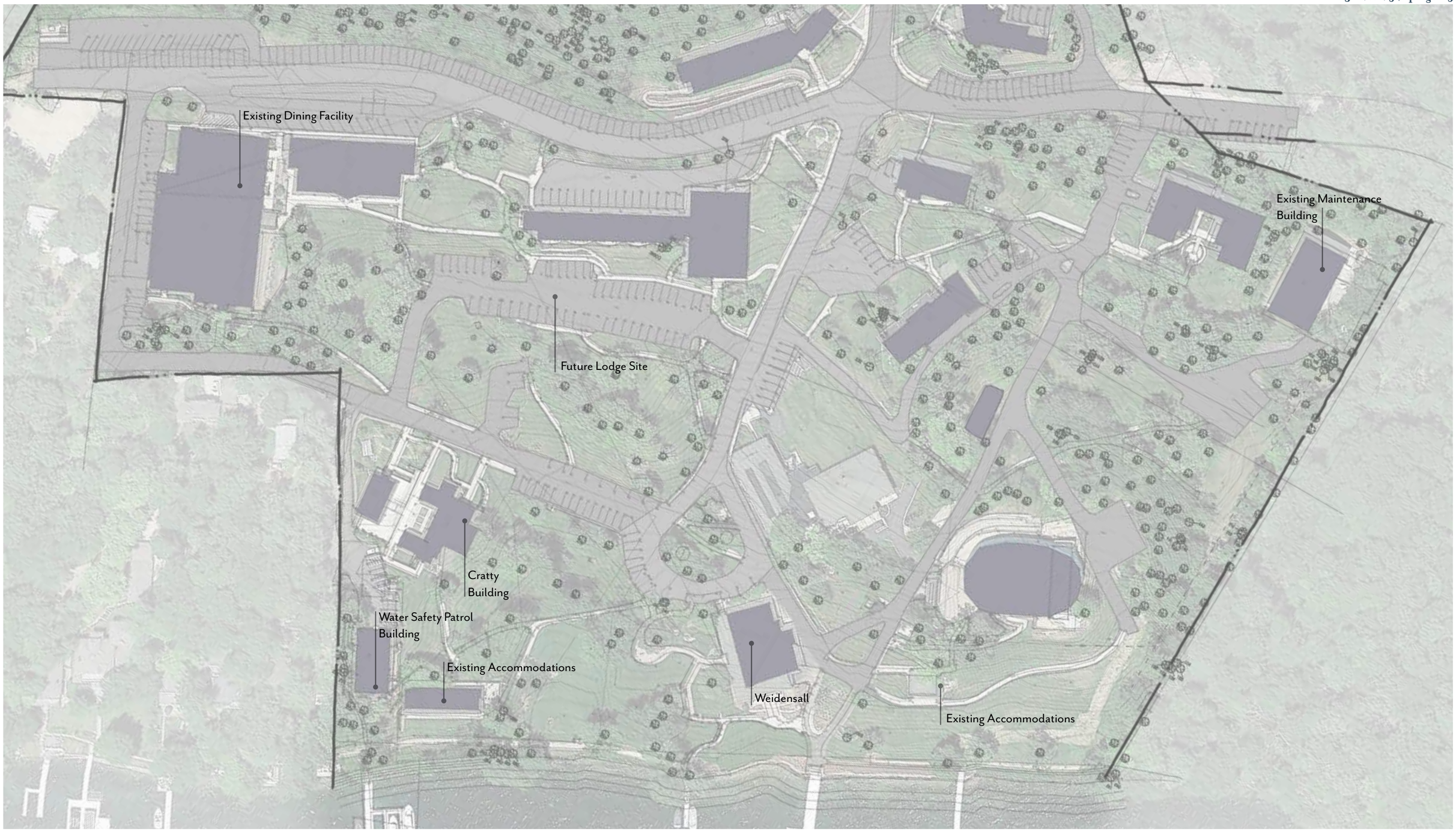
SCALE: 1" = 500'

PROPERTY WITHIN 300 FEET OF DEVELOPMENT			
1	LAKE GENEVA TRUST 15240 N CLUBGATE DR UT 144 SCOTTSDALE, AZ 85254-5400	30	JAMES T & HEIDI A MOCCHI ON651 W WEAVER CIR GENEVA, IL 60134
2	THOMAS NEWMAN TRUST CAROL WILKINSON TRUST, et al. 208 W WASHINGTON ST #1811 CHICAGO, IL 60606-0600	31	KYLE M & HEATHER J D CUDWORTH 410 OBSERVATORY PL WILLIAMS BAY, WI 53191
3	DANIEL & JANETTA VONRABENAU 704 N WELLS ST FL 2 CHICAGO, IL 60654	32	STEPHEN D & KIM E MINETTE 446 OBSERVATORY PL WILLIAMS BAY, WI 53191
4	JESSICA COLE/THEODORE MCCARTAN 3708 N GREENVIEW AVE CHICAGO, IL 60613	33	ROXANNE RODRIGUEZ 104 N WISTERIA ST MANSFIELD, TX 76063-6300
5	WILLIAMS BAY LLC 2000 DEMPSTER ST STE B EVANSTON, IL 60202	34	DONALD H WEYHRAUCH 431 OBSERVATORY PL WILLIAMS BAY, WI 53191-9100
6	OUTING INVESTMENTS LLC 7944 BEACH DR FOX POINT, WI 53217	35	JESSE F & ANNA T GAGLIARDO 419 OBSERVATORY PL WILLIAMS BAY, WI 53191-9100
7	SHIELD II LLC 7944 BEACH RD FOX POINT, WI 53217	36	JONATHAN & MARY BARTHOLOMEW 397 OBSERVATORY PL WILLIAMS BAY, WI 53191-9100
8	NORMAN B BARR CAMP INC C/O DONALD LARSON 5068 W BALMORAL AVE CHICAGO, IL 60630	37	YERKES FUTURE FOUNDATION INC PO BOX 346 WILLIAMS BAY, WI 53191-9100
9	LAKE GENEVA FRESH AIR PO BOX 10 WILLIAMS BAY, WI 53191	38	MICHEL K & ANITA P OBRIEN PO BOX 1422 WILLIAMS BAY, WI 53191
10	ROBERT A WOLFE PO BOX 221 WILLIAMS BAY, WI 53191	39	WOMENS LEADERSHIP CENTER AT WILLIAMS BAY NFP 303 E WACKER DR STE 315 CHICAGO, IL 60601-0100
11	GAGE MARINE HOLDINGS LLC PO BOX 220 WILLIAMS BAY, WI 53191	40	TEAM E-IA LLC 318 HALF DAY RD STE 343 BUFFALO GROVE, IL 60089-8900
12	SCHOOL DISTRICT OF WILLIAMS BAY 139 CONGRESS WILLIAMS BAY, WI 53191	41	AURORA EAST PROPERTY OWNERS ASSOCIATION INC 318 HALF DAY RD STE 343 BUFFALO GROVE, IL 60089
13	JEFFREY R FROELICH W4741 BORDER DR FONTANA, WI 53125	42	PETER PERKINS TRUST JANICE PERKINS TRUST, et al. PO BOX 81 MARENGO, IL 60152
14	WAYNE L ROWEHL 480 W GENEVA ST WILLIAMS BAY, WI 53191	43	SUMMERSET LG LLC W3128 HIGHWAY 59 WHITEWATER, WI 53190-9000
15	CLAUS R & SARAH F WELLHAUSEN 470 W GENEVA ST WILLIAMS BAY, WI 53191	44	F MICHAEL & JENNIFER COVEY 625 S BURTON PL ARLINGTON HEIGHTS, IL 60005-0500
16	WYNN PROPERTIES LLC 120 S STATE ST STE 525 CHICAGO, IL 60603	45	PATRICIA PURCELL TRUST 555 LONGBOAT CLUB RD UT 18A LONGBOAT KEY, FL 34228-6000
17	CRONIN FAMILY TRUST 450 W GENEVA ST WILLIAMS BAY, WI 53191-9100	46	PHYLLIS C STEINDL TRUST 13 CARRIAGE CT OAK BROOK, IL 60523-2300
18	AUSTIN WAYNE & HANNAH BRANSON 440 W GENEVA ST WILLIAMS BAY, WI 53191-9100	47	DARTMOUTH WOODS CONDOMINIUM BALLY BAY LLC C/O J OR W PLAZA 77515 PELICAN BAY BLVD NAPLES, FL 34108
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		EDF LLC C/O CAROLINE WETTERSTEN 5884 N KILBOURN AVE CHICAGO, IL 60646-4600
21	RONALD J & CAMILLE L GRABSKI 435 FROST DR WILLIAMS BAY, WI 53191-9100		MARK & JULIE SCARPELL 220 MOFFETT RD LAKE BLUFF, IL 60044-4400
22	PATRICK J WATTS PO BOX 545 WILLIAMS BAY, WI 53191-9100		CARL EDWARD AVALLON TRUST 290 S SHORE LN LAKE FOREST, IL 60045
23	WATTS INVESTMENTS LLC PO BOX 545 WILLIAMS BAY, WI 53191		RUTH PARSONS FAMILY TRUST 5 DARTMOUTH RD WILLIAMS BAY, WI 53191-9100
24	MCKENNA ROSE & MATTHEW GONSER 457 W GENEVA ST WILLIAMS BAY, WI 53191-9100		MICHAEL P KING TRUST 6 DARTMOUTH RD WILLIAMS BAY, WI 53191-9100
25	BRIAN & EILEEN ROBINSON 445 W GENEVA ST WILLIAMS BAY, WI 53191		THOMAS P & LAURIE L BEDA 7 DARTMOUTH RD WILLIAMS BAY, WI 53191-9100
26	JEFFREY S ROLLER SR 433 W GENEVA ST WILLIAMS BAY, WI 53191-9100		STEVEN L & BETSY J CARLSON 8 DARTMOUTH RD WILLIAMS BAY, WI 53191
27	REPUBLIC RENTALS LLC 320 W GENEVA ST WILLIAMS BAY, WI 53191-0400		GREGORY E & LINDA G WOLF 2746 OLDE CYPRESS DR NAPLES, FL 34119-1900
28	STEVE D & KIM E MINETTE 446 OBSERVATORY PL WILLIAMS BAY, WI 53191	48	ELIZABETH ANN HAMLIN TRUST PO BOX 1153 WILLIAMS BAY, WI 53191
29	MICHAEL A & LAURA A THON 440 OBSERVATORY PL 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'



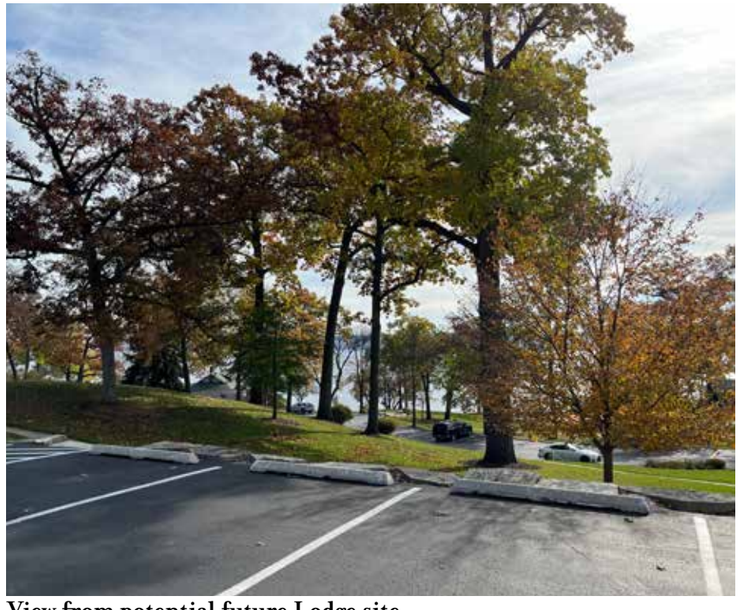
Entrance



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.

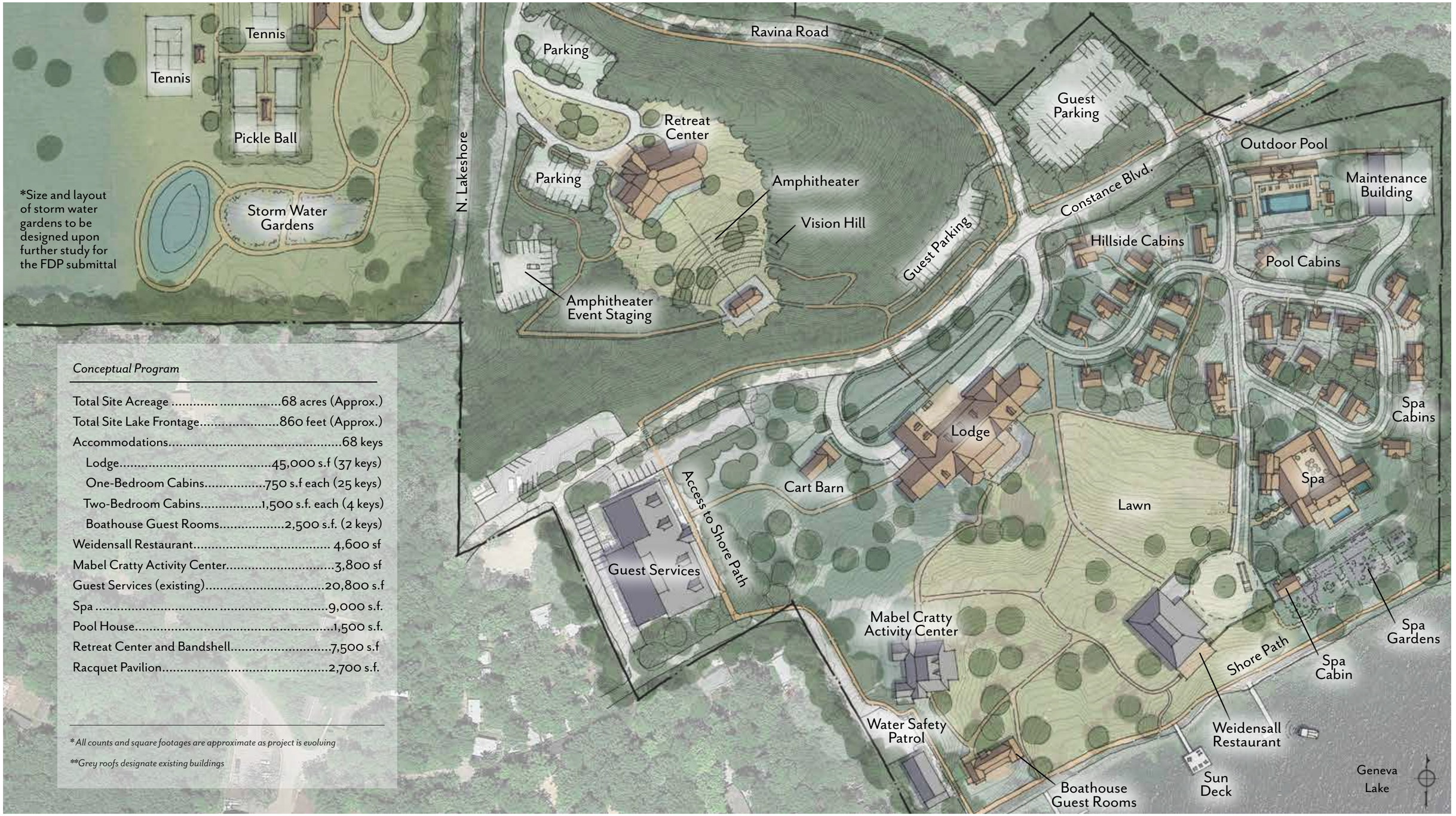
The project is not just a development; it is a commitment to honoring the history of the YMCA camp with a low density country lodge and cabins, continuing the Music by the Lake tradition in a new and improved venue, and boosting local tourism and economic growth while respecting and enhancing our natural 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'



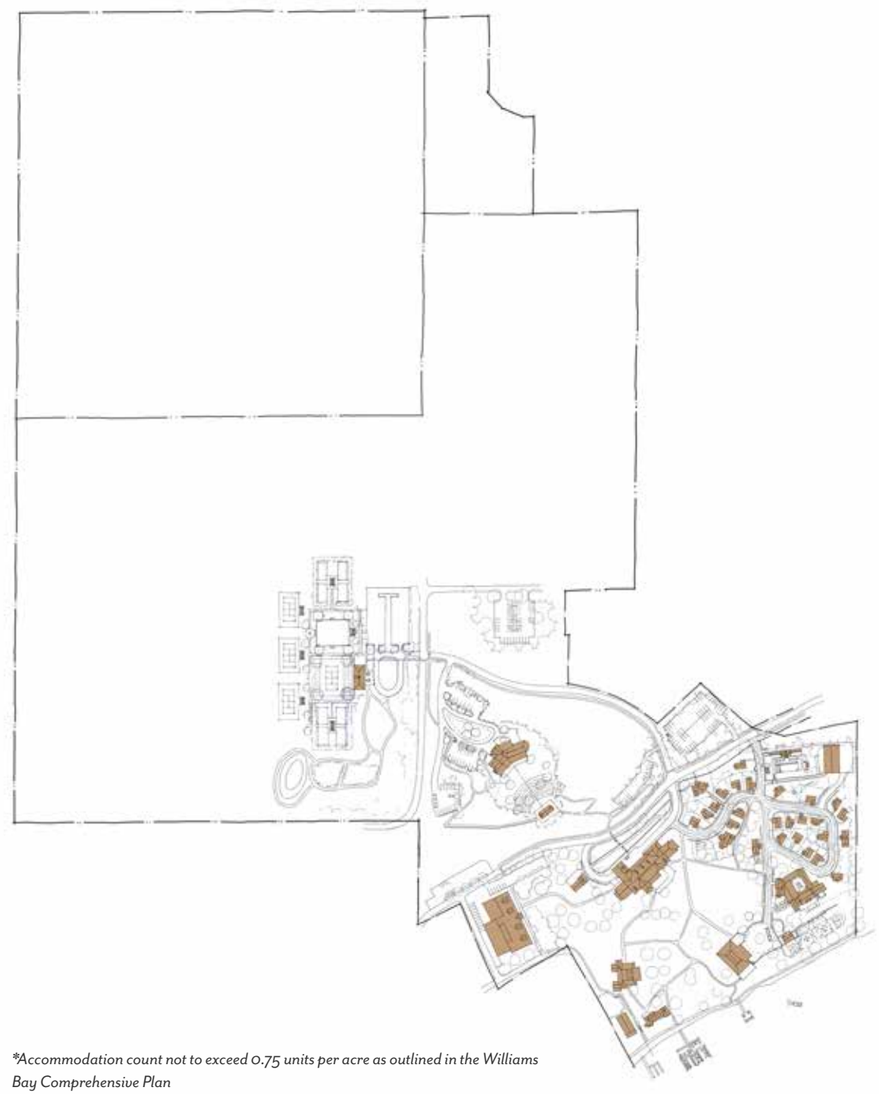
Conceptual Program

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.

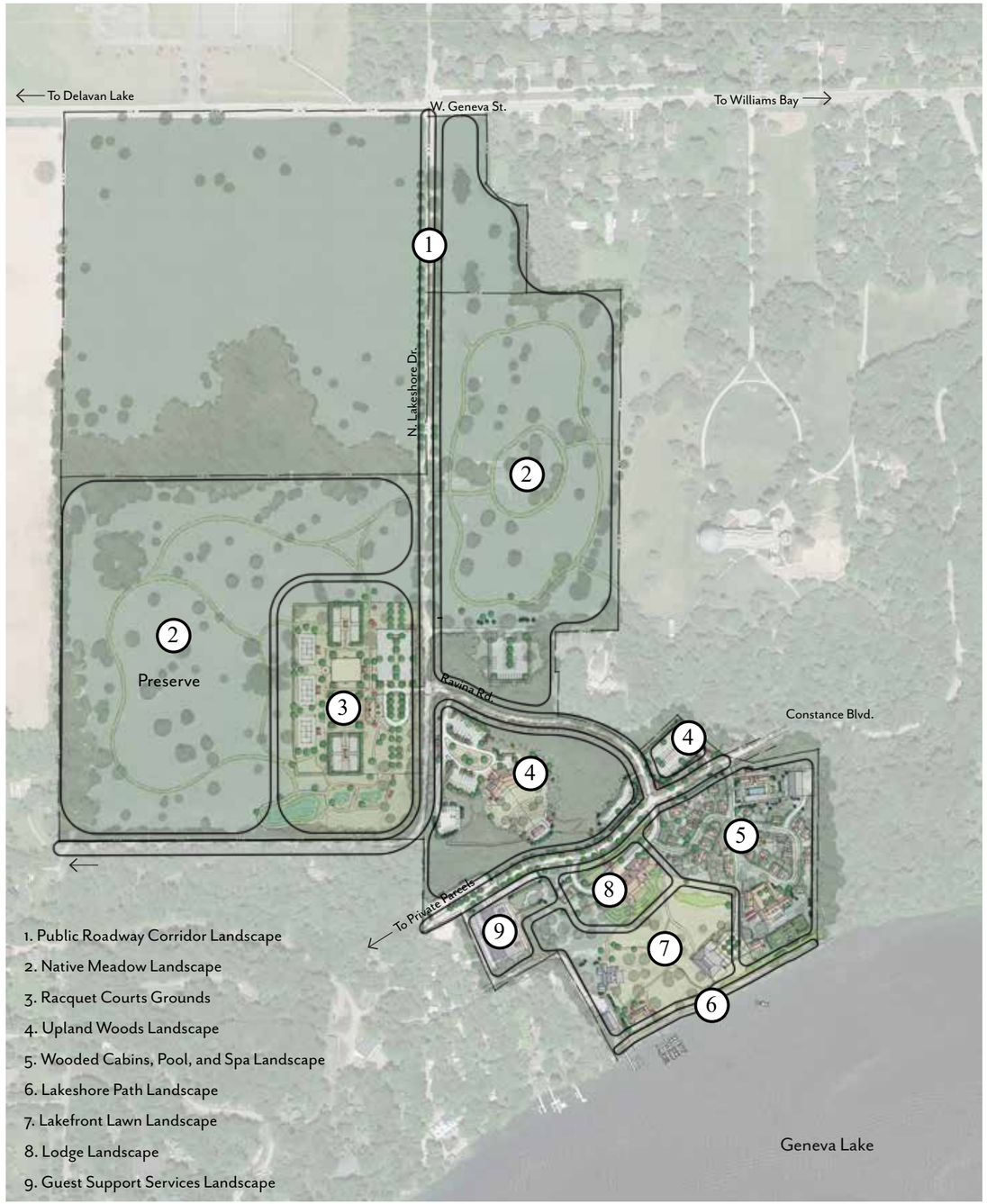
5 – Wooded Cabins, Pool, and Spa - The overhead tree canopy provides shaded areas and sunny lawn openings for the proposed new structures. Landscape for the cabins will feature a walking lane and low flagstone walls around each yard filled with a small lawn, perennials, grasses, and understory type woodland 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

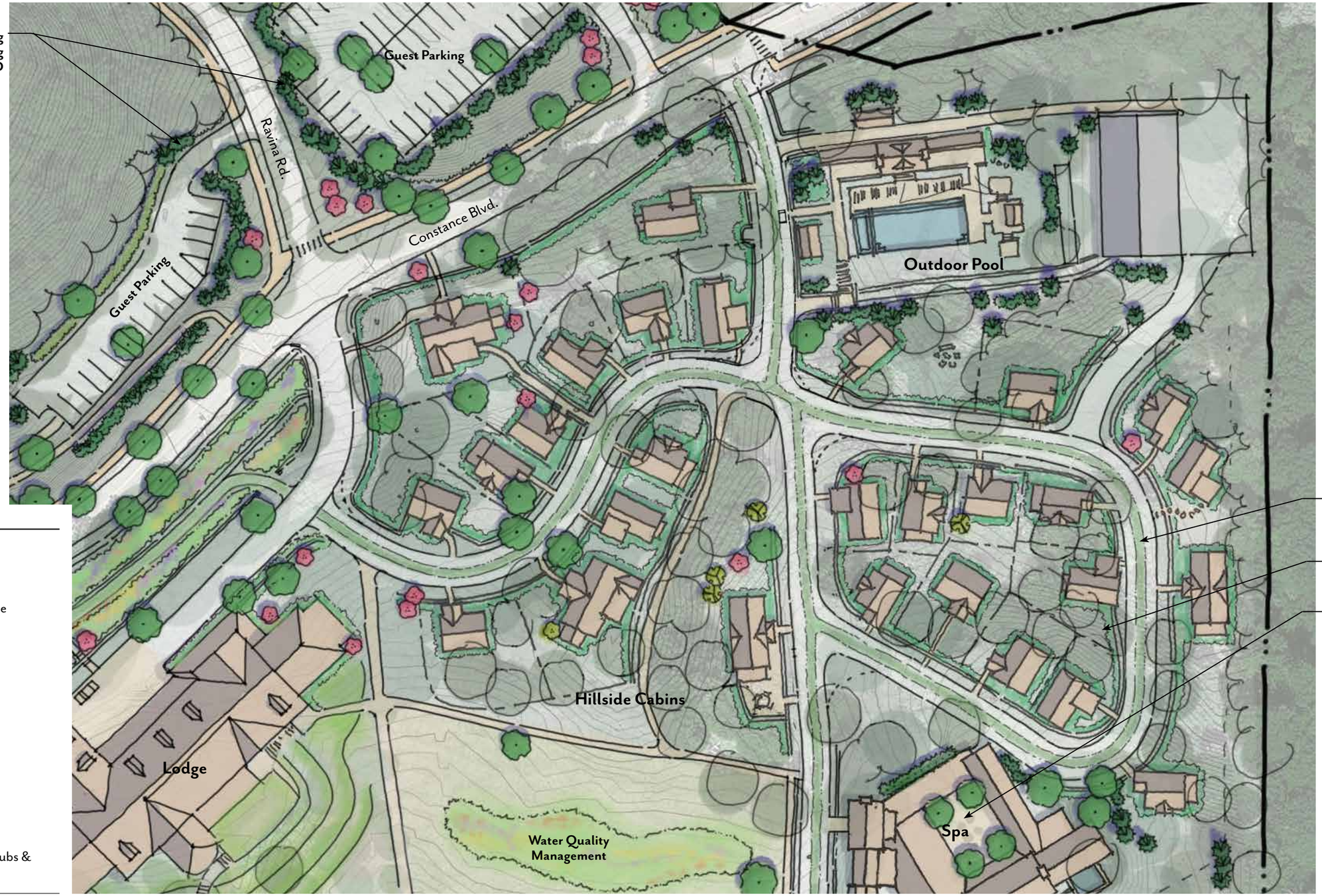
SCALE: 1" = 500'



Plant Legend

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

LANDSCAPE ENLARGEMENT - LODGE



LANDSCAPE ENLARGEMENT - CABINS & OUTDOOR POOL



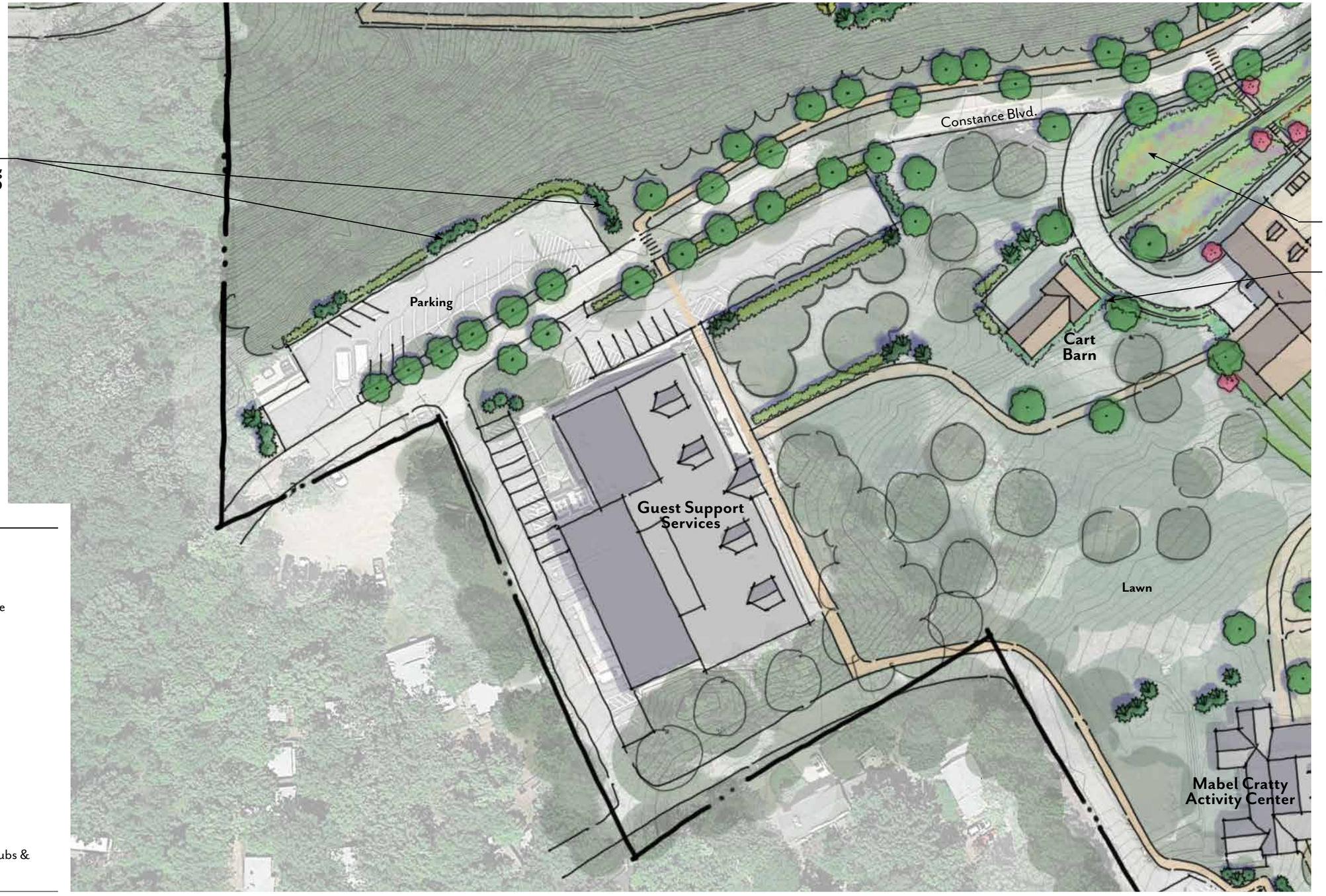
Plant Legend

- 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



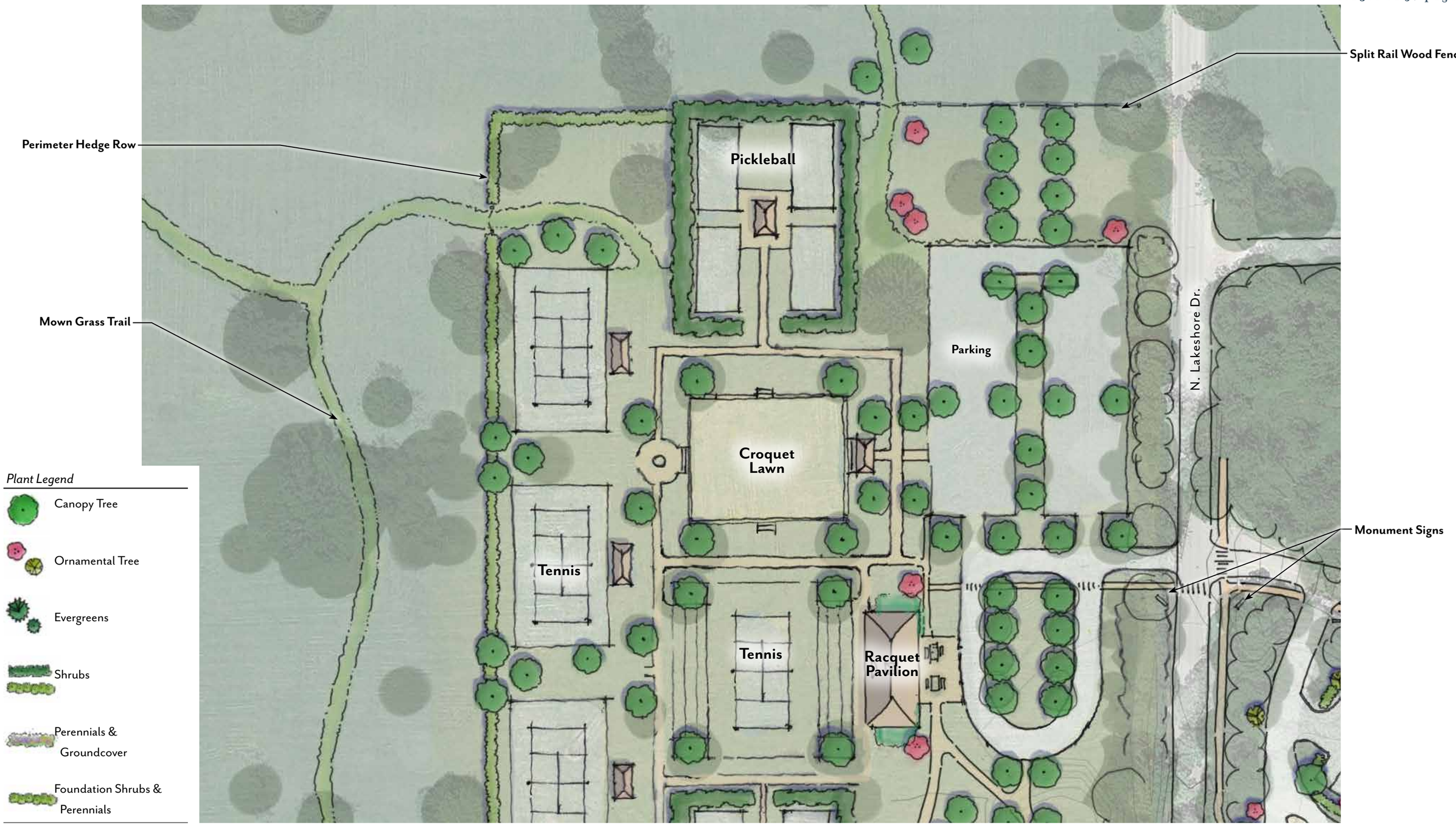
LANDSCAPE ENLARGEMENT - GUEST SUPPORT SERVICES



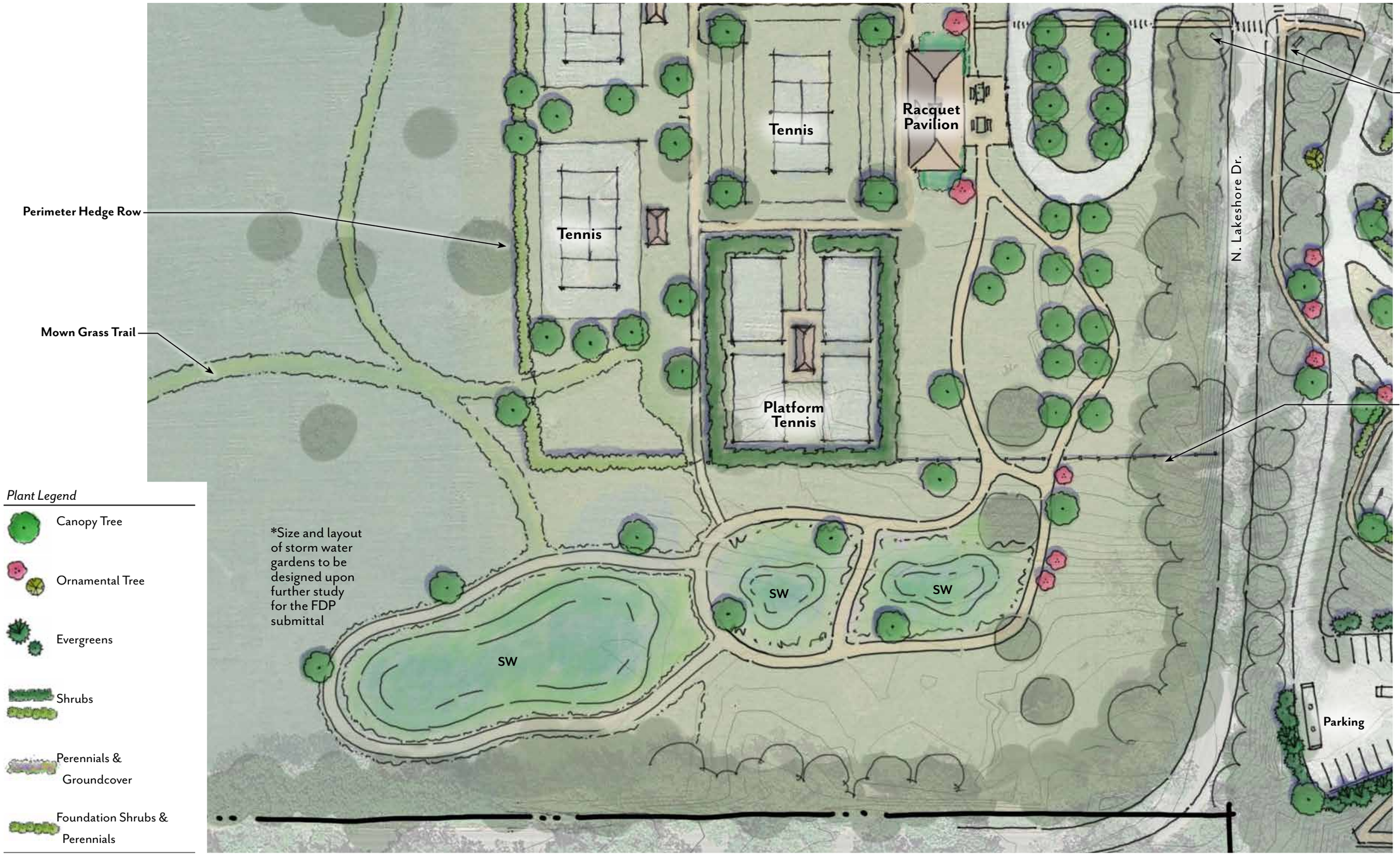
LANDSCAPE ENLARGEMENT - ENTRANCE & RETREAT CENTER



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.


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



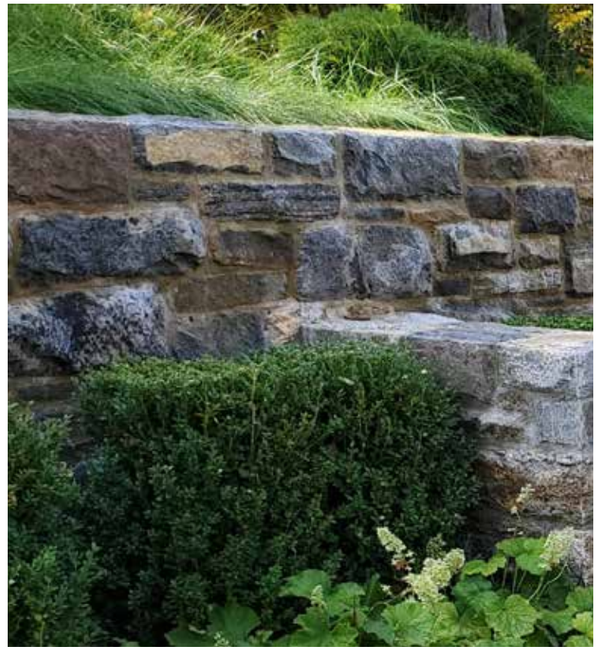
Stone Wall Cabin Garden



Spa Garden Trellis



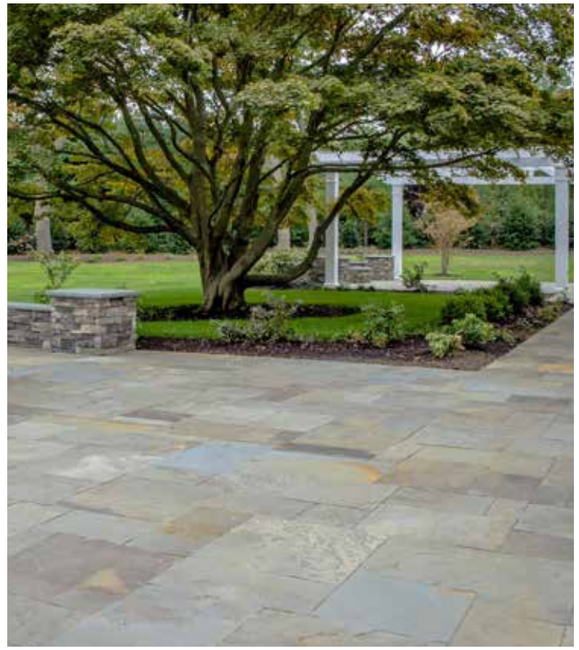
Spa Garden



Lakeshore Path Wall with Evergreen Hedge



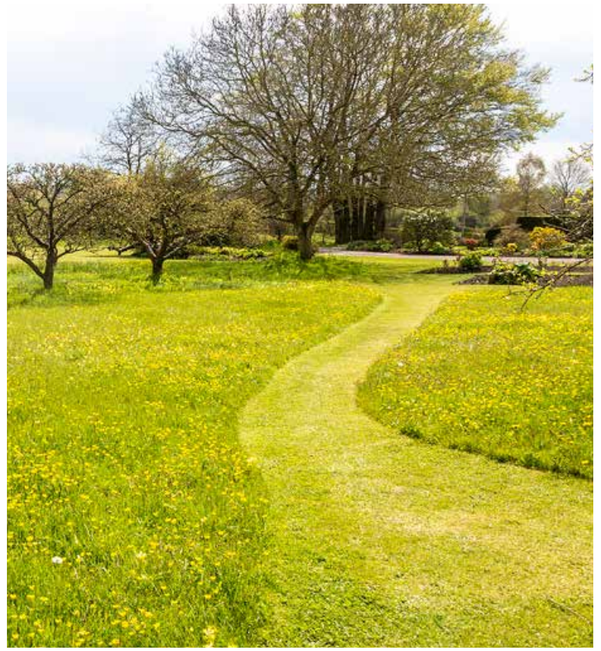
Tree Allee



Terrace Paving



Gravel Paths Throughout The Preserve



Grass Path Through Meadow

PRECEDENT PLANT IMAGERY



Stone Wall Cabin Garden



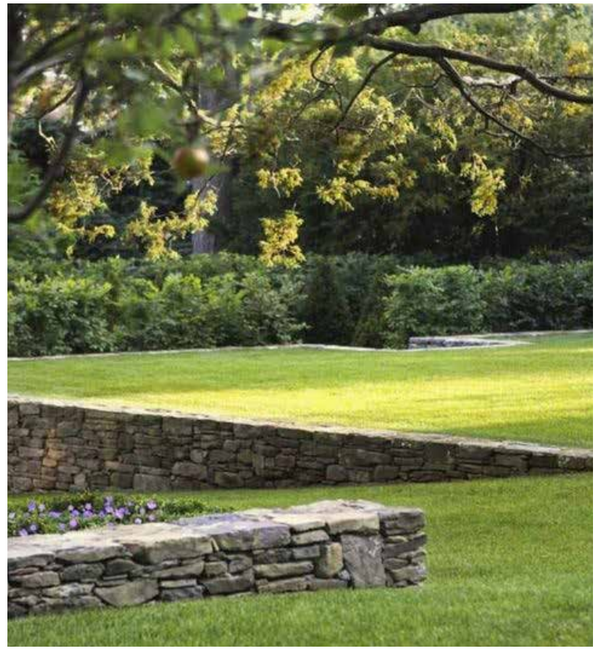
Spa Garden Water Feature



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.











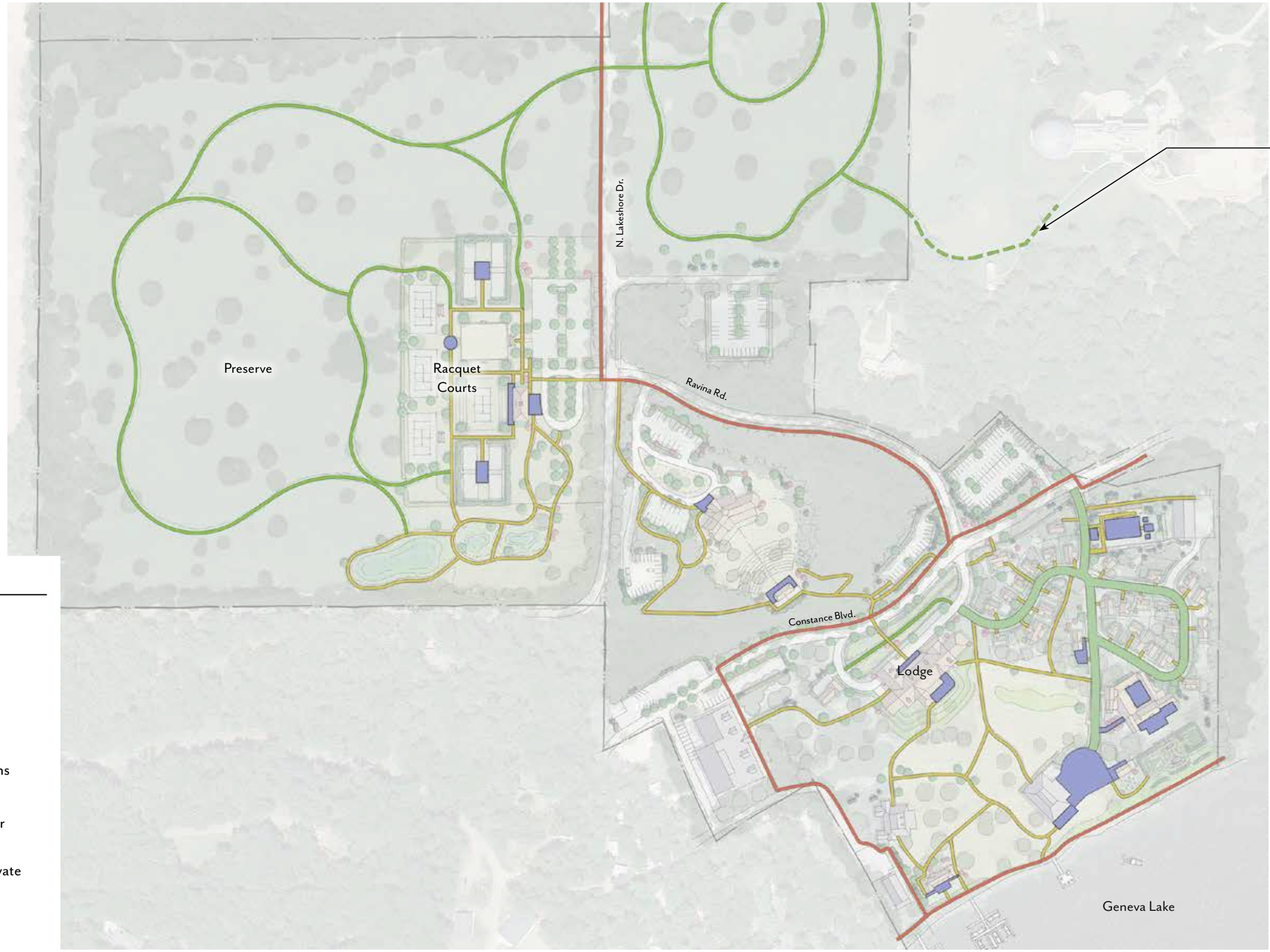









SIGNAGE AND LIGHTING CONCEPTS



WALKING PATH DIAGRAM

PROPOSED CONCEPTUAL BUILDING DESIGN SKETCHES AND IMAGERY



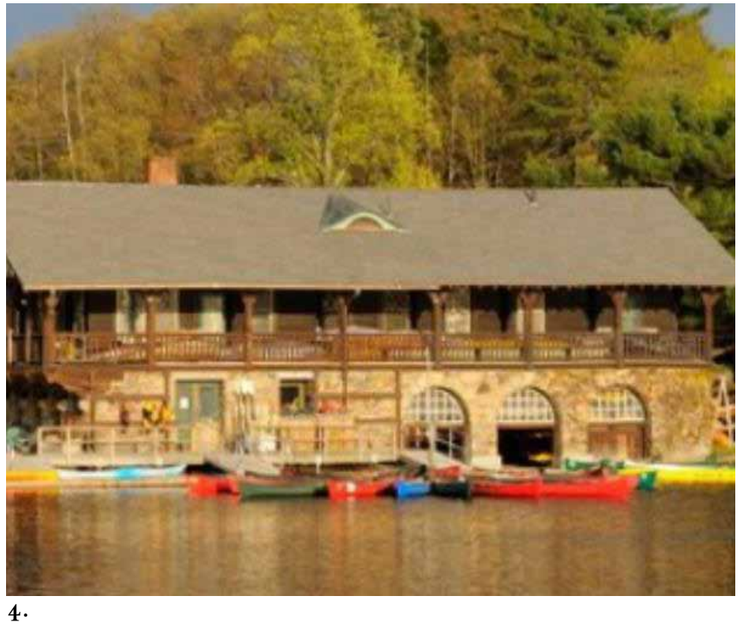
1.



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

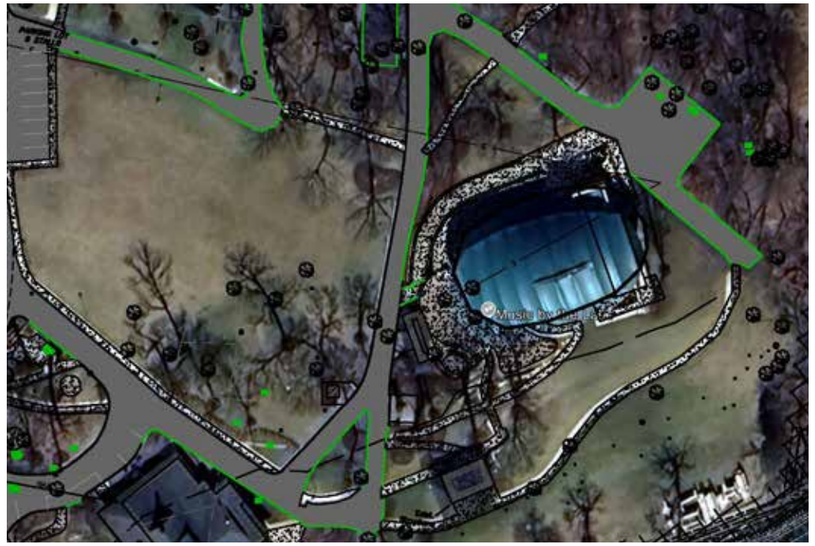


VIEW OF CABINS



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



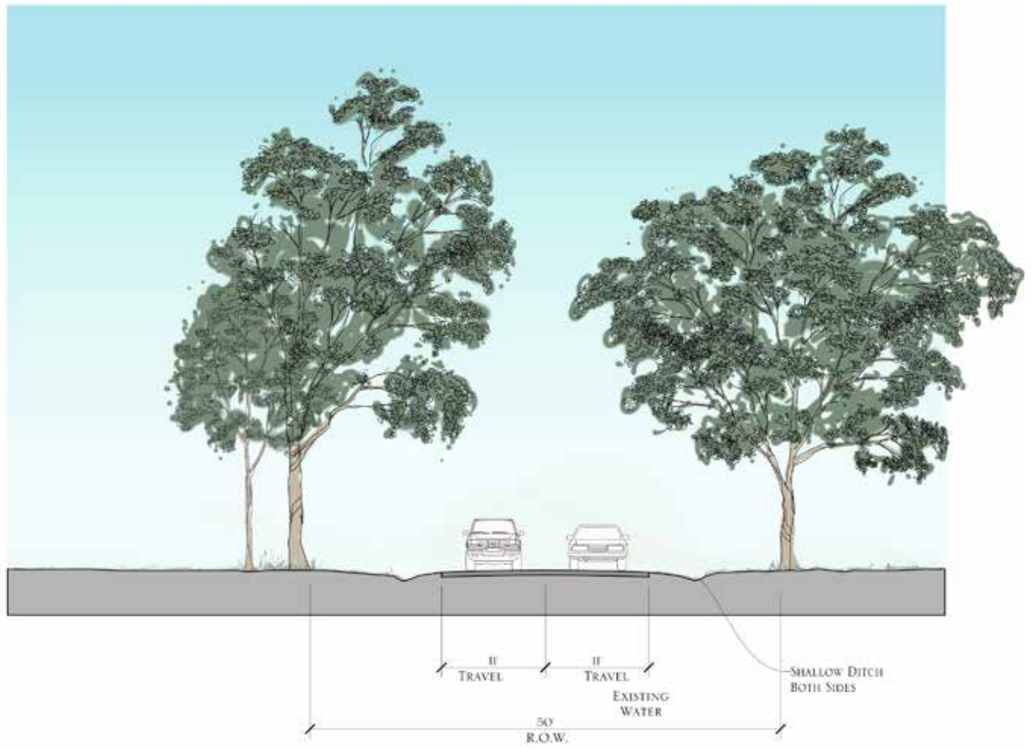
PROPOSED UTILITIES DIAGRAM



PROPOSED STORM WATER AND STORM SEWER DIAGRAM



PROPOSED RIGHT OF WAYS AND EASEMENTS DIAGRAM



EXISTING RIGHT OF WAY

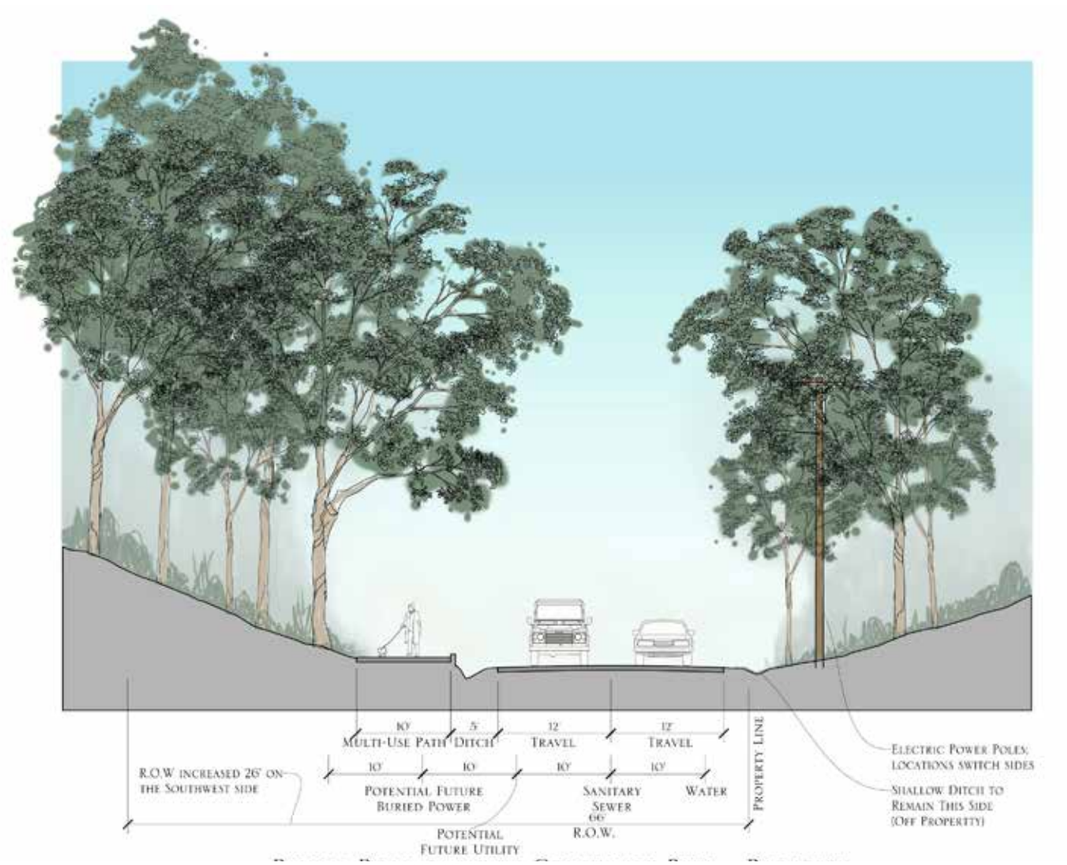


PROPOSED RIGHT OF WAY

LAKE SHORE DRIVE
STREET SECTION DIAGRAMS

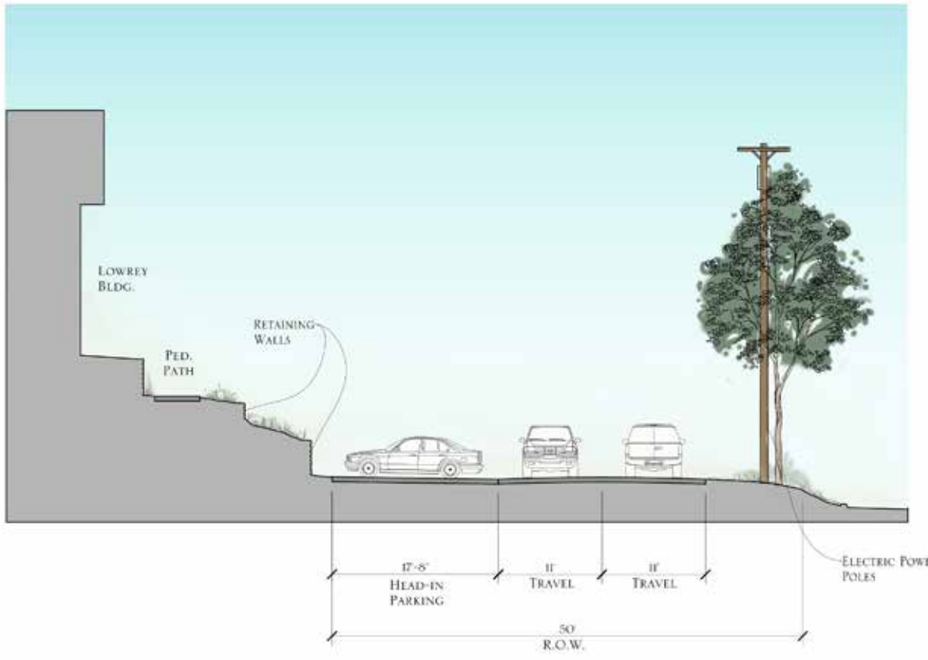


EXISTING RIGHT OF WAY

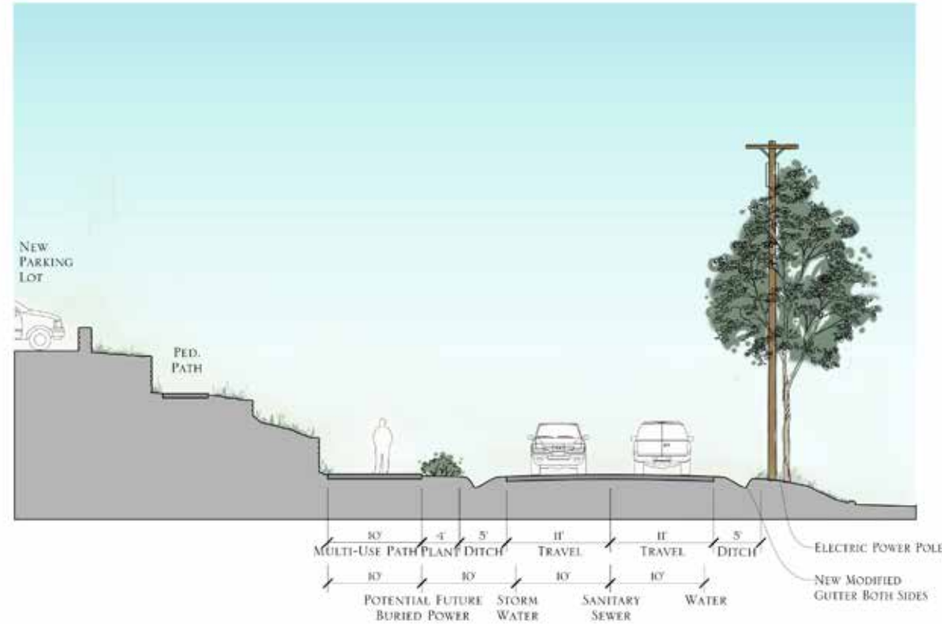


PROPOSED RIGHT OF WAY

RAVINA ROAD
STREET SECTION DIAGRAMS

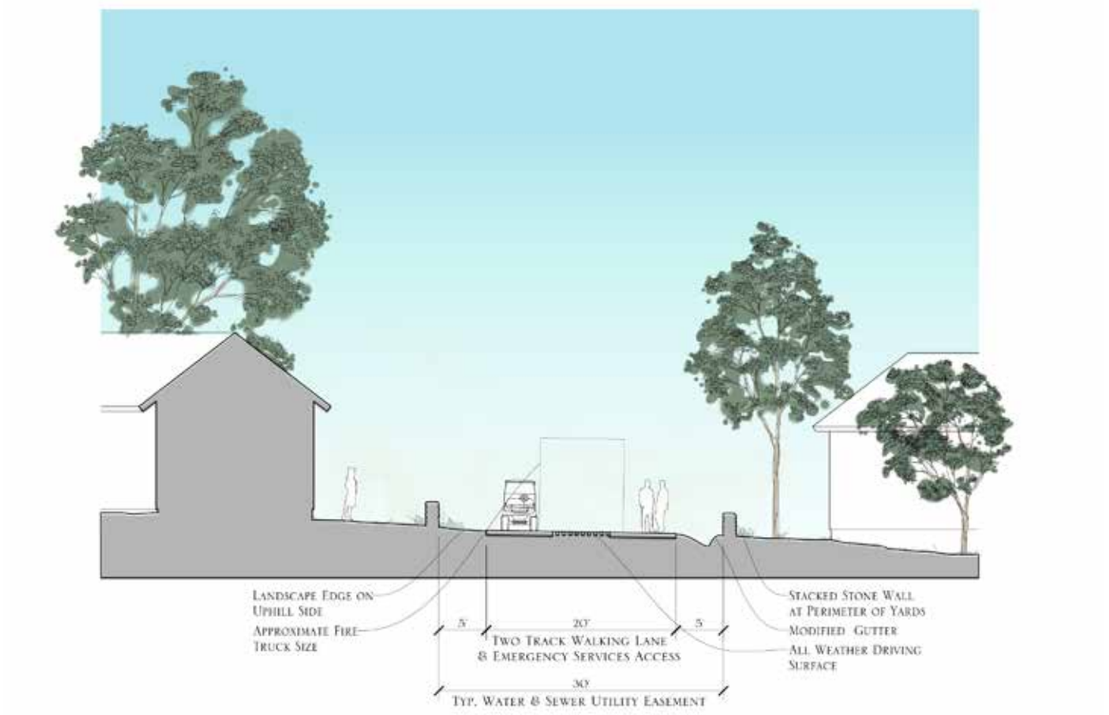


EXISTING SECTION

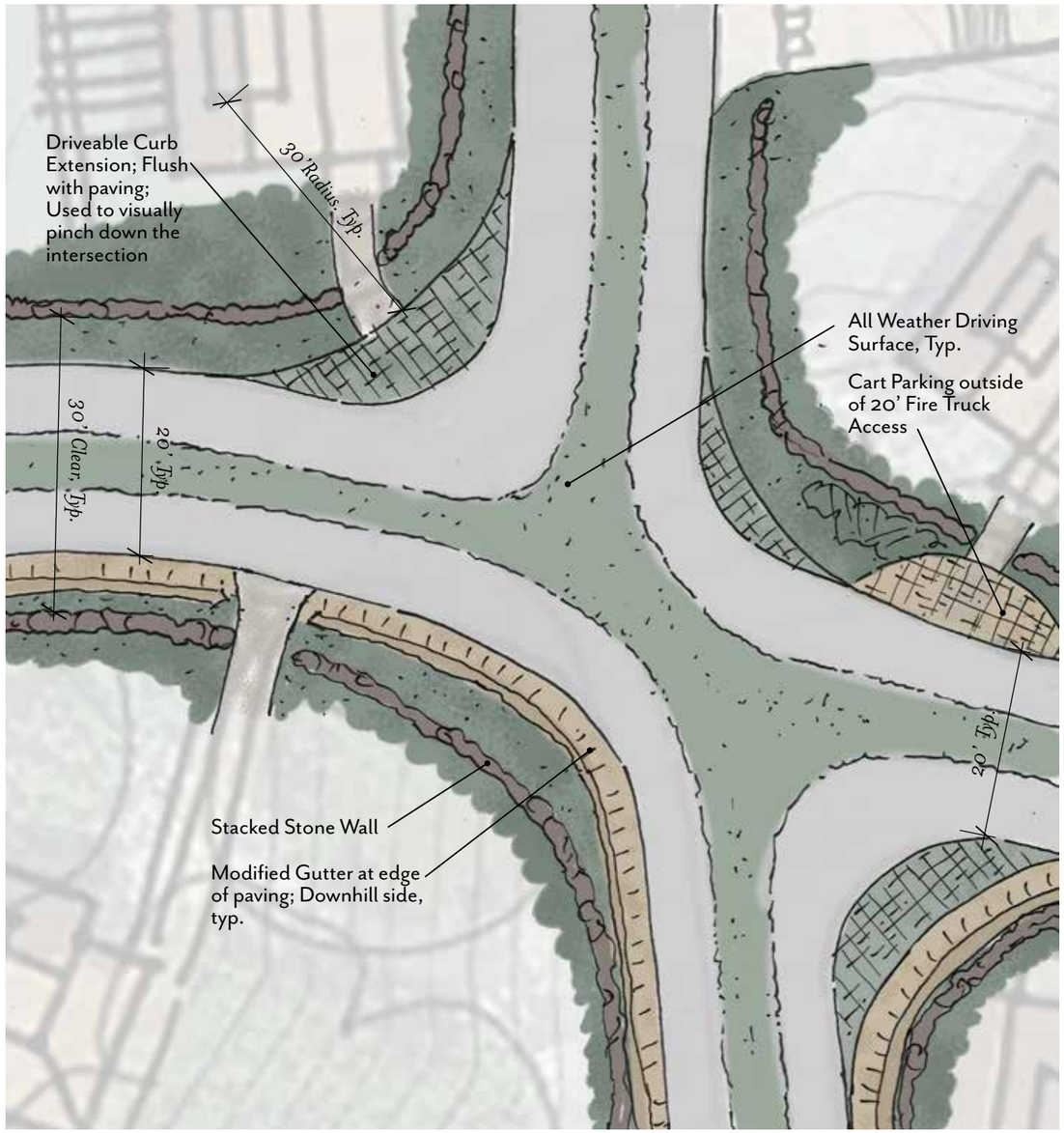


PROPOSED SECTION

CONSTANCE BOULEVARD
STREET SECTION DIAGRAMS



PROPOSED CROSS SECTION



PROPOSED PLAN DETAIL

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

PARKING COUNTS

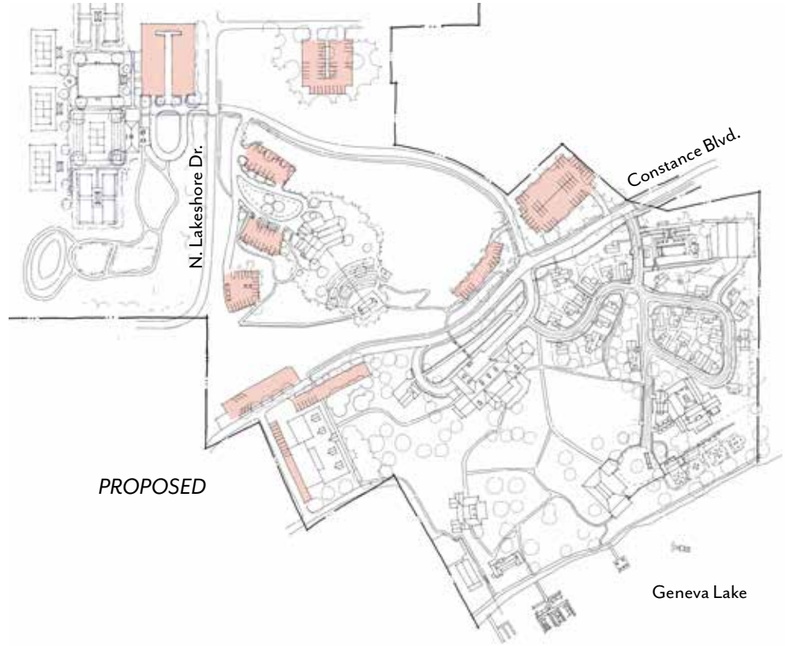
Existing: **315 spaces**
Proposed: **300 spaces**
Required per code **255 spaces** (see table below)

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**			





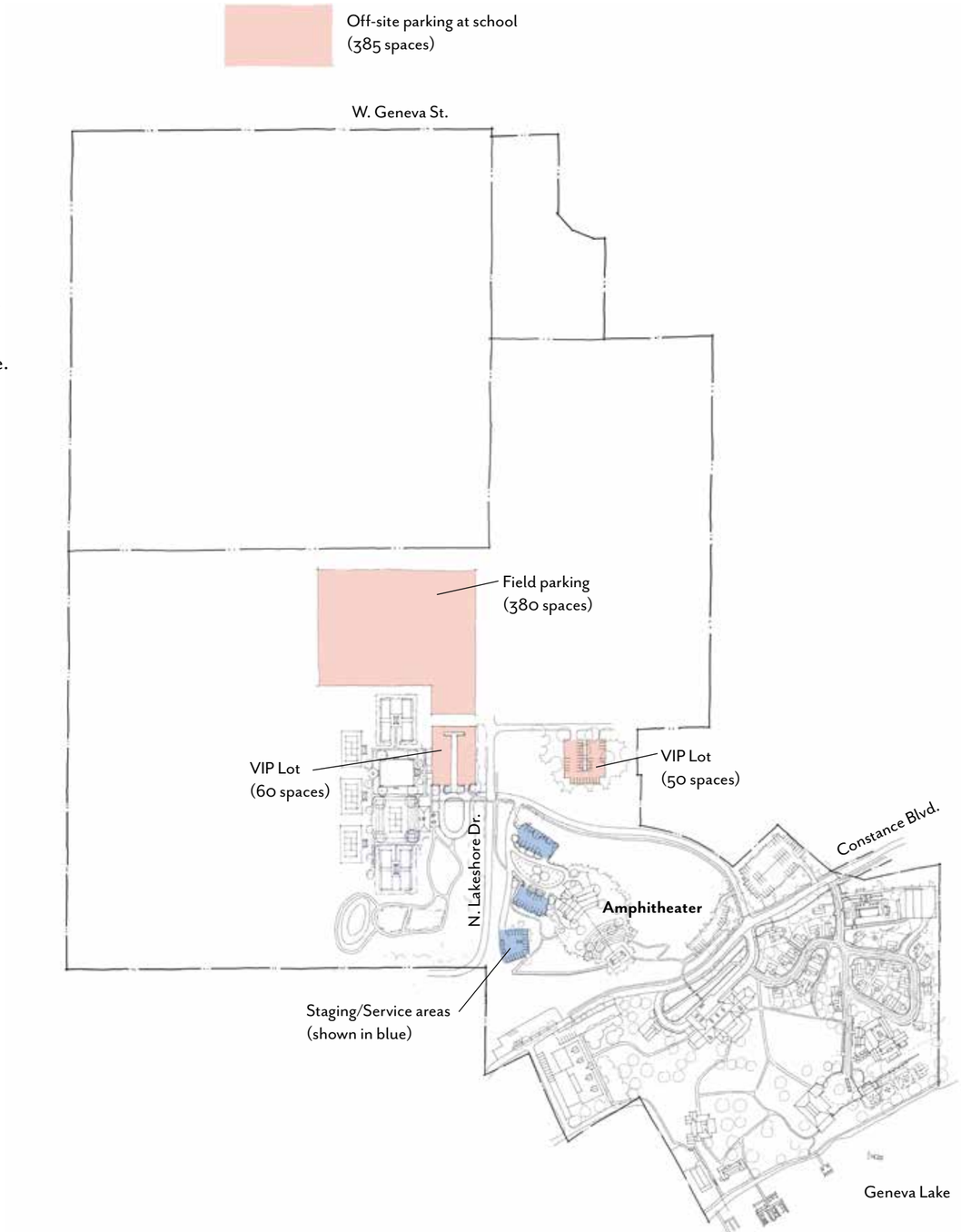
REGULAR USE PARKING

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:

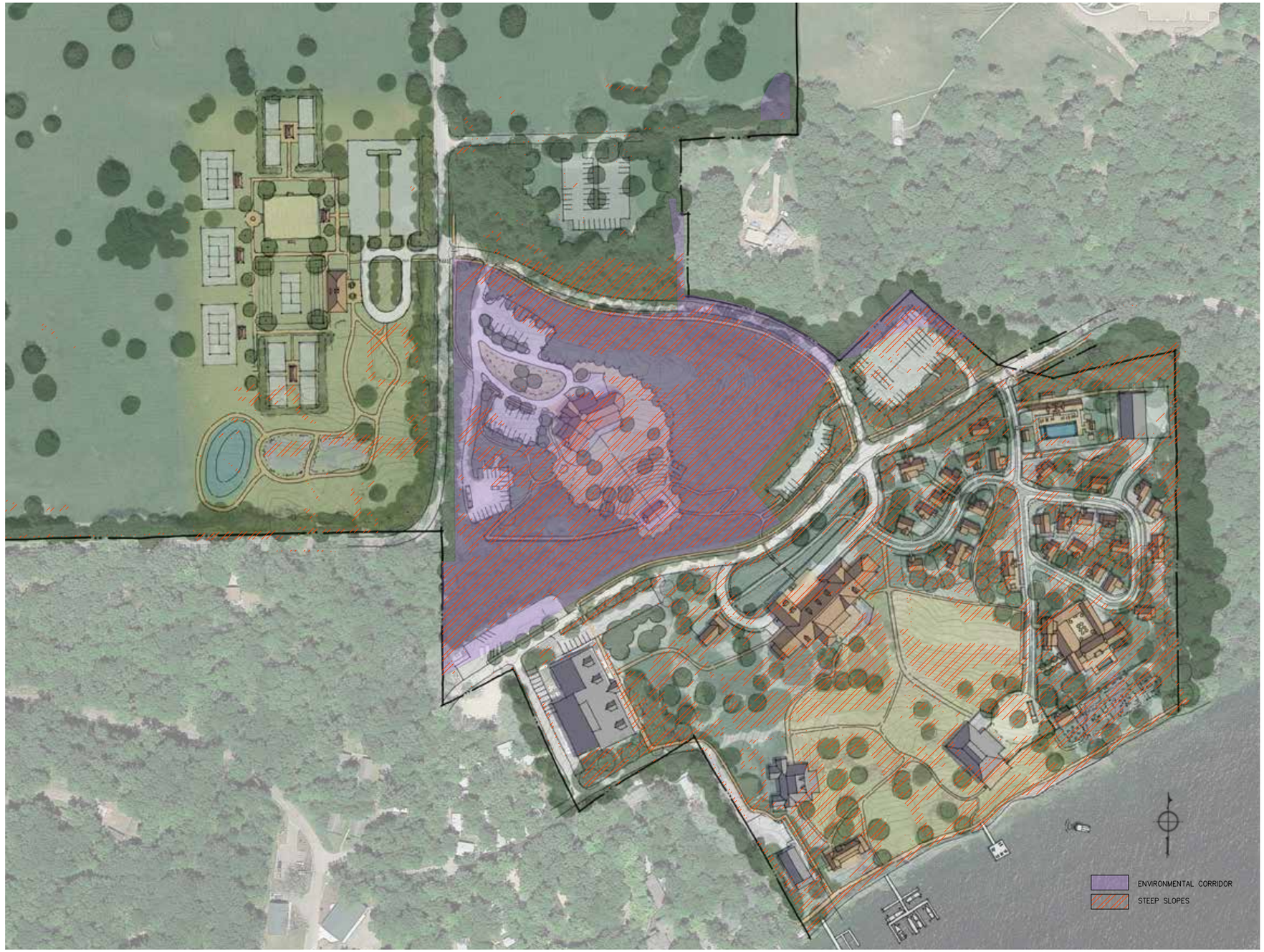
- 1,000 spaces provided is the sum of 385 spaces at the school, 110 spaces VIP lots, and 380 spaces field parking.
- Shuttle service provided to/from off-site school parking.
- See parking diagram at right. Special events parking highlighted in pink; staging/services areas highlighted in blue.
- Zoning 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



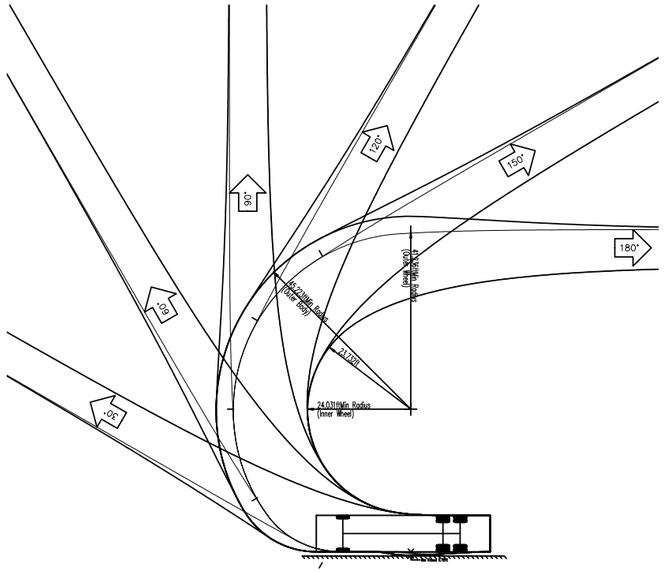
SPECIAL EVENTS PARKING

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

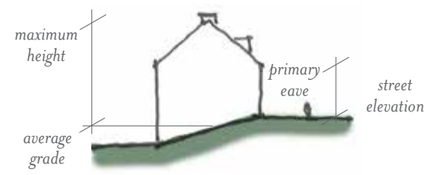
After several meetings, it was determined by the Village Staff and Plan Commission that a PDO was the best course of action to limit the scope of development uses and to address any potential design flexibilities this development requires. By using a PDO instead of creating a new zoning district, the 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.

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



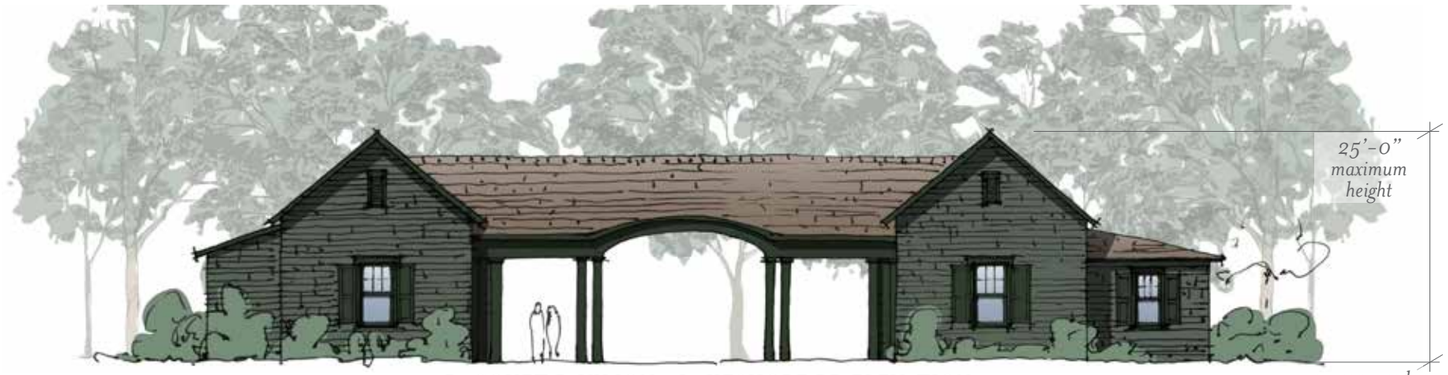
EXISTING BUILDING PHOTO



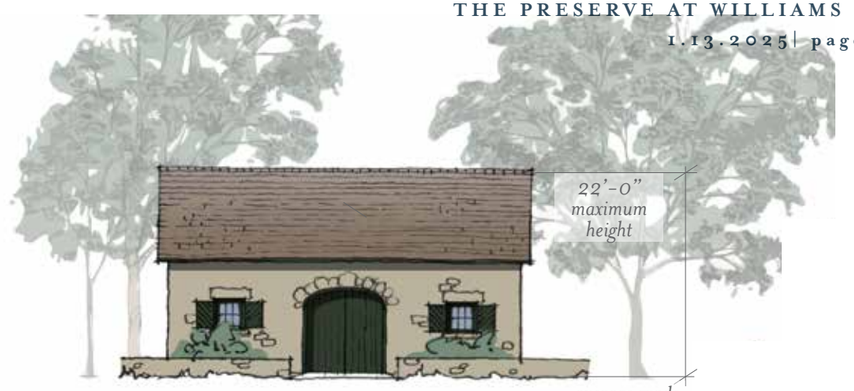
PLAN RELOCATION DIAGRAM

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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February 14, 2025

David Lothspeich
Administrator
Village of Williams Bay,
250 Williams St.
Williams Bay, WI 53191

cc: Village Trustees and Plan Commissioners

Nick Patera
Principal,
Teska Associates Inc.
627 Grove St.
Evanston IL, 60201

The Preserve at Williams Bay

Dear Mr. Lothspeich

The Tree Protection and Removal Plans were not available when the Plan Commission and Village Board approved the amendment to the Comprehensive Plan in December of 2024. Changes from the concept plan to the general development plan include the removal of a staff housing facility. The amphitheater was reconfigured to avoid disturbing the stone chapel. No other substantive changes, such as the number of buildings, number of keys, and the general location of site improvements or modifications have occurred from December plans to the February plans.

Sincerely,

Nicholas R. Patera- Principal

THE PRESERVE AT WILLIAMS BAY

PRELIMINARY TREE INVENTORY, PROTECTION, AND REMOVAL ANALYSIS



CONCEPTUAL SITE PLAN FOR THE PRESERVE AT WILLIAMS BAY

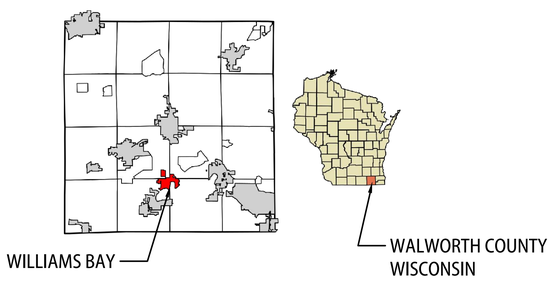
February 6, 2025

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
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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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ARCHITECT:
HISTORICAL CONCEPTS
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DRAWINGS PREPARED BY:

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client / owner

project name

project address

seal / signature

owner / developer
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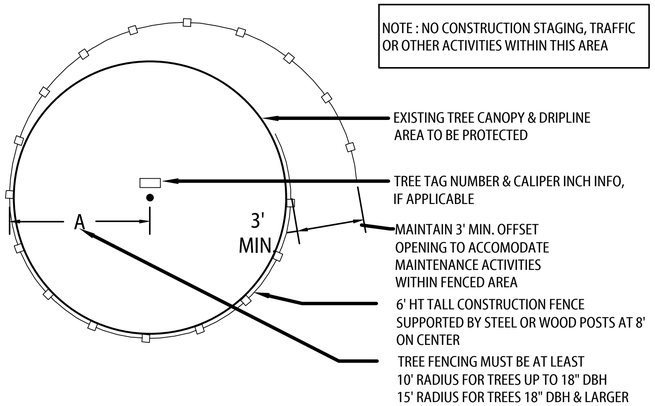
issue / revision	date	description

pm la cad

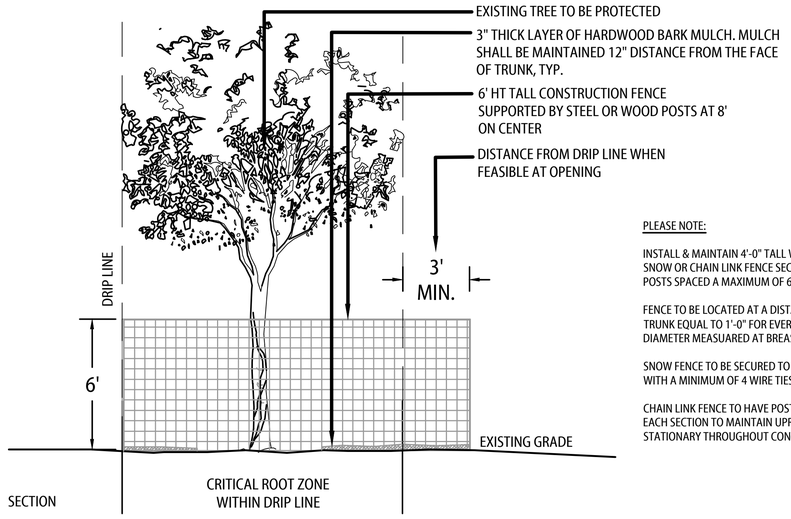
issue date February 10, 2025

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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client / owner

project name

project address

seal / signature

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issue / revision date description

pm la cad

issue date February 10, 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	136
PEC+Z Removal	26
Total # of Trees Removed	162
Total % of Trees Removed	30%

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	54*	0	84*	6*	6*	0	150
Poor	97	51	288	50	4	3	0	493
Fair	231	81	517	31	4	6	0	870
Good	300	72	209	41	5	10	0	637
Excellent	91	8**	26	14**	2**	7**	0	148
Blank	0	0	0	0	0	0	0	0
Total	719	266	1040	220	21	32	0	2298

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	872	0	1061	68	97	0	2098
Poor	1629	1023	4950	795	50	55	0	8502
Fair	3942	1372	8038	523	73	97	0	14045
Good	5420	1283	4223	614	63	170	0	11773
Excellent	1723	139	504	227	42	82	0	2717
Blank	0	0	0	0	0	0	0	0
Total	12714	4689	17715	3220	296	501	0	39135

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	150	135	11	4	0
Poor	108	73	27	8	151
Fair	122	86	29	7	165
Good	128	95	27	6	167
Excellent	31	22	7	2	42
Blank	0	0	0	0	0
Total	539	411	101	27	525

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) = 525 trees

Required Tree Replacements (All Removals - Dead - Poor) = 374 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 date February 10, 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	X–Remove
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 date February 10, 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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project name

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issue / revisiodate | description

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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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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	X–Remove
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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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	Good	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 10, 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 / revisiodate	description

pm la cad

issue date February 10, 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 10, 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	PEC–PEC Removal
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 / revisiodate description

pm la cad

issue date February 10, 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 date February 10, 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 10, 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	PEC–PEC Removal
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	X–Remove
1802	Black Cherry	Prunus serotina	Fair	23		Alive	RM–Remain
1803	Black Locust	Robinia pseudoacacia	Fair	22		Alive	RM–Remain
1804	Black Locust	Robinia pseudoacacia	Fair	13		Alive	RM–Remain
1805	Black Locust	Robinia pseudoacacia	Poor	11		Alive	RM–Remain
1806	Mulberry	Morus spp	Poor	13	Five–Stemmed: 13,9,9,8,6	Alive	RM–Remain
1807	Black Locust	Robinia pseudoacacia	Fair	14		Alive	RM–Remain
1808	Black Locust	Robinia pseudoacacia	Poor	10		Alive	RM–Remain
1809	Black Cherry	Prunus serotina	Fair	20	Three–Stemmed: 20,20,17	Alive	RM–Remain
1810	Black Locust	Robinia pseudoacacia	Poor	14		Alive	RM–Remain
1811	Black Locust	Robinia pseudoacacia	Fair	26		Alive	RM–Remain
1812	Black Cherry	Prunus serotina	Fair	16	Two–Stemmed: 16,15	Alive	RM–Remain
1813	Black Locust	Robinia pseudoacacia	Fair	15		Alive	RM–Remain
1814	Black Locust	Robinia pseudoacacia	Dead	11		Alive	X–Remove
1815	Black Locust	Robinia pseudoacacia	Poor	19	Two–Stemmed: 19,16	Alive	RM–Remain
1816	Black Locust	Robinia pseudoacacia	Poor	8		Alive	RM–Remain
1817	Black Locust	Robinia pseudoacacia	Fair	20	Two–Stemmed: 20,11	Alive	RM–Remain
1818	Black Locust	Robinia pseudoacacia	Fair	19		Alive	RM–Remain
1819	Black Cherry	Prunus serotina	Dead	10		Alive	X–Remove
1820	Black Locust	Robinia pseudoacacia	Poor	8		Alive	RM–Remain
1821	American Elm	Ulmus americana	Fair	14		Alive	RM–Remain
1822	Black Locust	Robinia pseudoacacia	Fair	20	Two–Stemmed: 20,14	Alive	RM–Remain
1823	Black Cherry	Prunus serotina	Poor	19	Two–Stemmed: 19,12	Alive	RM–Remain
1824	American Elm	Ulmus americana	Fair	8		Alive	RM–Remain
1825	Black Locust	Robinia pseudoacacia	Fair	23		Alive	RM–Remain
1826	Black Cherry	Prunus serotina	Poor	10		Alive	RM–Remain
1827	Mulberry	Morus spp	Fair	20		Alive	RM–Remain
1828	Mulberry	Morus spp	Fair	10		Alive	RM–Remain
1829	Black Walnut	Juglans nigra	Poor	9		Alive	RM–Remain
1830	Black Walnut	Juglans nigra	Fair	14		Alive	RM–Remain
1831	Mulberry	Morus spp	Fair	13		Alive	RM–Remain
1832	Black Locust	Robinia pseudoacacia	Fair	8		Alive	RM–Remain
1833	Black Locust	Robinia pseudoacacia	Good	11		Alive	RM–Remain
1834	Mulberry	Morus spp	Poor	16	Four–Stemmed: 16,14,13,8	Alive	RM–Remain
1835	Black Walnut	Juglans nigra	Good	16		Alive	RM–Remain
1836	Black Walnut	Juglans nigra	Good	11		Alive	RM–Remain
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	RM–Remain
1978	Northern Red Oak	Quercus rubra	Good	11		Alive	RM–Remain
1979	Boxelder	Acer negundo	Poor	13		Alive	RM–Remain
1980	Black Cherry	Prunus serotina	Fair	19		Alive	RM–Remain
1981	Black Locust	Robinia pseudoacacia	Fair	19		Alive	RM–Remain
1982	Black Locust	Robinia pseudoacacia	Fair	9		Alive	RM–Remain
1983	Mulberry	Morus spp	Poor	12		Alive	RM–Remain
1984	Black Locust	Robinia pseudoacacia	Poor	20		Alive	RM–Remain
1985	Black Locust	Robinia pseudoacacia	Poor	22		Alive	RM–Remain
1986	Black Locust	Robinia pseudoacacia	Poor	18		Alive	RM–Remain
1987	Black Locust	Robinia pseudoacacia	Poor	11		Alive	RM–Remain
1988	Black Locust	Robinia pseudoacacia	Poor	22		Alive	RM–Remain
1989	Black Locust	Robinia pseudoacacia	Poor	11		Alive	RM–Remain
1990	Black Cherry	Prunus serotina	Fair	12		Alive	RM–Remain
1991	Mulberry	Morus spp	Poor	9		Alive	RM–Remain
1992	Black Cherry	Prunus serotina	Poor	15		Alive	RM–Remain
1993	Black Locust	Robinia pseudoacacia	Fair	20		Alive	RM–Remain
1994	Black Locust	Robinia pseudoacacia	Poor	16		Alive	RM–Remain
1995	Mulberry	Morus spp	Poor	16	Three–Stemmed: 16,11,7	Alive	RM–Remain
1996	Black Locust	Robinia pseudoacacia	Poor	16		Alive	RM–Remain
1997	Mulberry	Morus spp	Poor	15	Three–Stemmed: 15,13,12	Alive	RM–Remain
1998	Black Locust	Robinia pseudoacacia	Poor	10		Alive	RM–Remain
1999	Black Locust	Robinia pseudoacacia	Fair	17		Alive	RM–Remain
2000	Black Locust	Robinia pseudoacacia	Fair	9		Alive	RM–Remain
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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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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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 date February 10, 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	RM–Remain
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	RM–Remain
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	X–Remove
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 date February 10, 2025

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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	RM-Remain
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 date February 10, 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 10, 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	RM–Remain
6718	Honeylocust	Gleditsia triacanthos	Good	18		Alive	RM–Remain
6719	Black Locust	Robinia pseudoacacia	Fair	10	Two–Stemmed: 10,10	Alive	RM–Remain
6720	Honeylocust	Gleditsia triacanthos	Good	18		Alive	RM–Remain
6721	American Elm	Ulmus americana	Fair	9		Alive	RM–Remain
6722	Honeylocust	Gleditsia triacanthos	Fair	16		Alive	RM–Remain
6723	Black Locust	Robinia pseudoacacia	Fair	9		Alive	RM–Remain
6724	Black Locust	Robinia pseudoacacia	Good	20		Alive	RM–Remain
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

pm la cad

issue date February 10, 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:
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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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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	P–Protect

NOTES:
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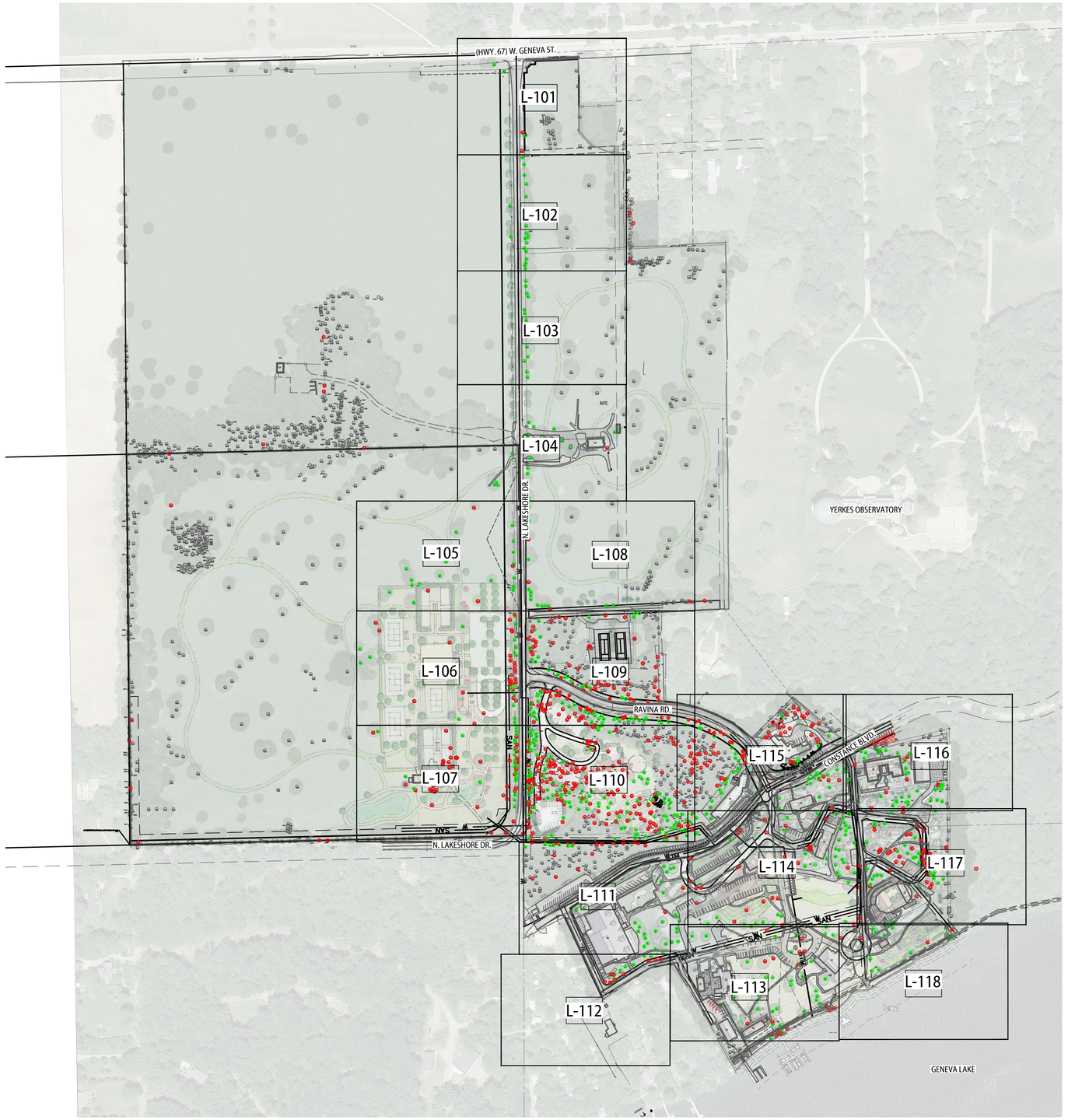
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TREE SURVEY DATA

sheet number
L-030



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

0 100' 200' 400'

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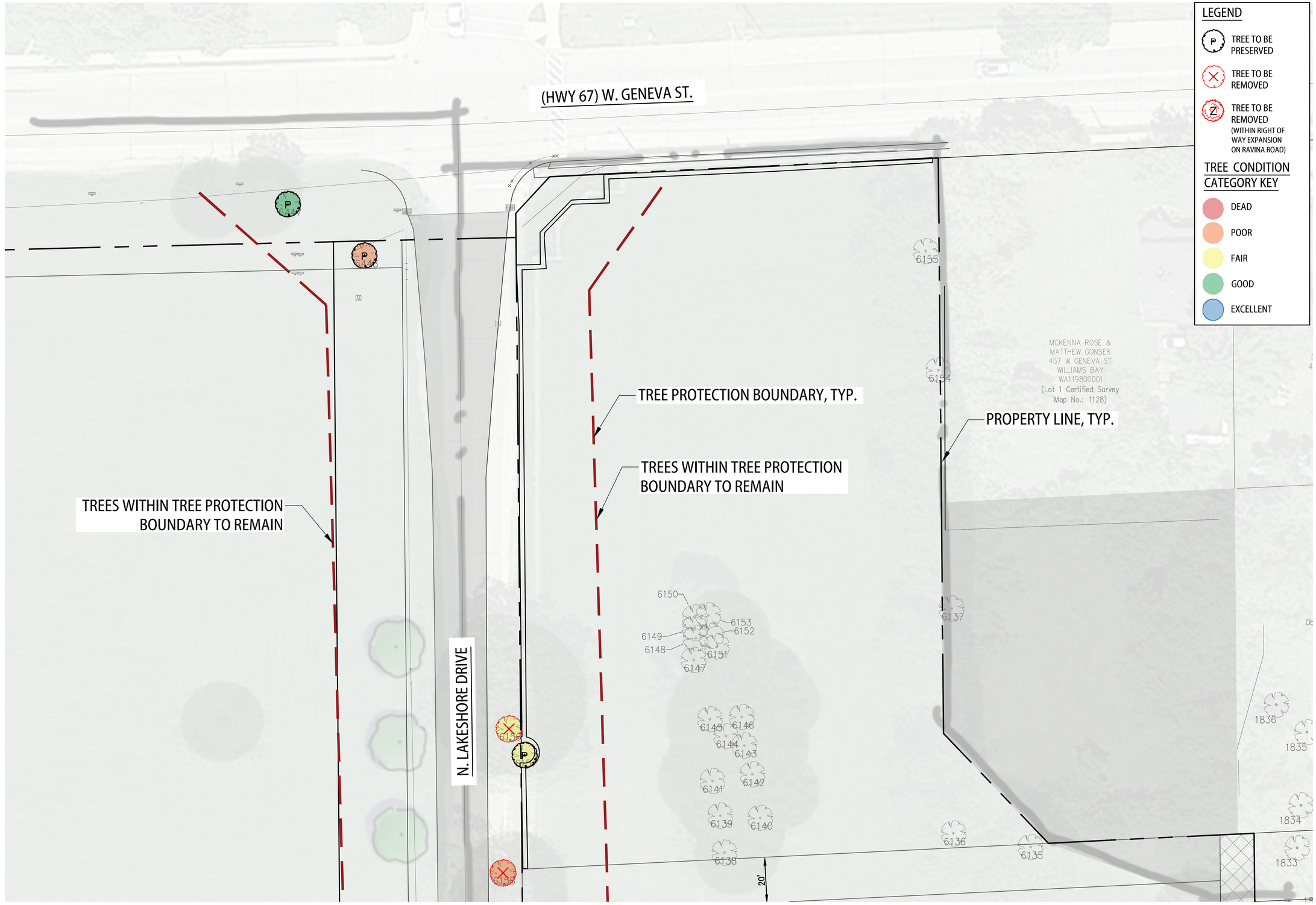
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KEY PLAN

sheet number
L-100



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sheet name
TREE INVENTORY ENLARGEMENT

sheet number
L-101



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TREE INVENTORY ENLARGEMENT

sheet number
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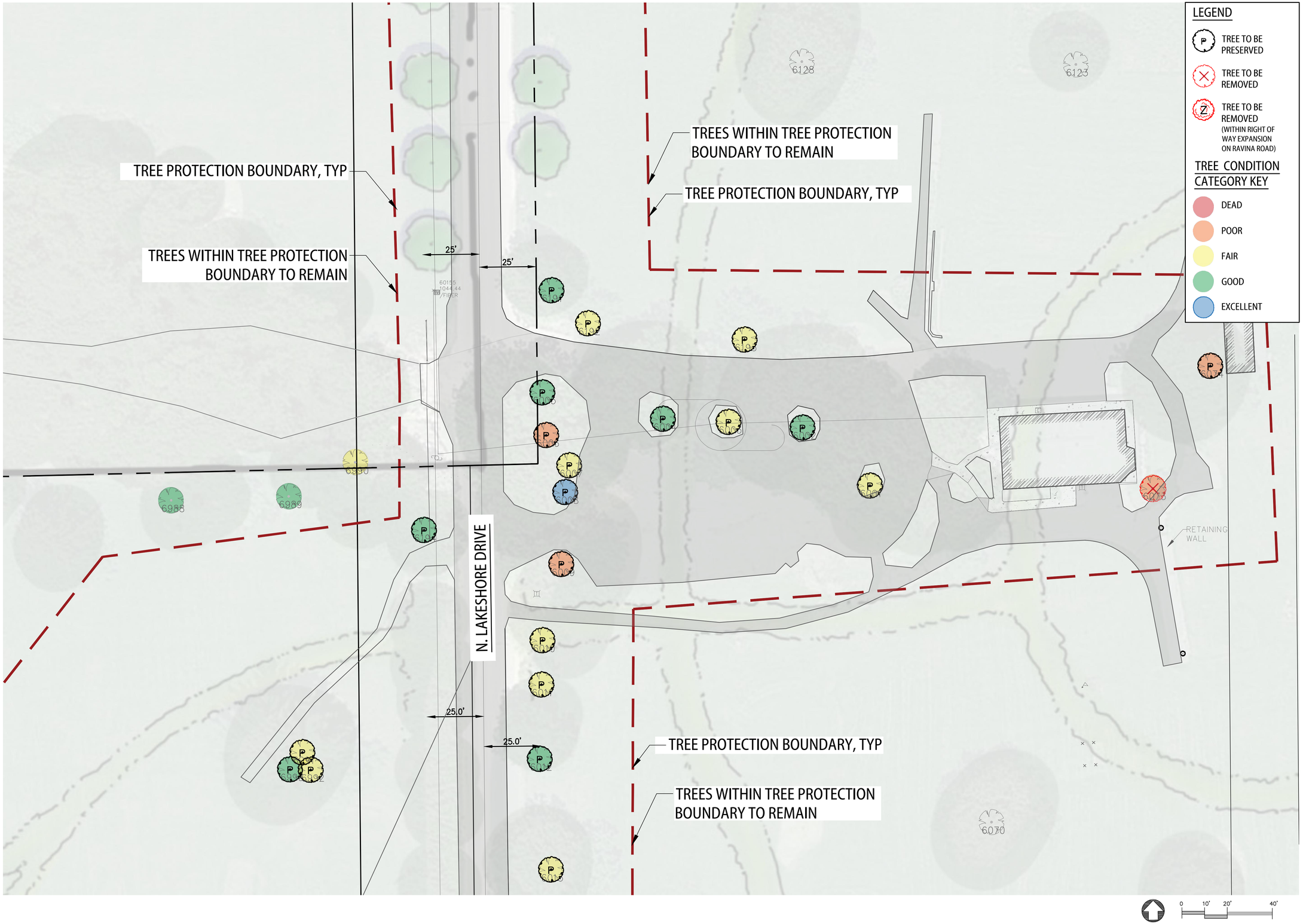
issue / revision	date	description

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issue date February 10, 2025

sheet name
TREE INVENTORY ENLARGEMENT

sheet number
L-103



teska
627 Grove Street, Evanston, Illinois 60201
Tel 847.869.2015 Fax 847.869.2059

client / owner

project name

project address

seal / signature

owner / developer
TOPOGRAPHY DEVELOPMENT
444 W. LAKE ST., SUITE 3450
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landscape architect of record
TESKA ASSOCIATES, INC.
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HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
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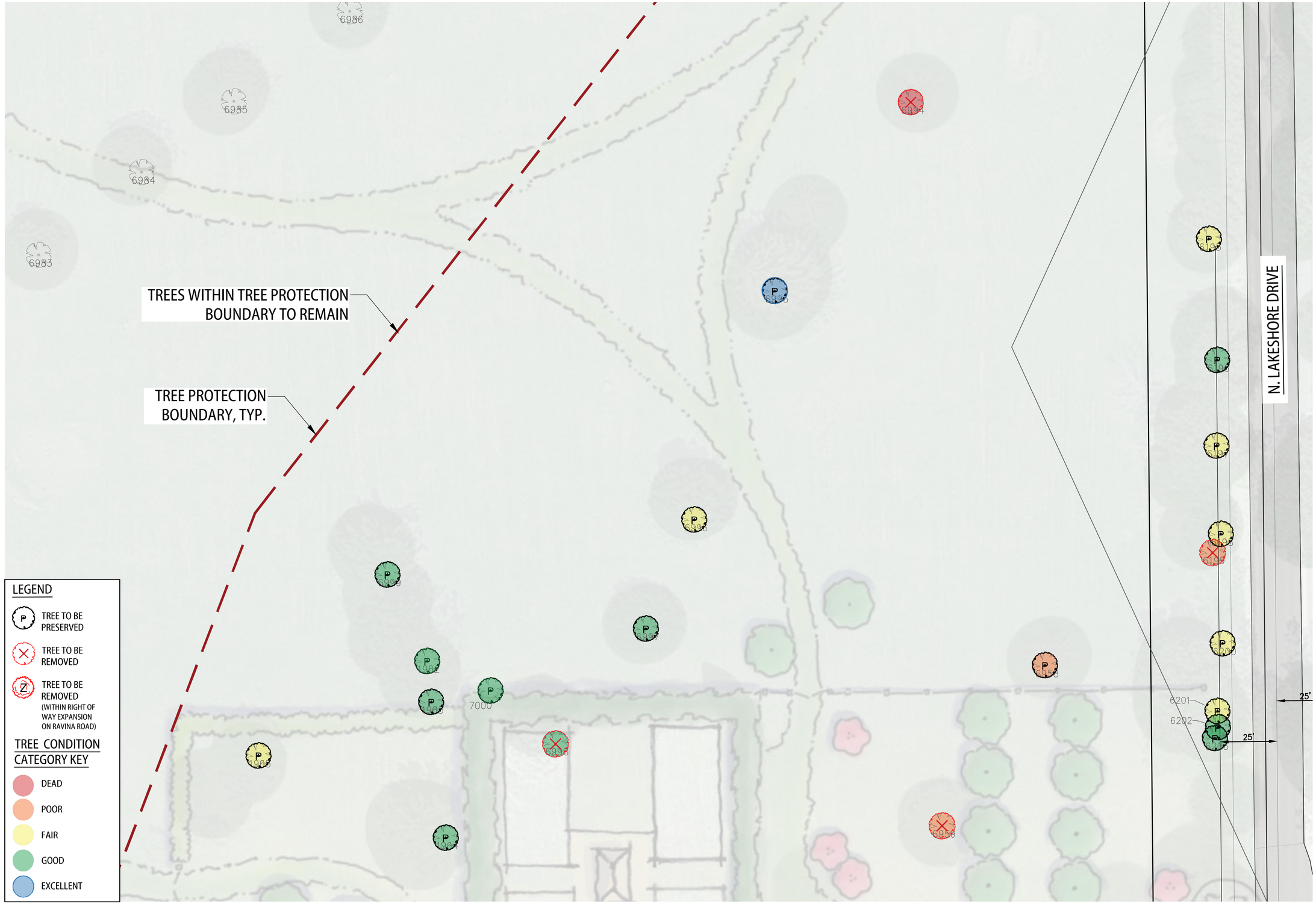
issue / revision	date	description

pm la cad

issue date February 10, 2025

sheet name
TREE INVENTORY ENLARGEMENT

sheet number
L-104



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

teska
627 Grove Street, Evanston, Illinois 60201
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client / owner

project name

project address

seal / signature

owner / developer
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architect of record
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issue / revision	date	description

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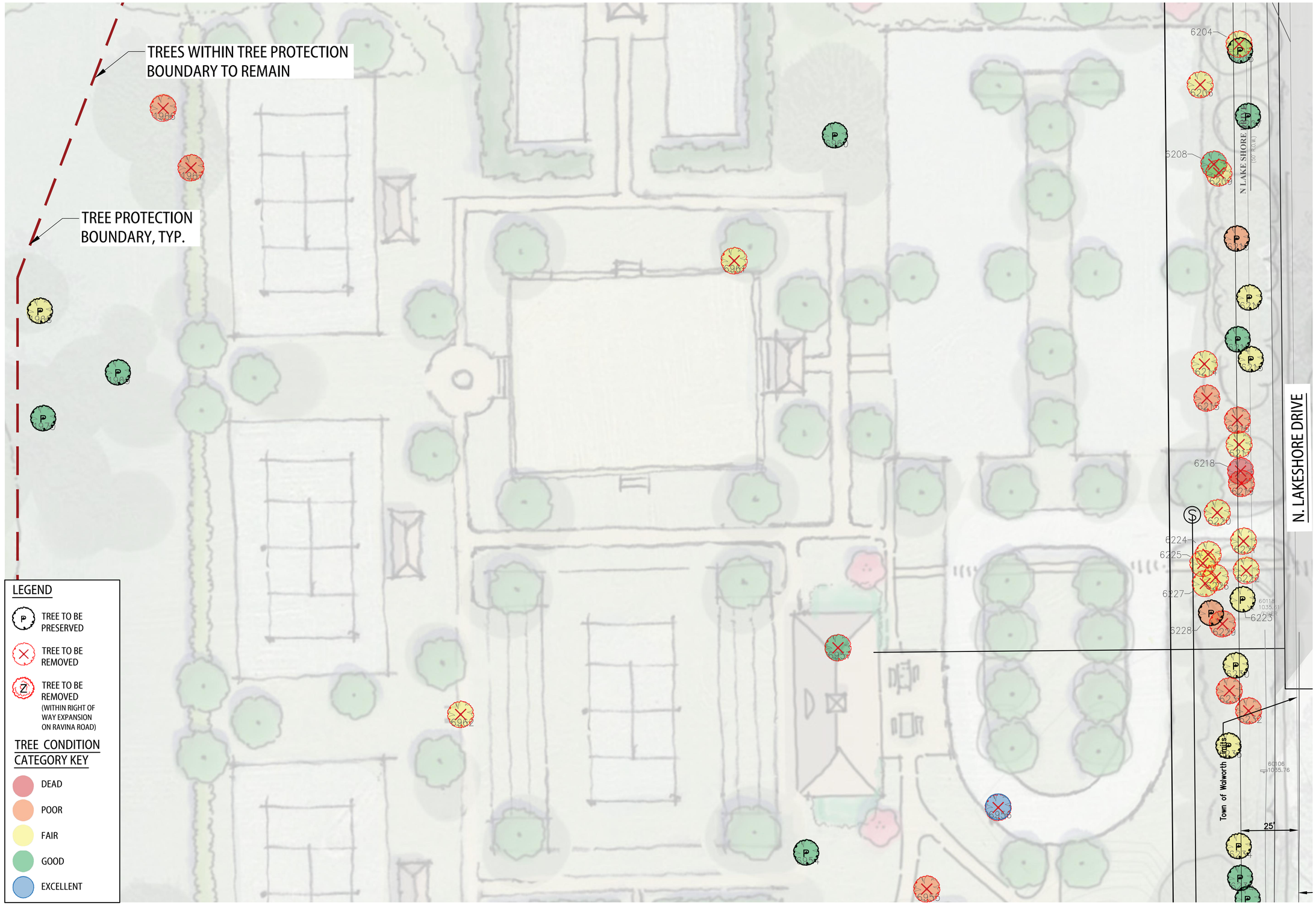
issue date February 10, 2025

sheet name

TREE INVENTORY ENLARGEMENT

sheet number

L-105



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627 Grove Street, Evanston, Illinois 60201
Tel 847.869.2015 Fax 847.869.2059

client / owner

project name

project address

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owner / developer
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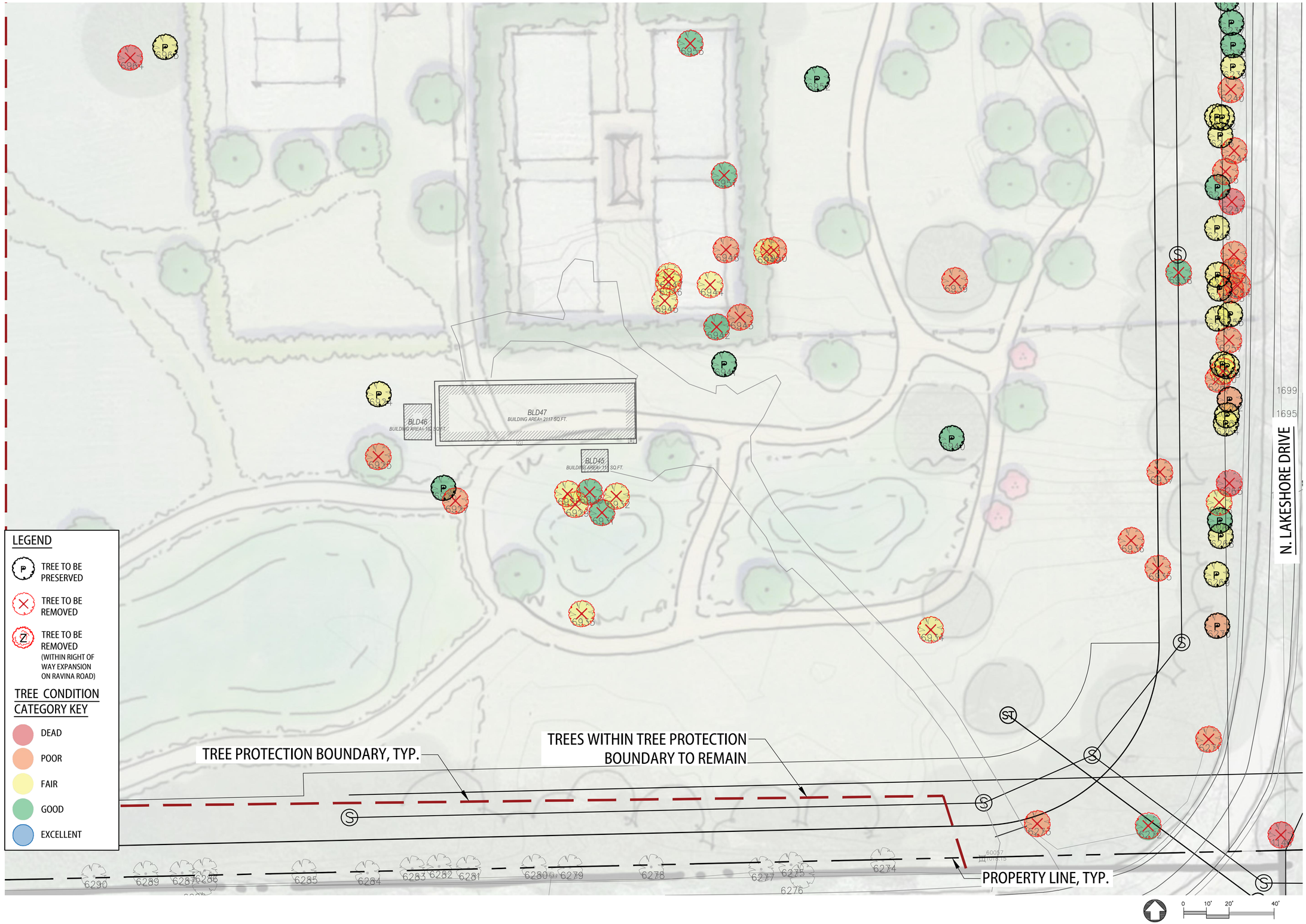
issue / revision	date	description

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issue date February 10, 2025

sheet name
TREE INVENTORY ENLARGEMENT

sheet number
L-106



teska
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client / owner

project name

project address

seal / signature

owner / developer
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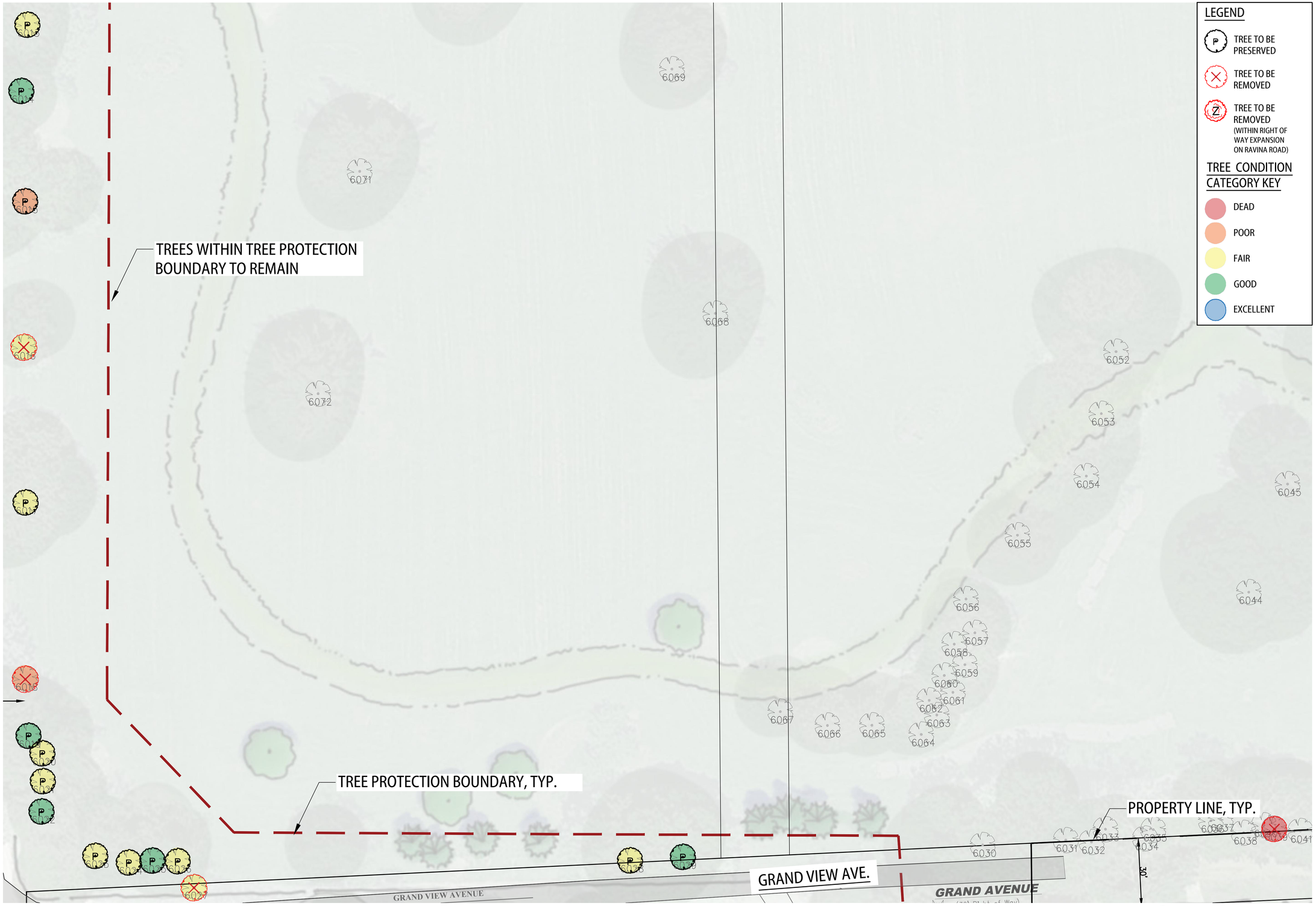
issue / revision	date	description

pm la cad

issue date February 10, 2025

sheet name
TREE INVENTORY ENLARGEMENT

sheet number
L-107



teska
627 Grove Street, Evanston, Illinois 60201
Tel 847.869.2015 Fax 847.869.2059

client / owner

project name

project address

seal / signature

owner / developer
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issue / revisiodate description

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issue date February 10, 2025

sheet name
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'

0 20' 40' 80'

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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Tel 847.869.2015 Fax 847.869.2059

client / owner

project name

project address

seal / signature

owner / developer
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TREE INVENTORY ENLARGEMENT

sheet number
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'

teska
627 Grove Street, Evanston, Illinois 60201
Tel 847.869.2015 Fax 847.869.2059

client / owner

project name

project address

seal / signature

owner / developer
TOPOGRAPHY DEVELOPMENT
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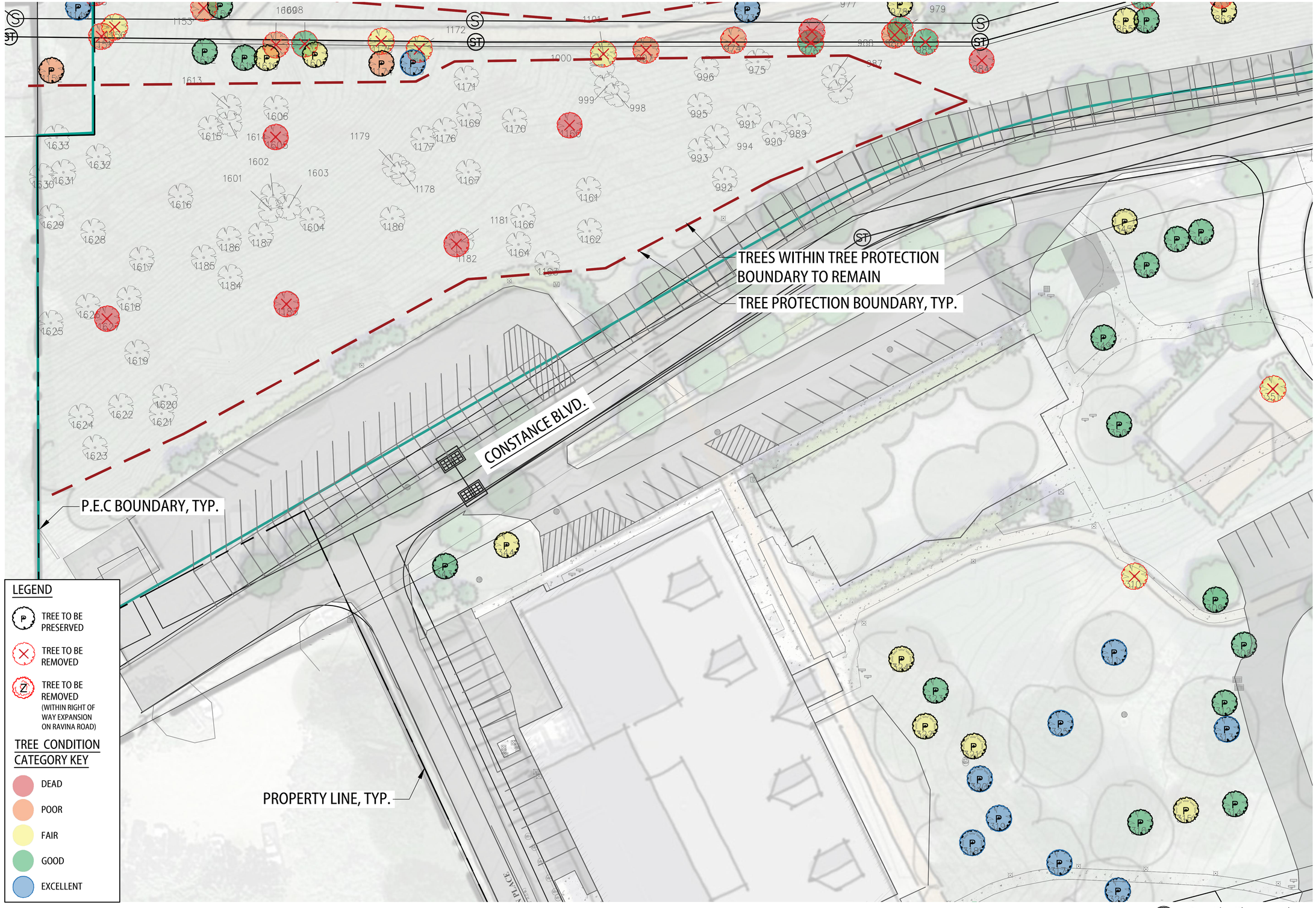
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issue date February 10, 2025

sheet name
TREE INVENTORY ENLARGEMENT

sheet number
L-110



teska
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client / owner

project name

project address

seal / signature

owner / developer
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issue date February 10, 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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Tel 847.869.2015 Fax 847.869.2059

client / owner

project name

project address

seal / signature

owner / developer
TOPOGRAPHY DEVELOPMENT
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landscape architect of record
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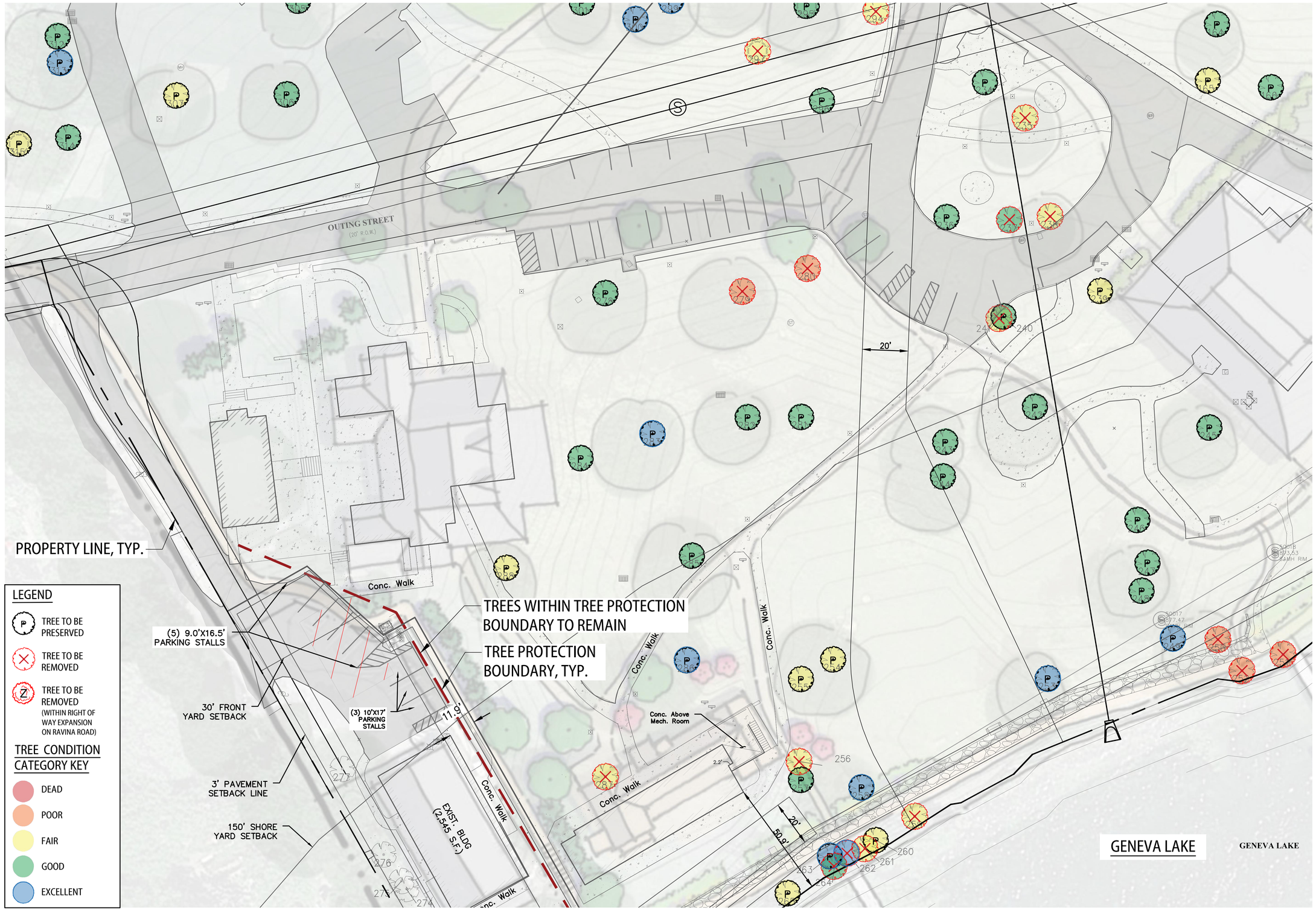
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sheet name

TREE INVENTORY ENLARGEMENT

sheet number

L-112



teska
627 Grove Street, Evanston, Illinois 60201
Tel 847.869.2015 Fax 847.869.2059

client / owner

project name

project address

seal / signature

owner / developer
TOPOGRAPHY DEVELOPMENT
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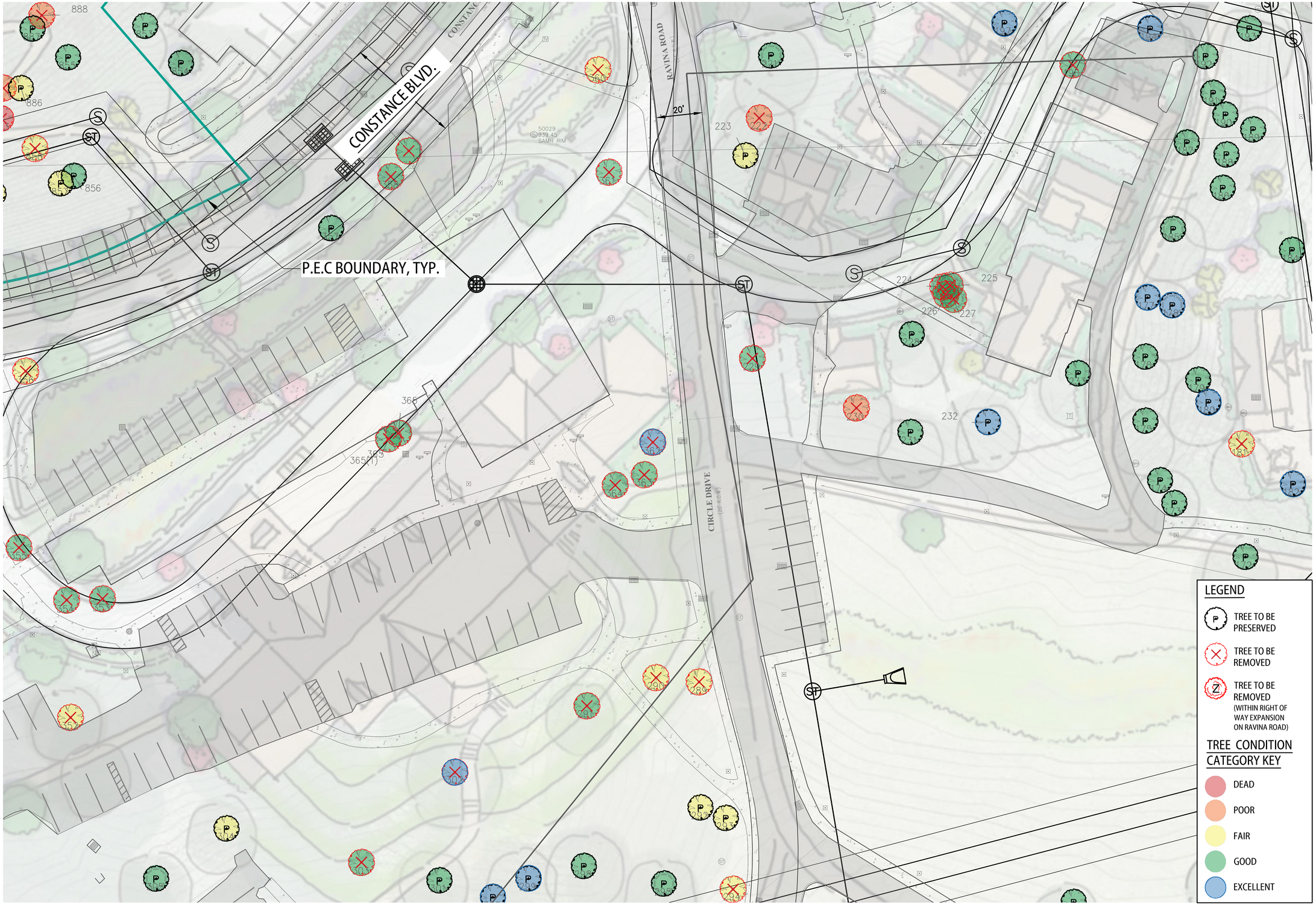
issue / revision	date	description

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issue date February 10, 2025

sheet name
TREE INVENTORY ENLARGEMENT

sheet number
L-113



teska
627 Grove Street, Evanston, Illinois 60201
Tel 847.869.2015 Fax 847.869.2059

client / owner

project name

project address

seal / signature

owner / developer
TOPOGRAPHY DEVELOPMENT
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architect of record
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issue / revision	date	description

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issue date February 10, 2025

sheet name
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.

RAVINA ROAD (66' R.O.W.)

EAST LAKE SHORE DRIVE BOULEVARD

20'

48.1'

47.0'

48.8'

18.0'

35.2'

86.7'

33.5'

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'

teska
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Tel 847.869.2015 Fax 847.869.2059

client / owner

project name

project address

seal / signature

owner / developer
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issue date February 10, 2025

sheet name
TREE INVENTORY ENLARGEMENT

sheet number
L-115



teska
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client / owner

project name

project address

seal / signature

owner / developer
TOPOGRAPHY DEVELOPMENT
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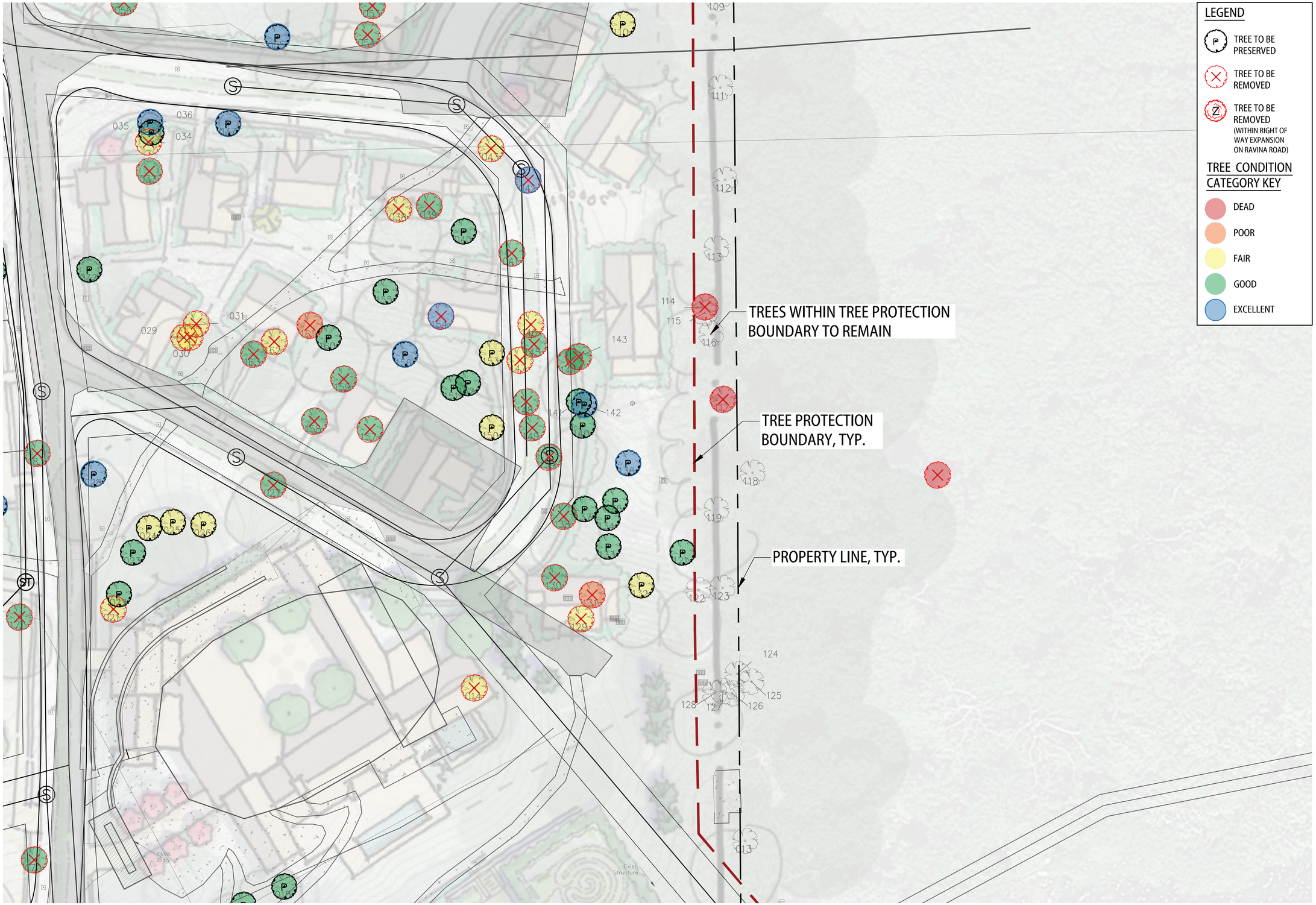
issue / revision	date	description

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issue date February 10, 2025

sheet name
TREE INVENTORY ENLARGEMENT

sheet number
L-116



teska
627 Grove Street, Evanston, Illinois 60201
Tel 847.869.2015 Fax 847.869.2059

client / owner

project name

project address

seal / signature

owner / developer
TOPOGRAPHY DEVELOPMENT
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landscape architect of record
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627 GROVE STREET
EVANSTON, IL 60201
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architect of record
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issue / revision	date	description

pm la cad

issue date February 10, 2025

sheet name
TREE INVENTORY ENLARGEMENT

sheet number
L-117



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
TOPOGRAPHY DEVELOPMENT
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landscape architect of record
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architect of record
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issue / revision date	description

pm la cad

issue date February 10, 2025

sheet name

TREE INVENTORY ENLARGEMENT

sheet number

L-118

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

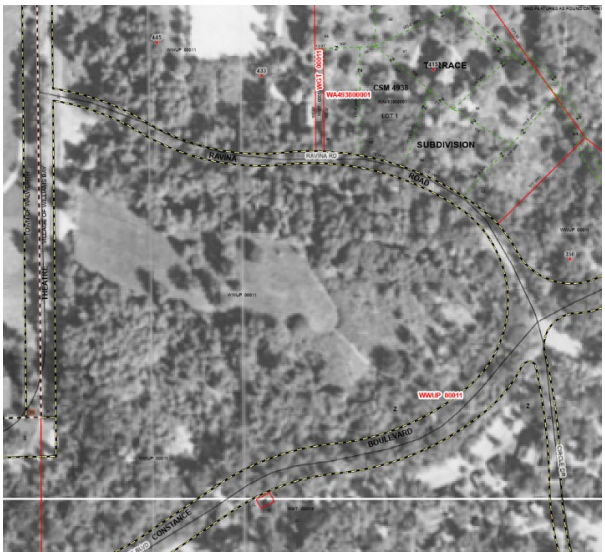
The proposed Preserve development spans approximately 98 acres, featuring substantial frontage along Geneva Lake. The property includes 8.4 acres of Primary Environmental Corridor (PEC) and areas of steep terrain with slopes exceeding 12%. The PEC primarily lies between N. Lakeshore Drive, Ravina Road, 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.

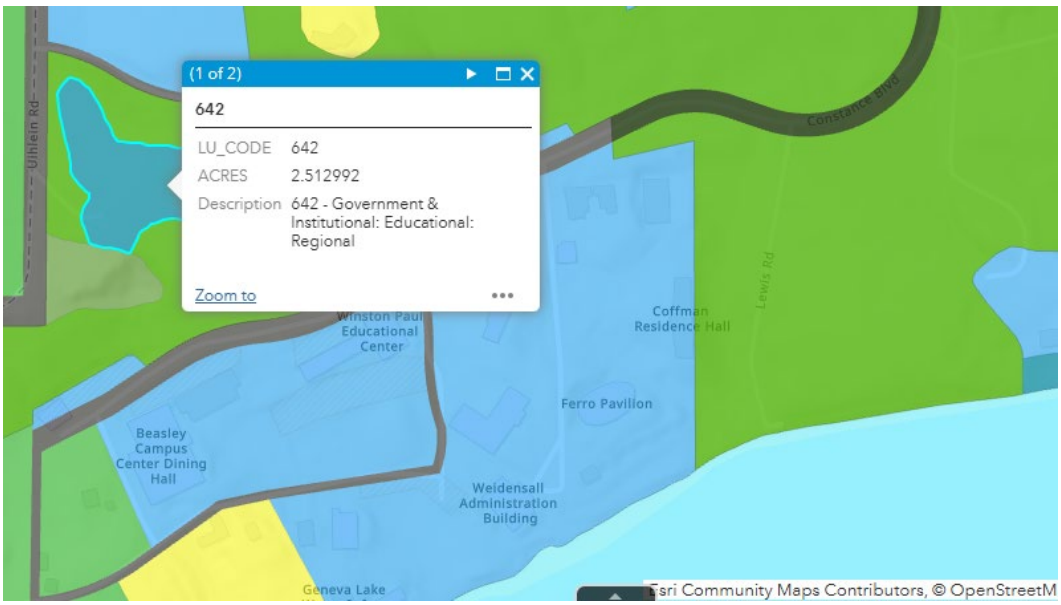
Walworth GIS Mapping – Aerial (2022):



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 > / Condition Class v	P–Protect	X–Remove	RM–Remain	PEC–PEC Removal	Z–ROW Removal	PEC+Z Removal	Blank	Total
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

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%

DBH Sum (Inches)								
Action > / Condition Class v	P–Protect	X–Remove	RM–Remain	PEC–PEC Removal	Z–ROW Removal	PEC+Z Removal	Blank	Total
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

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

VANDEWALLE & ASSOCIATES INC.

To: Village of Williams Bay

From: Sonja Kruesel, AICP, Village Planner

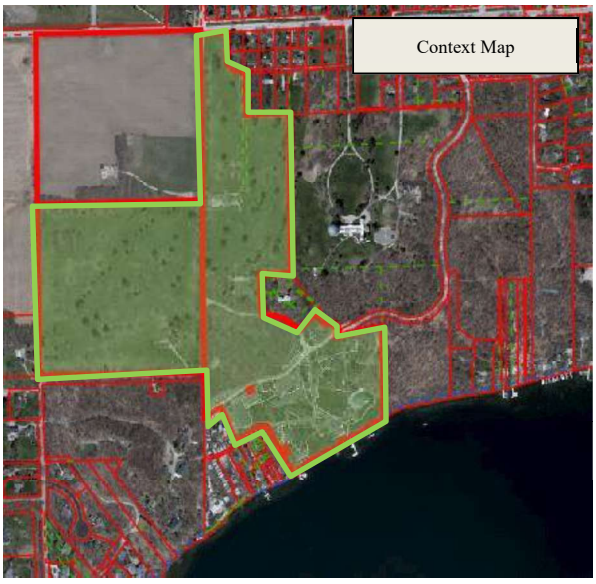
Date: January 20, 2025

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.

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.

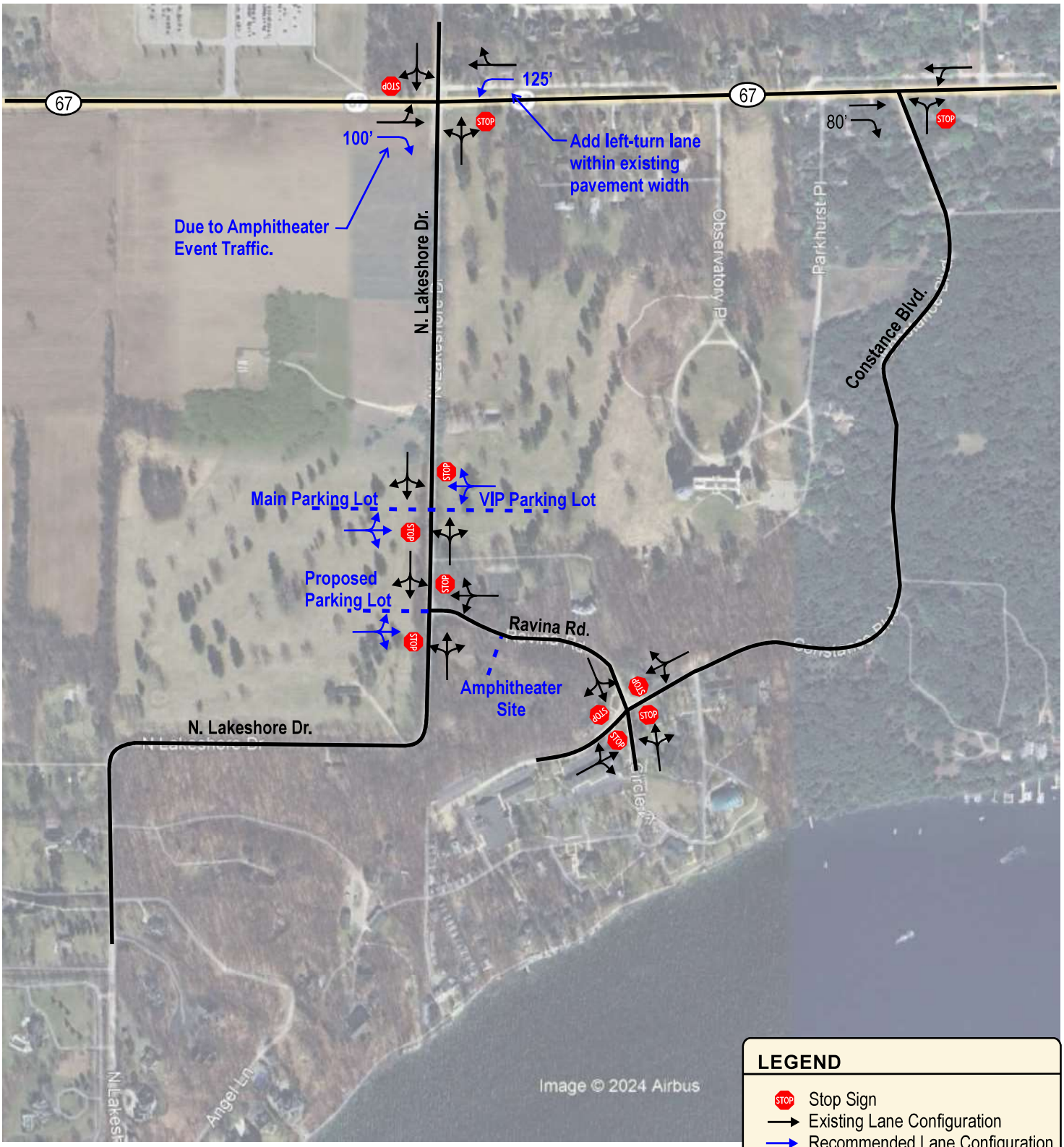
Please call if you have any questions.

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



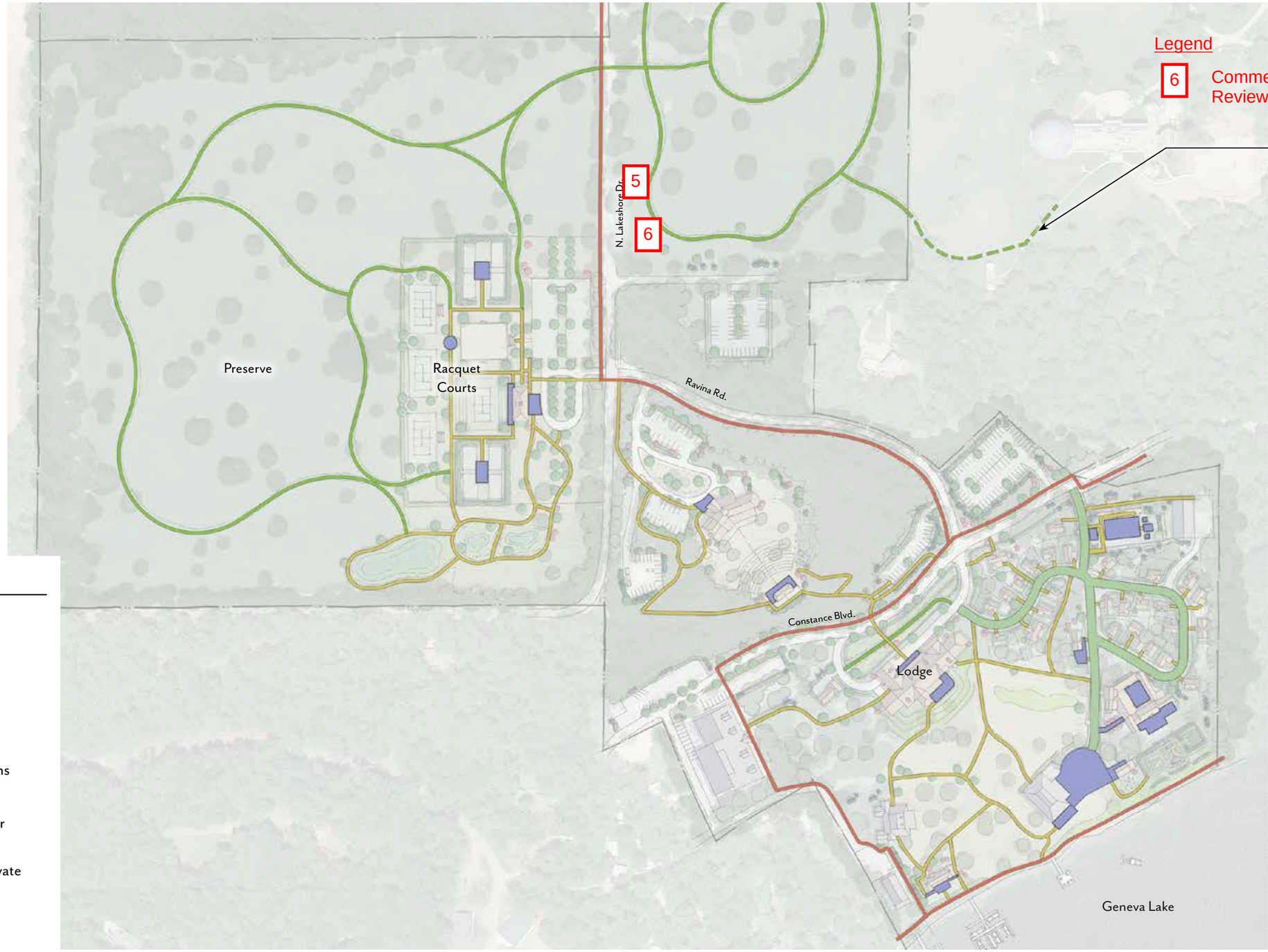
LANDSCAPE ENLARGEMENT - NORTH NATURAL OPENS PACE



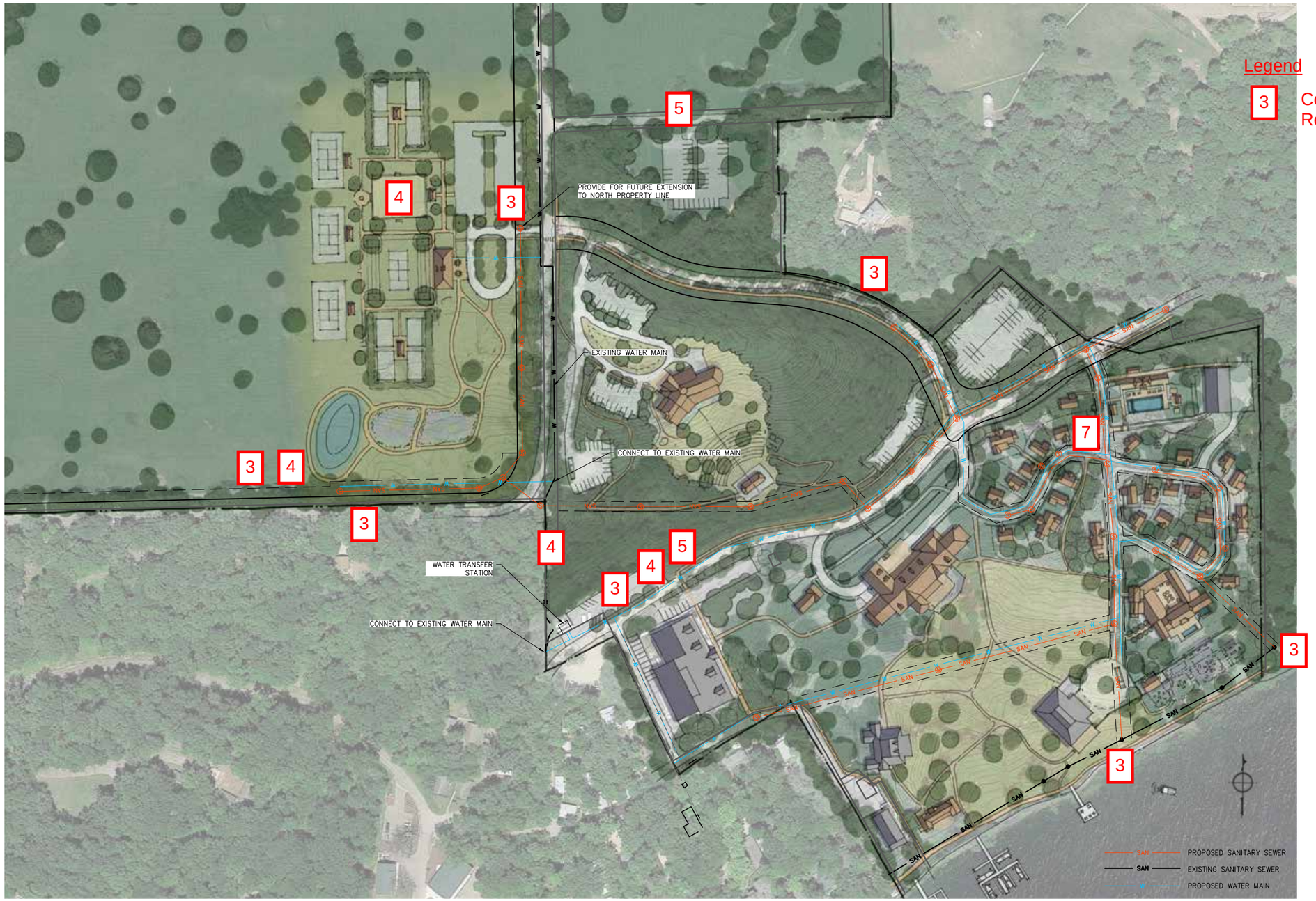
Plant Legend

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

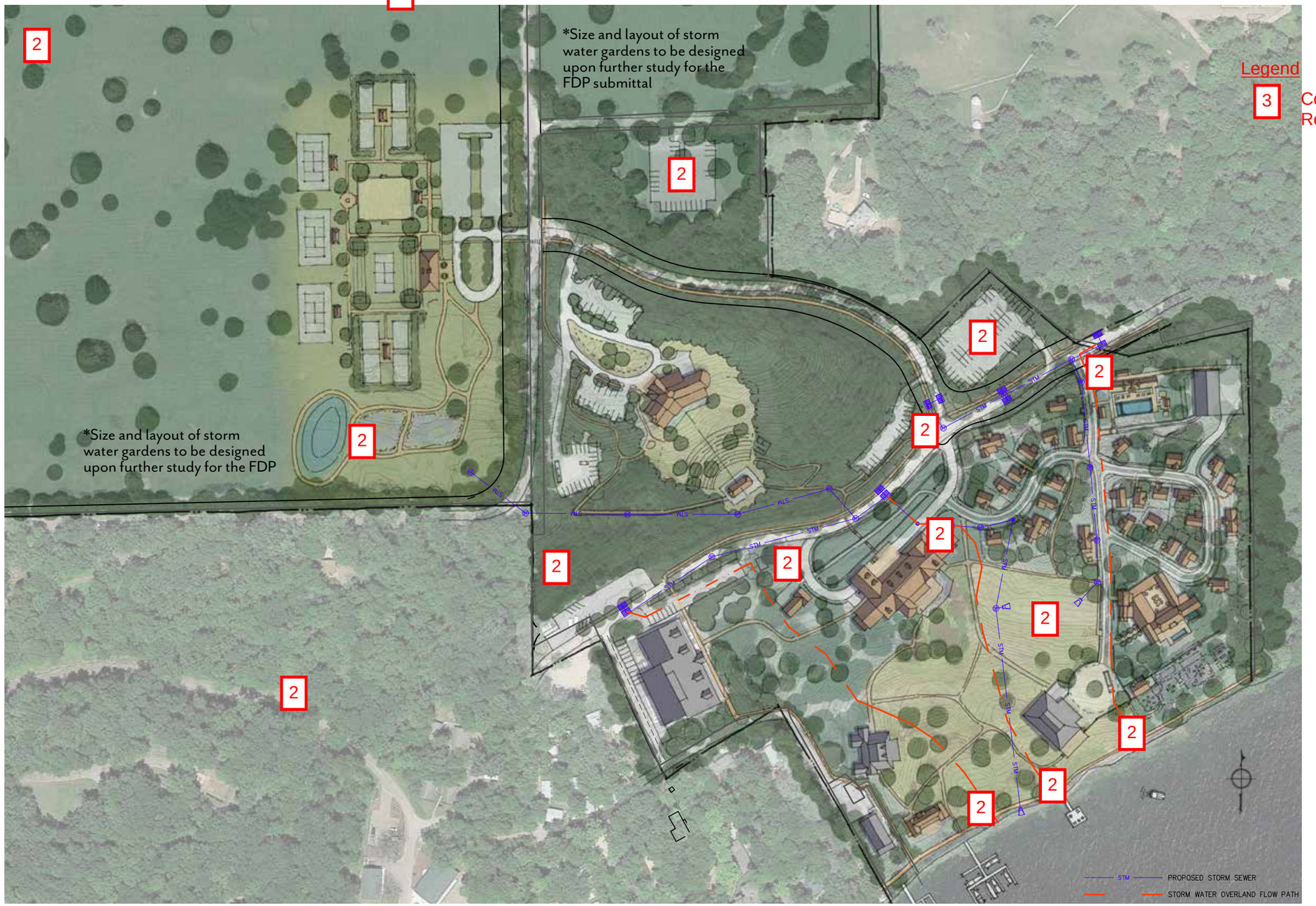
LANDSCAPE ENLARGEMENT - SOUTH NATURAL OPENSPACE



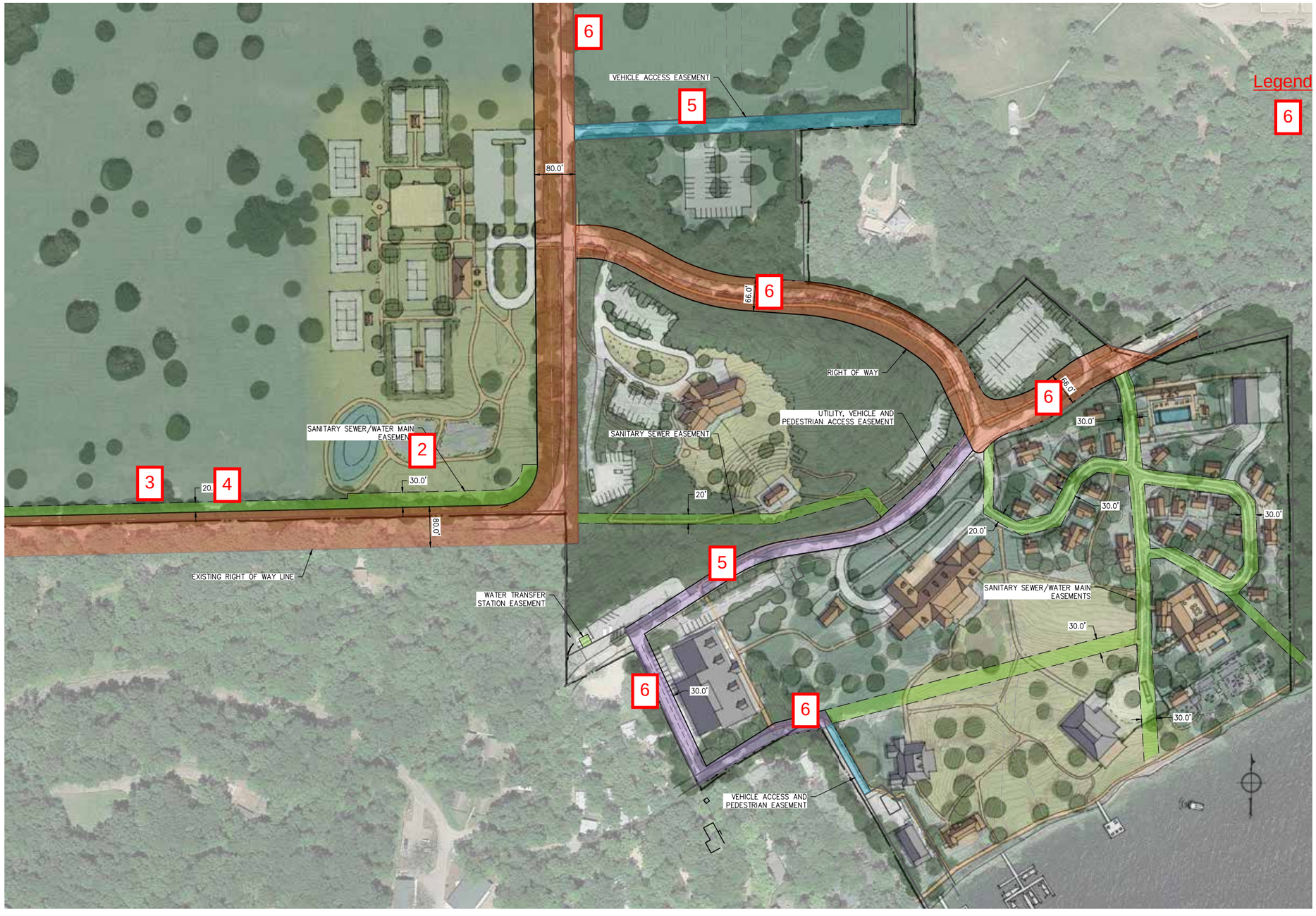
WALKING PATH DIAGRAM



PROPOSED UTILITIES DIAGRAM

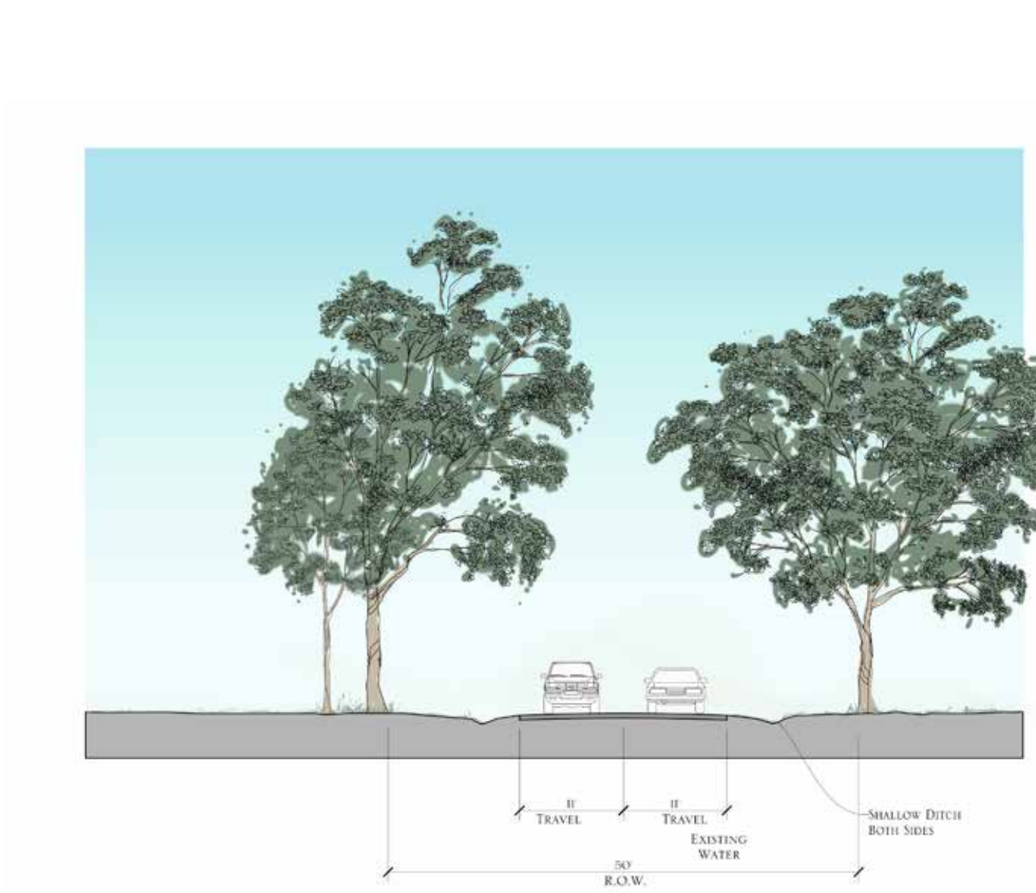


PROPOSED STORM WATER AND STORM SEWER DIAGRAM

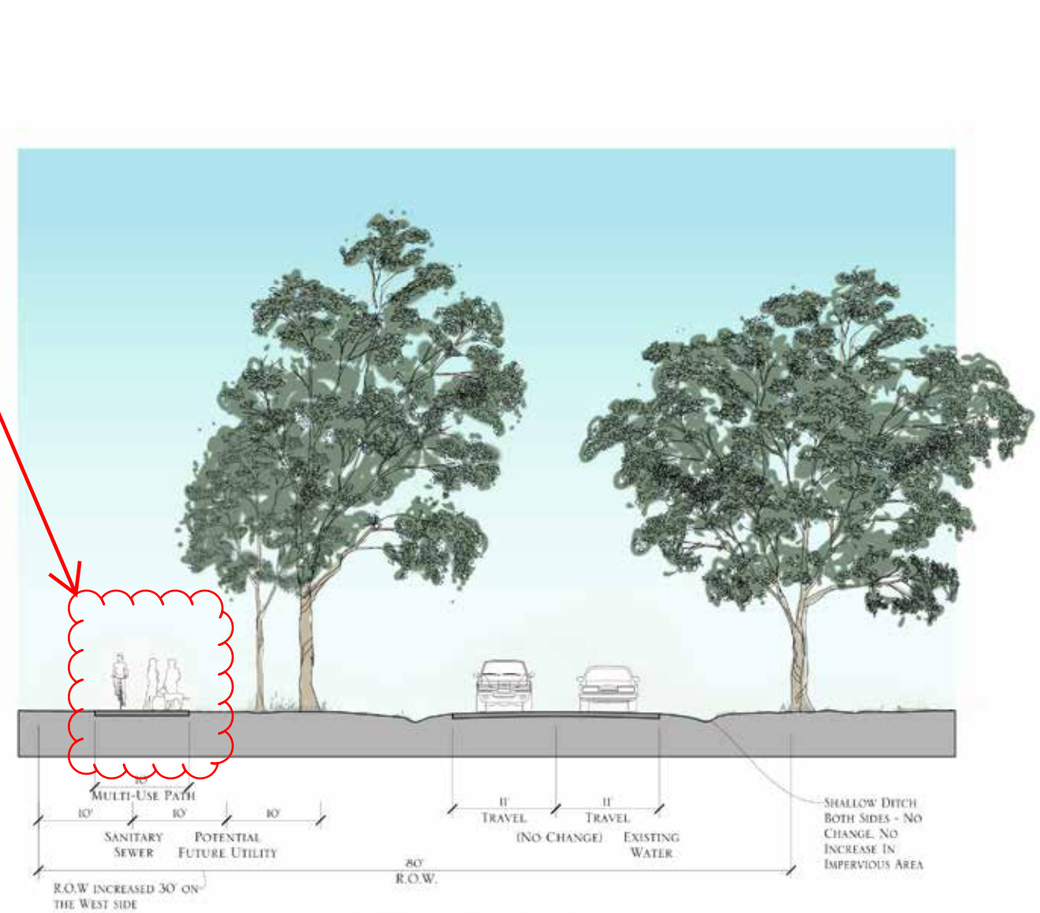


Comment; See 02-05-2025 Review

PROPOSED RIGHT OF WAYS AND EASEMENTS DIAGRAM



EXISTING RIGHT OF WAY

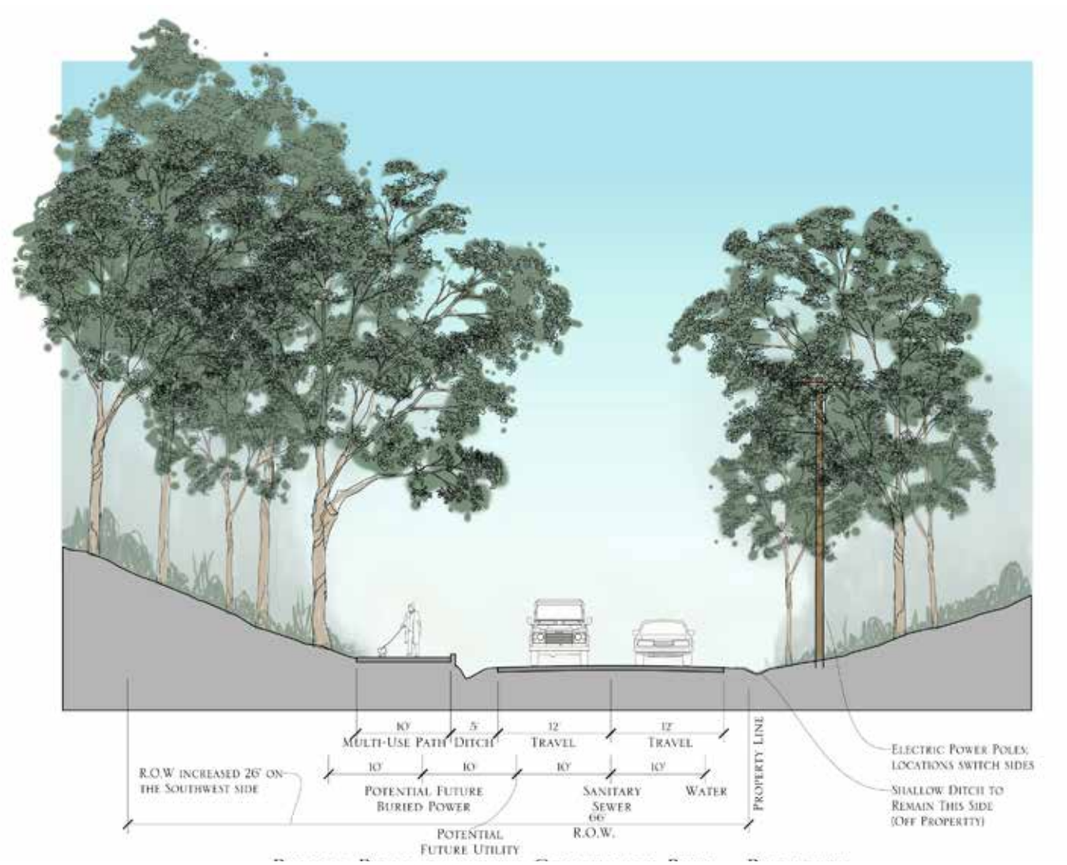


PROPOSED RIGHT OF WAY

LAKE SHORE DRIVE
STREET SECTION DIAGRAMS

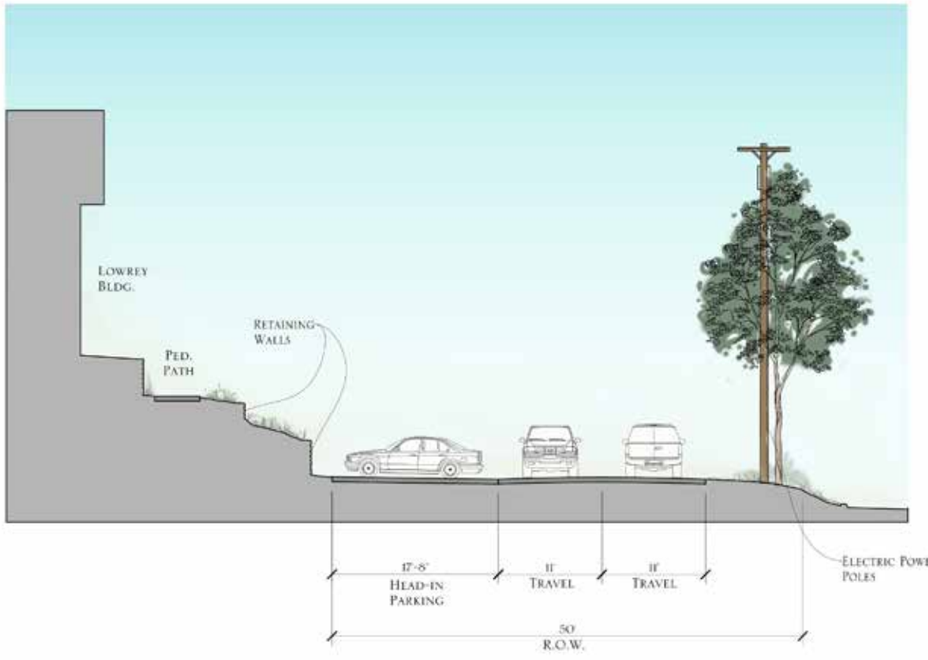


EXISTING RIGHT OF WAY

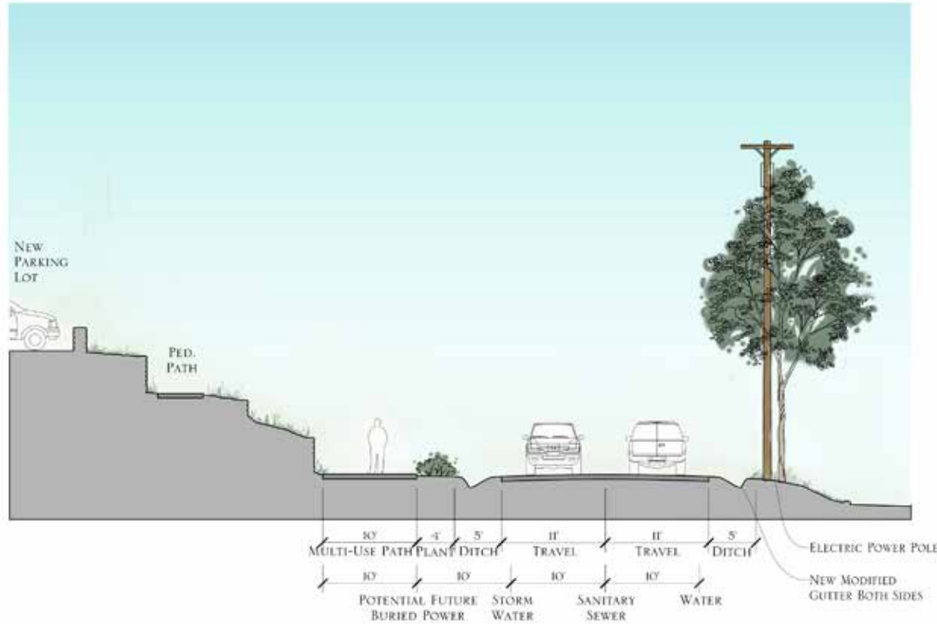


PROPOSED RIGHT OF WAY

RAVINA ROAD
STREET SECTION DIAGRAMS



EXISTING SECTION



PROPOSED SECTION

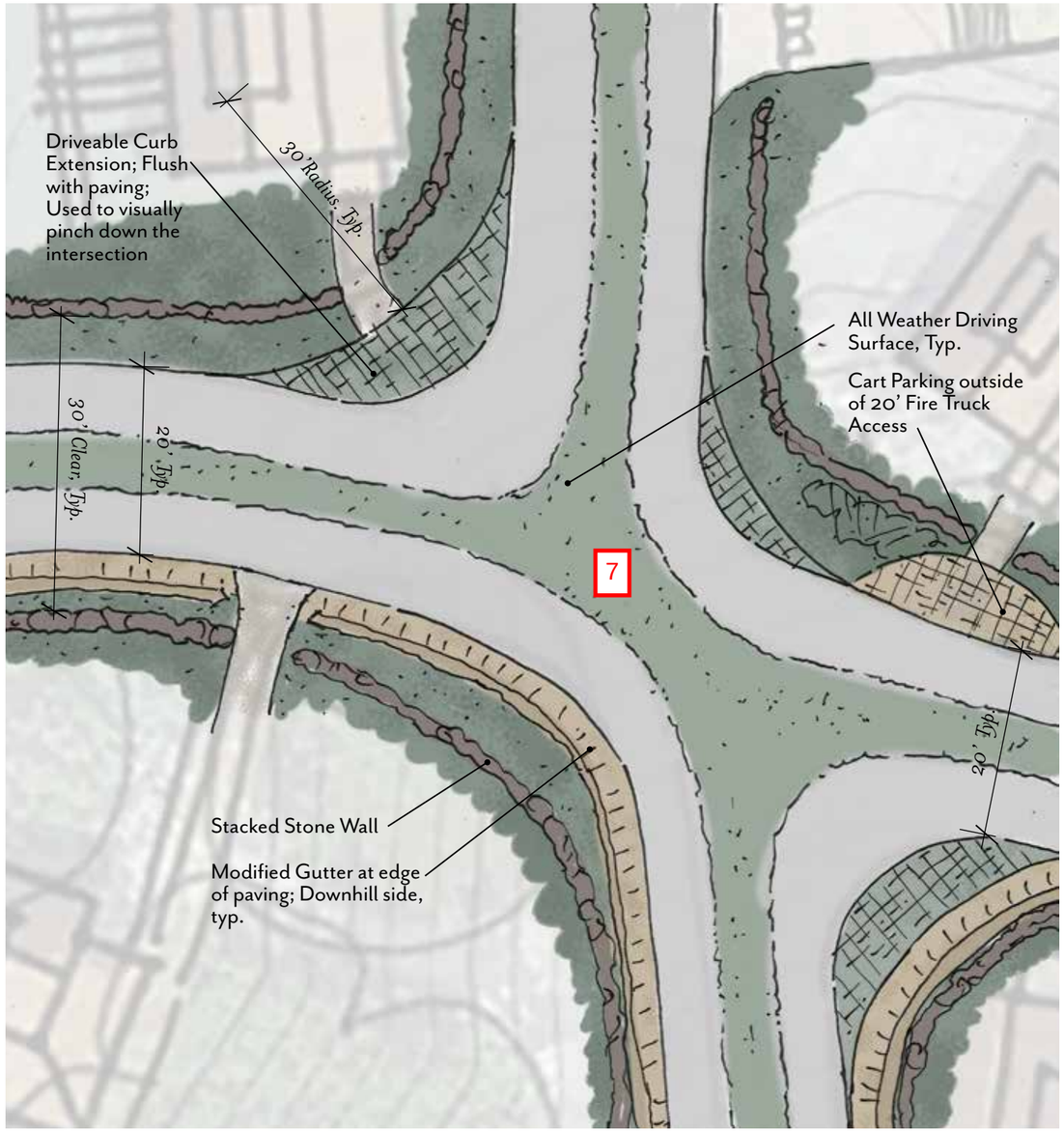
CONSTANCE BOULEVARD
STREET SECTION DIAGRAMS

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.

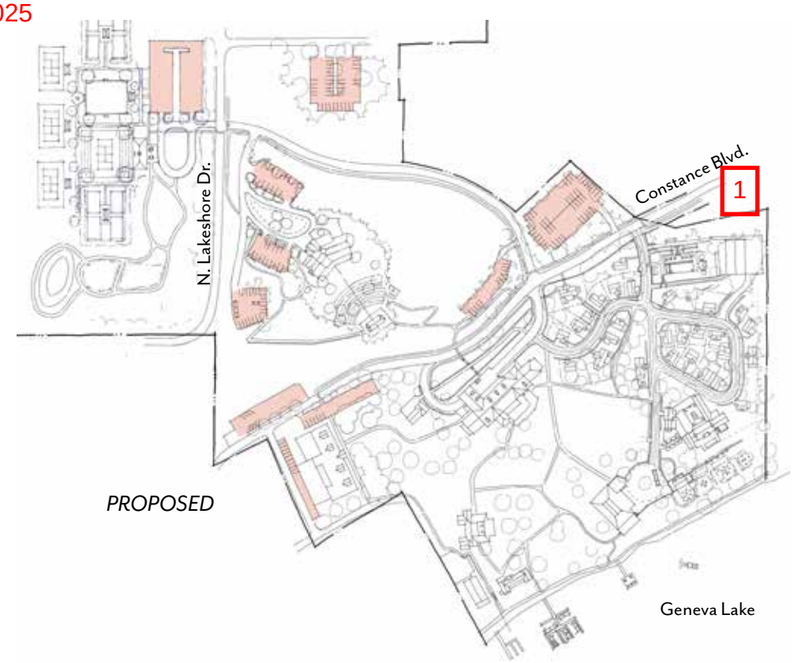
PARKING CODE CALCULATION

	# 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

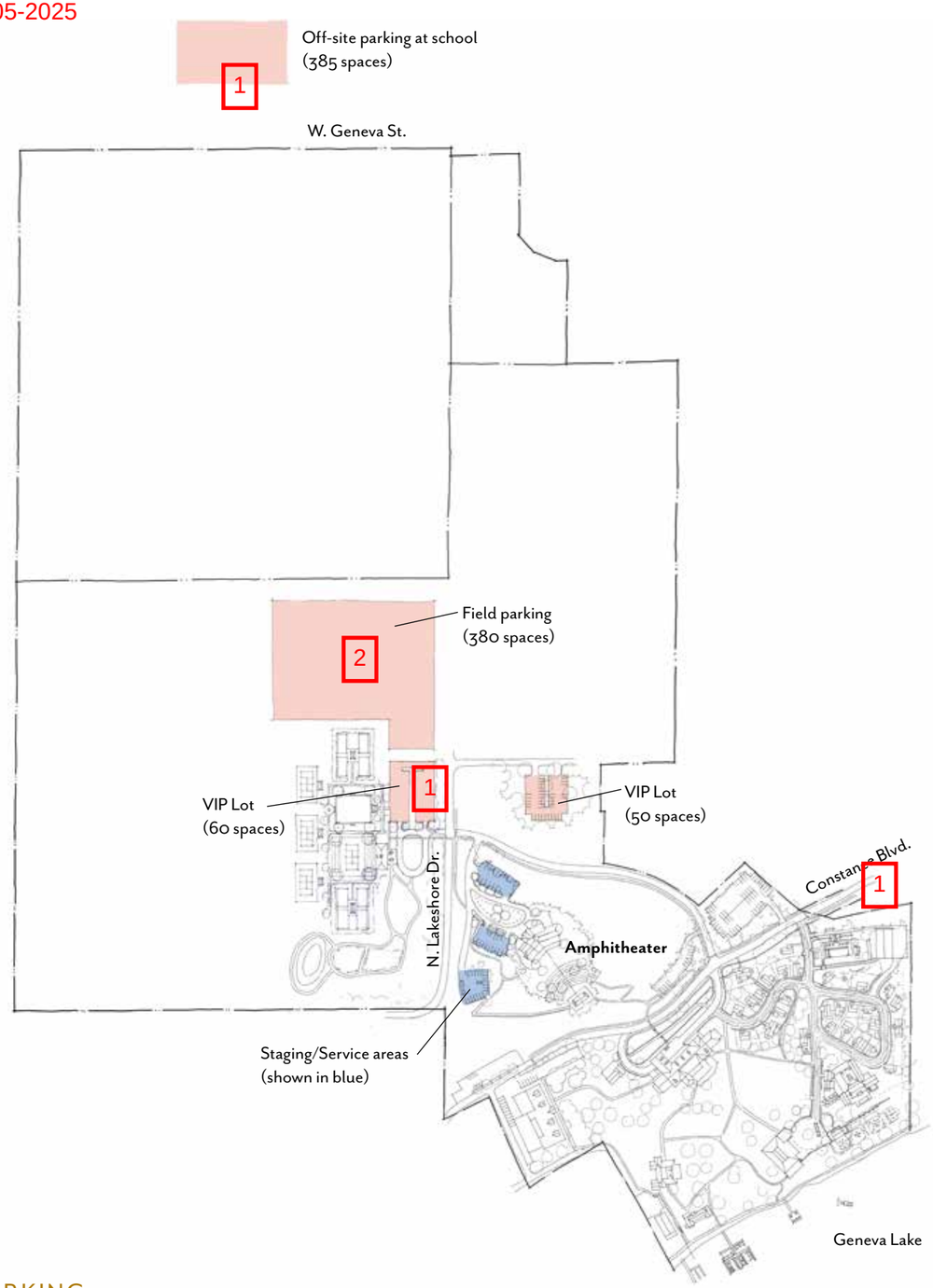
6 Comment; See 02-05-2025 Review

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



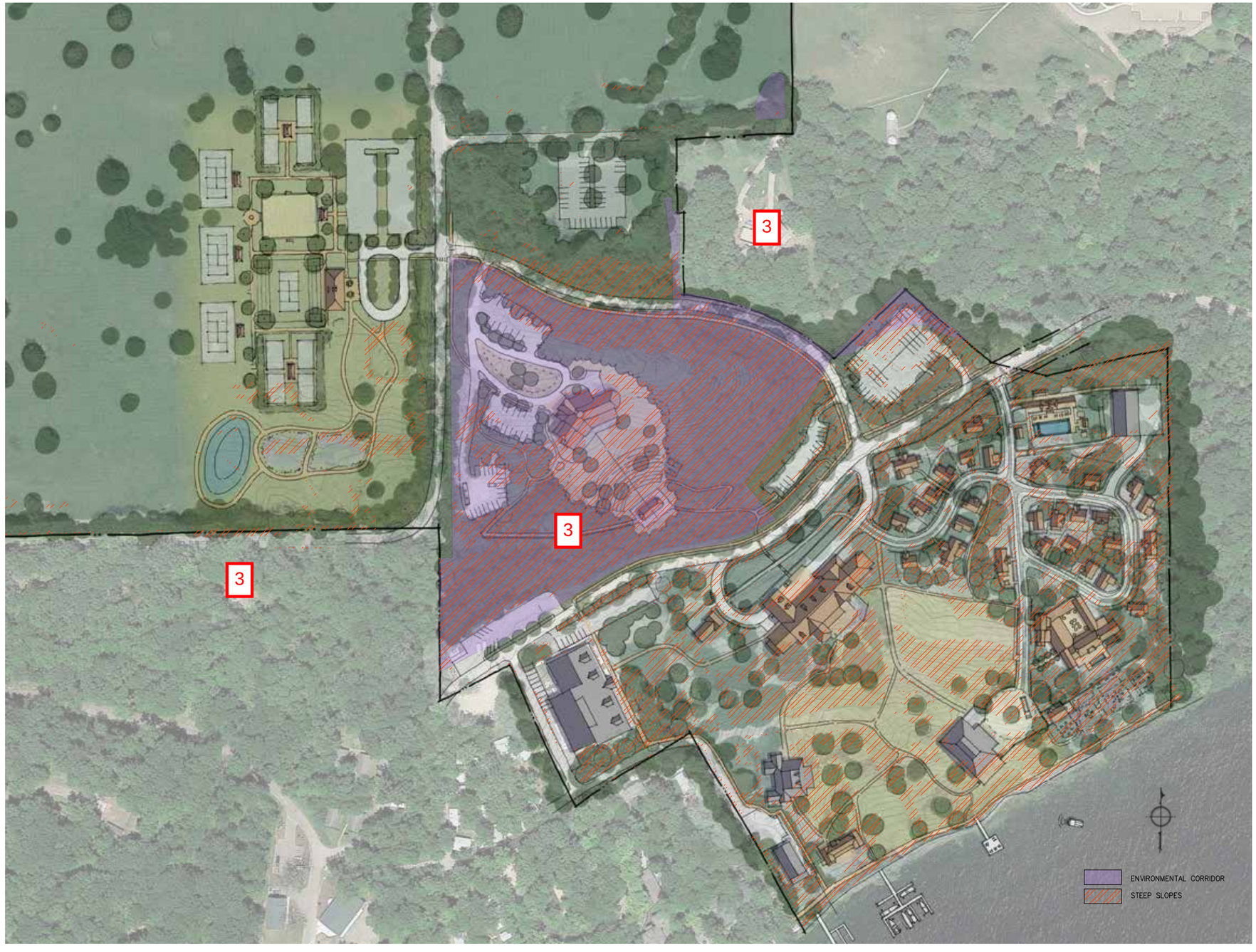
SPECIAL EVENTS PARKING

Legend

6 Comment; See 02-05-2025 Review

General Treatment of Natural Features

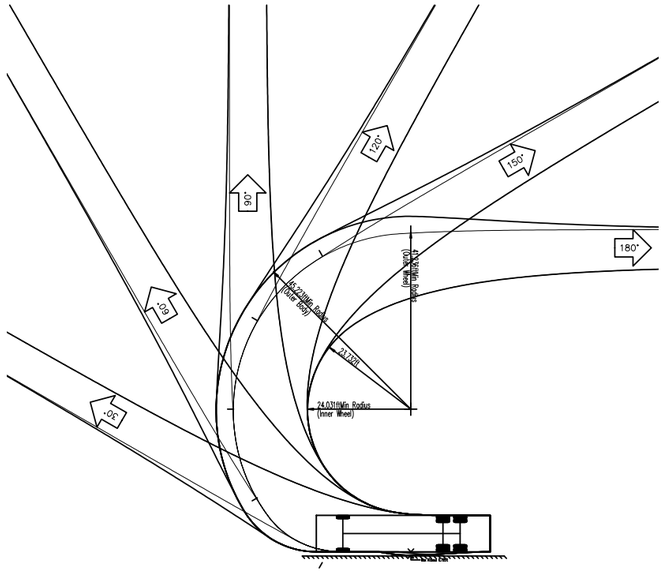
The proposed Preserve development spans approximately 98 acres, featuring substantial frontage along Geneva Lake. The property includes 8.4 acres of Primary Environmental Corridor (PEC) and areas of steep terrain with slopes exceeding 12%. The PEC primarily lies between N. Lakeshore Drive, Ravina Road, 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

VILLAGE OF WILLIAMS BAY

Office of Tree Commissioner

Tree Evaluation Memorandum
Plan Commission Meeting
February 19, 2025

February 7, 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, WI 53191

Project Introduction:

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.

The 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. Part of the General Development Plan (GDP) is to include a landscape plan, and a tree removal plan for the overall site. Additionally, a portion of the proposed project site is located within the Primary Environmental Corridor area, which is a mapped natural resource area by the Southeastern Wisconsin Regional Planning Commission (SEWRPC). Additional consideration should be given to all projects which create land disturbance or require tree removal within the environmental corridor areas.



250 Williams Street | PO Box 580 | Williams Bay | WI | 53191 | USA | williamsbay.org
Email: inspector@williamsbay.org | Phone: 262-245-2704 | Fax: 262-245-2705

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, which will include the applicant submitting final detailed landscaping plans and specifying the replanting schedule. Additionally, the applicant will be responsible for applying for an official Tree Removal Permit, through the Village of Williams Bay Tree Commissioner, which will require approval that would be consistent with the approved GDP and FDP.

Primary Environmental Corridor Information

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.

SEWRPC recommends that tree removal within the environmental corridor area be limited to 30% of the trees and vegetation within the corridor area on any given parcel.

The submitted tree survey indicates that there are currently 546 trees located within the primary environmental corridor on the proposed project site. The primary environmental corridor area also encompasses portions of the Village of Willams Bay Right of Way. The applicant is proposing to remove 250 trees in total within this area, which includes 32 trees within the Village Right of Way. However, it should be indicated that 90 of the proposed trees to be removed are completely dead, and 53 of the trees are classified as being in poor condition. The dead trees on site have not been accounted for in any calculation, as dead trees should be removed for safety and overall health of the property and surrounding trees. Per the proposed removal plan, not including the dead trees, 160 trees will be removed that classify as poor condition-excellent condition. In total 29% of the trees in the EC area would be removed, which is below the suggested 30% requirement from SEWRPC. It should be noted that if the trees located within the Village owned right of way areas were removed from this calculation the percentage would be even less than 29%.

Tree Classifications:

Below is the classification that Wachtel Tree Service used to classify each of the trees on site within the tree survey. The trees were assessed referencing the CTLA Tree Condition Table V10, which provides a description of the individual tree condition assessments. The table comes from the Council of Tree and Landscape Appraisers Guide for Plant Appraisal. 10th Edition, Revised.

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%

Woman's Leadership Center Tree Removal Comparison:

Recently a project on the adjacent neighboring parcel, Tax Key: WA499800001 was approved through the Village of Williams Bay to construct a Woman's Leadership Conference Center. The parcel is comprised of approximately 8.63 acres of land and had previously always been vacant woodlands. This specific parcel of land is located entirely within the Primary Environmental Corridor Area. Several tree removal permits have been approved since 2022 in conjunction with the approval of the project.

In 2022, a permit was granted for the removal of 87 dead trees to be removed.

In 2022, a separate permit was granted for the additional removal of 27 dead trees.

In 2024, a permit was granted for the removal of 363 trees. Of these trees:

85 were dead
3 were damaged
48 were invasive
227 were for the site design
21 were for the path design

On 6/22/24 the tree commissioner granted the removal of 6 more trees due to a storm that had damaged the trees.

In total this site underwent the removal of 483 trees, all of which were within the Primary Environmental Corridor.

The Preserve Tree Removal Plan and Replacement Requirements:

As a part of the GDP submittal the applicant has included a detailed tree analysis and survey completed by Wachtel Tree Service. The tree company concluded that the overall site was comprised of 2,372 trees. Out of these trees, 260 trees outside of the environmental corridor are proposed to be removed, 218 within the environmental corridor, 21 within the Village Right of Way, and 32 within the Village Right of Way and Environmental Corridor. In total the plan proposes 531 trees to be removed from the site.

Of the proposed removals, 153 trees are dead, and 108 trees are classified as poor condition. Based upon the definition of poor condition that was provided by the applicant the Village Tree Commissioner is not recommending replacement trees for these removals, as they are likely to be damaged, dying, diseased, or otherwise dangerous. However, at the time a tree removal permit is obtained the Village Tree Commissioner will complete an on-site evaluation to confirm the site assessment list provided and make final determination on replacement requirements.

Per Section 331-2 of our Municipal Ordinances Pertaining to Tree Removal:

Replacement trees:
Whenever possible and when in keeping with good arboricultural or silvicultural practices, replacement trees shall be planted for all removed trees ***that were not dead, dying, hazardous, or so unsafe, or unsound that they pose a safety risk to the general public.*** They may be planted in the tree preservation area or in the building activity area after the initial construction activities are completed. All replacement trees must be planted within 30 days of final grading and shall be determined as follows:
(a) For a removed tree with a DBH of six inches to 20 inches: one replacement tree
(b) For a removed tree with a DBH of 20 inches to 30 inches: two replacement trees.
(c) For a removed tree with a DBH of 30 inches or larger: three replacement trees.

The applicant has provided a preliminary replacement schedule as shown below, which shall be again confirmed by the Tree Commissioner at the time of removal.

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

Based upon the calculations above the applicant has calculated that 520 replacement trees will be required to meet our Village Ordinance requirements. However, removal of poor condition replacement trees will result in a reduction of replacement trees, totaling **369 replacement trees.**

Per the submitted landscaping plans, the applicant is proposing the replacement of 255 canopy trees, 83 ornamental trees, 338 deciduous trees, and 380 evergreen trees, totaling **718 proposed new tree plantings.**

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

The proposed planting schedule shown above, far exceeds the Village tree replacement requirements in Section 331-2 of the Municipal Ordinances. Following submittal of a Tree Removal Permit, and a site visit to confirm condition of trees, this application would be approved by the Village Tree Commissioner.

It is recommended that at the time of the approval of the FDP the applicants provide a final tree removal plan, and detailed description of all replacement trees, as well as their proposed locations in correlation with their tree removal permit applications.

Additionally, all tree removal would not be permitted until the applicant receives the approval of both the GDP and FDP, as well as installing all erosion control measures, and tree protection measures as specified in Section 331-2 of the Municipal Ordinances.

Tree protection during construction or land disturbance. Where any construction activity, land disturbance or tree removal is taking place on any property, or nearby any adjoining property, the following tree preservation methods and standards must be followed and must be shown in advance on any application for tree removal:
(1) No construction activity, movement or placement of equipment or vehicles, placement of material or spoils or excess soil shall be placed inside the root zone and drip line of any protected tree on the property undergoing construction, as well as any adjoining property.
(2) Temporary proactive fencing shall be installed outside of each protected tree's root zone and drip line, including trees on adjoining properties that may be affected. Said fencing shall remain in place during the entire time of construction, land disturbance or tree removal, and location shall be approved by the Village Engineer or Tree Commissioner.

(3) Such other measures as may be required by the Village of Williams Bay depending on unique or unusual property conditions, tree locations or proposed construction activity or land disturbance.

Overall, the tree removal plan submitted meets all requirements of the Village of Williams Bay Municipal Ordinances, as well as the recommendations by SEWRPC for trees within the environmental corridor. The proposed plan would not be detrimental to the natural resource areas, Lake Geneva, or surrounding properties as long as proper tree protection is followed, erosion control measures are placed, and the tree re-planting schedule is followed.

Respectfully submitted,



Allison Schwark
Code Enforcement
Tree Commissioner
Village of Williams Bay

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			

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

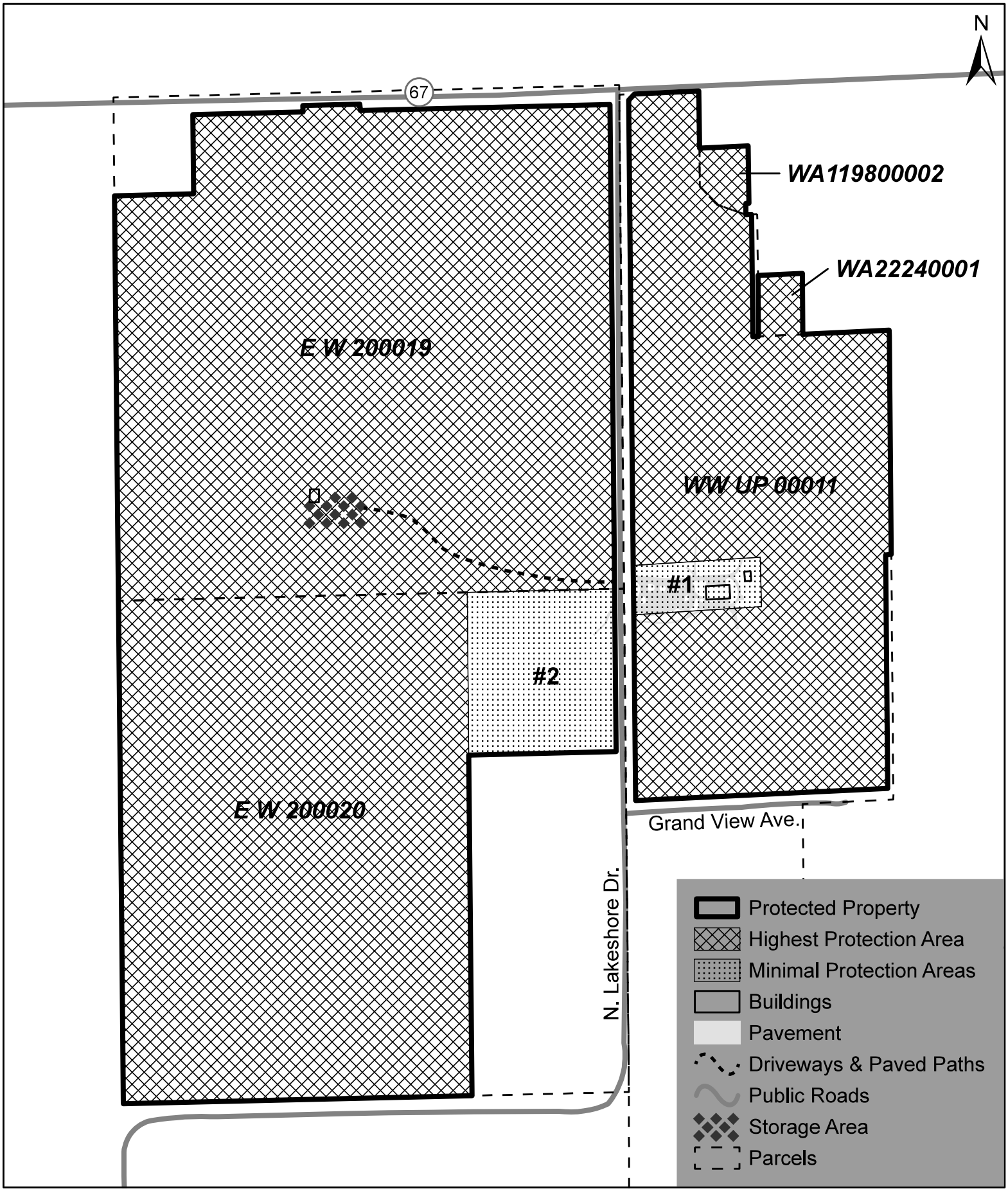
Consider/recommend a Final Development Plan (FDP) to the Village Board
Consider Development Agreement and recommend to the Village Board

Village Board

Consider/Approve Final Development Plan (FDP)
Development Agreement

The Preserve - Exhibit B

91.8 acres (gross & net)



From: David Lothspeich
Sent: Wednesday, February 19, 2025 12:50 PM
To: David Lothspeich <admin@vi.williamsbay.wi.gov>
Cc: Bonnie Schaeffer <zoning@vi.williamsbay.wi.gov>; Tina Kolls <clerk@vi.williamsbay.wi.gov>; Municipal Code Enforcement <mcodeenforcement@gmail.com>; Sonja Kruesel <skruesel@vandewalle.com>; Doug Snyder <dsnyder@baxterwoodman.com>; Justin Timm <chief@vi.williamsbay.wi.gov>; Mark Schroeder <mschroeder@janesvillelaw.com>
Subject: Village Code Requirements Re Development Agreements & Public Written Comments

Village Plan Commission Members,

Please see below and attached and let us know if you have any questions.

Village Code Requirements Re Development Agreements
There has been some question, as to what the Williams Bay Village Code requires and the process for consideration of Development Agreements.

As noted in the attached "WB Village Code Re: Development Agreement" the Willams Bay (WB) Village Code requires the following:

- *Development Agreements, as a contract, are the sole purview of the Village Board. The is no mention of PC review or recommendation.*
- *The timing for approval of Development Agreements is prior to final approvals (The Preserve final approval would be the Final Development Plan (FDP)).*

For example, based upon review of the meeting packets and meeting minutes, the Development Agreement for the Women's Leadership Center (WLC) followed Code and was not reviewed by the PC (refer to attached WLC Timeline Summary".

The Village appears to have been following these WB Village Code requirements, at least with WLC, in that the PC did not consider or make recommendation on the Development Agreement. For WLC, the PC recommendation was conditioned upon meeting all 10 requirements of the Village Engineer and the Village Board negotiated to include most of these requirements in the WLC Development Agreement along with the annual $37K PILOT program.

Based upon WB Village Code, the Development Agreement is between the Village Board and the Applicant. That being said, the Development Agreement should be shared with the PC when it is made public and included in the materials when the PC considers the FDP.

Public Written Comments
Please refer to the attached most recent public comments received.

Thank you,

Dave

VILLAGE OF WILLIAMS BAY – VILLAGE CODE RE: "DEVELOPMENT AGREEMENT"

LAND USE LEGISLATION.

§ 375-1202 **Definitions.**
DEVELOPMENT AGREEMENT
A contract for improvements negotiated between the subdivider or condominium developer and the Village as a condition of **final plat**, condominium plat or **CSM approval**.

§ 375-0304 **Final plat review and approval procedure.**
F. **Development agreement required**.

*Upon the filing of a **preliminary plat** with the Village, the subdivider or condominium developer and Village shall **begin negotiations** on a development agreement specifying responsibilities of both parties.*

***Prior to approval** of the **final plat** by the **Village Board**, the subdivider or condominium developer and Village shall be in substantial agreement as to the terms of the development agreement.*

***Village Board** approval shall be conditioned upon the execution of the development agreement. **Prior to Village signing and recording of the final plat**, the development agreement shall be signed by both parties and all conditions of final plat approval shall be satisfied to the extent possible.*

§ 375-0305 **Final plat requirements.**
The final plat shall meet all technical requirements of Chapter 236, Wisconsin Statutes. In addition, the subdivider or condominium develper shall furnish the following information with respect to the approved, recorded version of the final plat.
A. If the ***final plat*** or condominium plat contains private road(s), the following note shall be added to the plat:

NOTICE OF POSSIBLE LIMITATION OF PUBLIC SERVICES

THIS PLAT CONTAINS PRIVATE ROAD(S), AND, AS A RESULT, CERTAIN PUBLIC SERVICES MAY BE LIMITED. THE EXTENT OF THESE LIMITATIONS MAY BE SPELLED OUT IN A DOCUMENT CALLED A DEVELOPMENT AGREEMENT, WHICH DIRECTLY RELATES TO THIS PLAT AND IS FILED AS A PUBLIC DOCUMENT IN THE OFFICE OF THE VILLAGE CLERK FOR THE VILLAGE OF WILLIAMS BAY.

§ 375-0306 Minor land division (certified survey map).
E. Developer agreement. The ***Village Board*** may require the execution of a development agreement for a certified survey map involving public improvements.

§ 390-0114 Definitions.

DEVELOPMENT AGREEMENT

An agreement by a developer with the Village that clearly establishes the developer's responsibility regarding project phasing, the provision of public and private facilities and improvements, and any other mutually agreed to terms and requirements.

§ 390-1103 **Plan Commission.**

The Plan Commission, together with its other statutory duties, shall make reports and recommendations relating to the planning and development of the Village to the Village Board, other public officials, and other interested organizations and citizens. The Plan Commission shall have such powers as may be necessary to enable it to perform its functions and promote municipal planning. Under this chapter, its functions are primarily recommendatory to the Village Board pursuant to the guidelines set forth in this chapter.

WLC Timeline Summary:

Meeting Dates & Action Taken (meetings summaries provided below):
10/10/23 – PC Continued
11/14/23 – PC Recommended Approval
11/20/23 – VB deferred until the December 4th
12/04/24 – VB Conditional Use Permit and Site Plan Approved conditioned upon Development Agreement
12/18/23 - VB Closed Session. VB appointment of negotiating team
01/02/24 – VB Continued - Closed Session
01/15/24 – VB Continued - Closed Session
01/22/24 – VB Special Meeting. VB Conditionally Approved Development Agreement

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Meeting Summaries:
10/10/23 – PC Continued - Public Hearing on Conditional Use Permit and Site Plan.

- Diana Coleman, W4461 N. Lakeshore Drive, Williams Bay spoke in favor
- Larry Larkin, W3170 S. Lakeshore Drive, Lake Geneva, spoke in favor
- Wendy Durry, 542 Wilmett Rd, Williams Bay, spoke in favor
- Dennis Kois, Executive Director, Yerkes Future Foundation, spoke in favor
- Sandra Johnson, 2327 Theatre Rd, Williams Bay, spoke in favor

11/14/23 – PC Recommendation for Approval. *Recommend Village Board Approval of the request for a Conditional Use Permit and Site Plan with the condition that items 1-10 on the Engineer's Report to Committee dated November 3, 2023, are met was initiated by Commissioner Haak and seconded by Trustee Lowell Wright.*

11/20/23 – VB deferred until the December 4th Village Board Meeting – PC Recommendation

12/04/24 – VB Conditional Use Permit and Site Plan Approved conditioned upon Development Agreement.
V. PUBLIC COMMENTS
Jim Killian, 91 Potawatomi, spoke in support of the Women's Leadership Center project. Killian also spoke in opposition to the easements included in the development agreement being requested by the Village of Williams Bay.
Don Mason, 508 Wiswell, Spoke in agreement of the easements included in the development agreement being requested by the Village of Williams Bay.

The motion to approve the conditional use permit to construct a Women's Leadership Center initiated by Trustee Vlach and seconded by Trustee Umans. Unanimously carried.

The motion to approve the site plan for development in the P & I Public and Institutional District subject upon a development agreement between the Village of Williams Bay and Constance Woods, LLC was initiated by Trustee Umans and seconded by Trustee D'Alessandro. Unanimously carried.

12/18/23 VB Closed Session. VB appointment of two board members and village attorney negotiating team.

Closed Session - Pursuant to the exemption contained in Wis. Stats. § 19.85(1)(e) for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business - Development Agreement with Constance Woods, LLC

The motion to appoint President Duncan, Trustee Wright and Attorney Schroeder to a negotiating team for the purpose of negotiating the development agreement with Constance Woods, LLC with a deadline of no later than January 17, 2024, was initiated by Trustee Russell and seconded by Trustee D'Alessandro. Unanimously carried.

01/02/24 – VB Closed Session. No discussions or actions taken on items discussed in closed session.

01/15/24 – VB Closed Session. No discussions or actions taken on items discussed in closed session.

01/22/24 – VB Special Meeting. VB Conditionally Approved Development Agreement

Public Comments:
- Don Mason, 508 Wiswell Dr, spoke in opposition
- Jim Killian, 91 Potawatomi, spoke in favor
- Mike Fieweger, 536 Morgan Dr, spoke in opposition
- Suzan Franzen, 372 W Geneva St, spoke in favor
- Edgar Mosshammer, 27 Constance Blvd, spoke in favor
- Ann Drake, Constance Woods, LLC, spoke briefly about WLC
- Tim Halas, 134 Elmhurst Ct, spoke in opposition to the development agreement.

Woods, LLC is conditioned upon the revision of Exhibit 1 to include the final site plan to be prepared by the Developer, which will incorporate Exhibit 8, as reviewed and approved by the Village Engineer, and upon satisfaction of that condition, the Village President is authorized to sign the Development Agreement on behalf of the Village was initiated by President Duncan and seconded by Trustee Wright.

Yes: Bill Duncan, Jim D'Alessandro, Lowell Wright, Steven Russell
No: Robert Umans, Adam Jaramillo
Abstain: None
Result: Passed Motion carries

Outlook

Fw: Support for The Preserve

From rudycsa@aol.com <rudycsa@aol.com>
Date Fri 2/14/2025 2:00 PM
To Tina Kolls <clerk@vi.williamsbay.wi.gov>; Tina Kolls <clerk@vi.williamsbay.wi.gov>

Tina, would you delete my original email this afternoon? I pushed "send" rather than "save."
Below is the letter we would like sent to the Board.
Happy Valentine's Day
Karen

Subject: Support for The Preserve

Dear Village of Williams Bay Board,

We are writing in full support of Liam Krehbiel's Topography plans for the property at George Williams College.

The Preserve offers low density beautification of the unique site including notable conservation and proper infrastructure improvement extending beyond the property borders. As its name implies, significant acreage will be preserved with public access to our shore path. Water Safety Patrol's importance in our community will be embraced. This investment in Williams Bay will be a boon to all of us. Taxes, employment, assurance of stellar property improvement and maintenance are only some of the benefits.

While a thriving nonprofit is an ideal, most nonprofits in Williams Bay are surviving rather than thriving. We love Kishwauketoe and the camps along the lakefront. Our nonprofits could use a healthy infusion of money. The most impactful speaker at the December meeting was the known and respected gentleman who pointed out the incredible percentage of residents with food uncertainty who depend on the Walworth County Food Bank. We need to fund our existing nonprofits, which compose a huge part of Williams Bay's geography. Taxes of The Preserve will provide steady income for the village.

Some residents balk at the proposed cost of membership and exclusivity of The Preserve. Investigating like resorts across the country and abroad shows that their huge success is due to the escape from everyday life. We do not need to belong to The Preserve to reap the rewards of a stunningly beautiful lakefront, a new extension of our shore path, and regular attendance of Music by the Lake.

We do not doubt how serious the choice you make now is. Liam Krehbiel continues to listen and create a plan that improves our reception of his vision. We have reviewed plans and attended meetings for over a year. We cannot turn back the clock. This is a rare chance to move forward in the most positive way for Williams Bay.

Karen and Rudy Altergott
28 Lower Loch Vista Drive

Outlook

Feb 19 Plan Commission Meeting

From Mike O <mikeobrien1017@gmail.com>
Date Wed 2/19/2025 6:04 PM
To Tina Kolls <clerk@vi.williamsbay.wi.gov>

Williams Bay Trustees & Village Residents,

Am writing again to ensure my support for the Preserve at Williams Bay as proposed by the Topography team. While I am not in town and cannot attend the meeting in person to represent my excitement for this plan, I wanted to make sure it was documented for the meeting.

As one of a handful of neighboring properties connected to the current GWC campus and the Yerkes Observatory, we are very much impacted by the future of the land use. It is our wish that the board and village get behind this proposal and support Topography as they pursue this wonderful repurposing of the lands at GWC.

The preservation of so much open space on the campus land + the amazing proposal of land conservancy is among the very best outcomes that we could see from the new custodians of this beautiful land.

Please know that while some folks may not scream louder and/or voice anger, their views are just as important as everyone else's. While the sensitivity to this project is among the highest I've seen in the decades we've lived in the Bay, it is unfortunate that so many people are untrusting and or whimsical ideas about other future uses of the land. Turning away the very open and detailed Topography plan opens risk for what could take its place and I'd hate for the village to make the same mistake again.

Let's get these folks moving forward with their plans and build something beautiful and add to our tax rolls.

Regards,
Mike O'Brien
415 Grandview Ave
Williams Bay, WI

Outlook

The Preserve

From Anita O'Brien <anitaob30@gmail.com>
Date Wed 2/19/2025 5:50 PM
To Tina Kolls <clerk@vi.williamsbay.wi.gov>

My name is Anita O'Brien. I am out of town currently and unfortunately cannot attend the meeting tonight. I want to add my opinion as my husband and I live in the property that is located between Yerkes and George Williams College. We will be greatly affected by any plans that will be occurring with George Williams College property and the land across N. Lakeshore Dr.

I am excited for the plans that Liam and his company Topography have created relating to the resort and the acres of conservancy planned for walking paths. I currently walk that area most days of the week and I feel that adding more places for people to walk is positive for our community.

His plans for Music by the Lake and adding sidewalks to Ravinia Rd and N. Lakeshore Drive is also a great benefit to the city.

I understand that some people feel the property where the current college stands should be open to the public, but since walkers will still have access to the lake path, I do not feel that is a necessity. If people are looking to walk through the area, 90 acres of walking paths through a conservancy should please everyone.

Being an exclusive resort, traffic will be much less a problem than if a subdivision was to go across the street on North Lakeshore Drive. I hope the board and the village accept the proposal from Topography as it will be a huge benefit to Williams Bay.

Thank you for reading,
Anita O'Brien
415 Grandview Avenue

Sent from my iPhone

Outlook

Continued strong support for The Preserve

From Michael Bishop <mcabishop@gmail.com>
Date Wed 2/19/2025 2:49 PM
To Tina Kolls <clerk@vi.williamsbay.wi.gov>

Dear Village Clerk,

My husband and I own the home directly next door to The Water Safety Patrol, which has prompted us to pay very close attention to Liam Krehbiel's plan for The Preserve in Williams Bay. We have attended many of the meetings in person and have also reached out personally to Liam with any concerns we may have had as these plans have progressed.

We have observed him to be a thoughtful listener, and we believe his vision for The Preserve aligns beautifully with the values of our community. We think the plans for this property will add understated beauty to the lakefront path and we are thrilled with Liam's plans to restore (for all of us) the declining land that was once a lovely golf course.

We appreciate the 1.5 million tax dollars that will be brought into our community by 2029, and also the donations that have been made to our local charities such as Kishwauketoe, Walworth Food Bank, and The Water Safety Patrol.

We believe it is important that The Preserve will buy locally, provide jobs, and continue Music by the Lake. We are unable to imagine a better use of this beautiful property.

We strongly reiterate our full support for The Preserve of Williams Bay.

Sincerely,

Christine and Michael Bishop

Outlook

RE: Written comments on the proposal/topography

From David Lothspeich <admin@vi.williamsbay.wi.gov>
Date Tue 2/18/2025 4:29 PM
To Cynthia Rosenthal <cynrosenthal@icloud.com>
Cc Tina Kolls <clerk@vi.williamsbay.wi.gov>; Bonnie Schaeffer <zoning@vi.williamsbay.wi.gov>

Cynthia,

I'm not entirely clear as to what you are asking. There are prescribed sequences for consideration but that does not mean that the PC or VB only consider a single item per meeting. The PC and VB routinely consider multiple items for applications that require multiple approvals. In this instance, the PC is scheduled to consider the Annexation and Zoning (GDP) at their meeting tomorrow evening.

For reference, the following/attached is included the 2/19 PC packet.

Please let me know if I did not answer your question.

Best regards,

Dave

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

From: Cynthia Rosenthal <cynrosenthal@icloud.com>
Sent: Tuesday, February 18, 2025 6:18 AM
To: David Lothspeich <admin@vi.williamsbay.wi.gov>
Cc: Tina Kolls <clerk@vi.williamsbay.wi.gov>
Subject: Re: Written comments on the proposal/topography

One question I'm not sure I asked/was answered that came up:

The annexation issue, if the below looks to be aligned, then they will wait for annexation as per the December step-by-step process?

If not, can you please share the reasoning behind it?

Thanks,
Cynthia

> On Feb 17, 2025, at 2:11 PM, David Lothspeich <admin@vi.williamsbay.wi.gov> wrote:
>
> Cynthia,
>
> I am re-sending the attached as the highlighted areas were not showing on the document that I originally emailed.
>
> Dave

From: David Lothspeich
Sent: Monday, February 17, 2025 1:35 PM
To: cynrosenthal@icloud.com
Cc: Tina Kolls <clerk@vi.williamsbay.wi.gov>
Subject: RE: Written comments on the proposal/topography

Cynthia,

My apologies, the attached was intended to be included with my previous response below.

Dave

From: David Lothspeich
Sent: Monday, February 17, 2025 1:20 PM
To: cynrosenthal@icloud.com
Cc: Tina Kolls <clerk@vi.williamsbay.wi.gov>; David Lothspeich <admin@vi.williamsbay.wi.gov>
Subject: RE: Written comments on the proposal/topography

Cynthia,

Village Clerk Tina Kolls forwarded your email to me. My apologies for the delayed response but I wanted to get the confirmation of all changes since December directly from Topography. Please see attached letter from Topography that we received last Friday confirming the very limited changes from the Concept Plan presented in December.

The attached "the preserve – village requirements 01232025 includes a comprehensive list of all the Village's requirements that Topography has agreed upon. Note that these items are addressed in various documents and in some instances multiple documents.

Please refer to the answers to your other questions below and let me know if you have any further questions.

Best regards,

Dave

From: Cynthia Rosenthal <cynrosenthal@icloud.com>
Sent: Thursday, January 30, 2025 11:53 AM
To: Tina Kolls <clerk@vi.williamsbay.wi.gov>
Subject: Re: Written comments on the proposal/topography

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.

Refer to answer above

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.
This is one of the many Village Requirements by the Village that Topography has agreed to. Please refer to the attached letter from GLC that is included in the Plan Commission Packet for February 19. Geneva Lakes Conservancy and Topography confirmed that they are working together on a conservation easement. The model conservation easement is a more recent version of the conservation easement that exists for Kishwauketoe.

and additional residents requests such as what the marina will entail (slips),
This is one of the many Village Requirements by the Village that Topography has agreed to. The GDP and FDP site plans control all improvements allowed on the property. The GDP site plan includes the boat slips (10) and the Village Board requirements include additional restrictions limiting not only the number but also prohibiting the use for rental or anyone other than guests. Refer to GDP (page 21) site plan "Water Patrol & Boathouse" included in the PC Packet for details.

how the land will be "gated" or restricted and perhaps highlight where people would park for any events and what that entails.
This is one of the many Village Requirements by the Village that Topography has agreed to. Constance Blvd. and Ravina Rd are village public streets and will remain as such open to all the public. The GDP in the Plan Commission Packet includes a site plan showing the proposed parking areas for special events such as the Amphitheatre. Refer to GDP (page 52) site plan "Special Events Parking".

There were concerns regarding Yerkes night sky light restrictions as well as
This is one of the many Village Requirements by the Village that Topography has agreed to. All light fixtures are required to be "night sky" complaint with prescribed hours for when they are to be turned off, this is a detail that will be included in the Final Development Plan (FDP).

confirmation that Vision Hill is not "sacred land" or "tribal land" and that this has been followed up with the DNR.
This is one of the many Village Requirements by the Village that Topography has agreed to. Please see attached "University of Wisconsin Review…" confirming that there are no known archaeological sites on Vision Hill. All development is required to comply with the attached "WDNR Burials Earthworks…Policy and Plan"

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.

Thank you for sharing this information with and updating the group.

<Village Requirements for Preserve - 01232025 (Highlighted).pdf>

Outlook

Support for The Preserve

From Pamela Russell <pamelarussell.1@gmail.com>
Date Tue 2/18/2025 4:20 PM
To Tina Kolls <clerk@vi.williamsbay.wi.gov>

I am writing to once again voice my support for The Preserve project.

I have been to many meetings and read a lot of material about this project. I think that the Topography group and Liam Krehbiel have come up with a beautiful project that is well suited for the property. I also believe that they have been very open to listening to the people in the village and to incorporating their ideas and requests into the plan.

I also believe that the village needs to be able to offset the 42% of the property that isn't taxable by bringing this land onto the tax rolls. It is the right thing for our village.

Thank you -

Pamela Russell
24 Lower Loch Vista Drive
Williams Bay

Outlook

FW: December meeting 12/9/2024

From Donald Mason <dsmasons@charter.net>
Date Tue 2/18/2025 3:25 PM
To Tina Kolls <clerk@vi.williamsbay.wi.gov>

----------Forwarded Message----------

From: "Donald Mason" <dsmasons@charter.net>
To: "Tina Kolls" <clerk@vi.williamsbay.wi.gov>
Sent: December 10, 2024 at 5:03 PM CST
Subject: December meeting 12/9/2024
We want to thank both the Planning Committee and the Board of Trustees for their time last night to listen and respond to all concerns that were brought up at the meeting. Change is hard, but necessary as the things do come about. Once the emotions are removed and logic takes over, the right decision was made last night.

This project is the best thing that can happen to our village with the added revenue that will come, in time. As with anything, not everyone will agree with this, but we can't continue without the additional revenue Topography will bring to the village. This is an answer to help fill the short fall when the budget is at hand. We hope that all of you in our village government will continue in supporting the Topography project.

Donald & Sheila Mason
Wiliams Bay, Wi

Outlook

The Preserve comments

From BRENDA RIPKEY <bkripkey@charter.net>
Date Tue 2/18/2025 2:18 PM
To Tina Kolls <clerk@vi.williamsbay.wi.gov>

Hi Tina,

I am writing ahead of tomorrow's meeting as I am unfortunately not going to be able to be there.

I would like to voice my support (once again) for the project to move forward with approval. I am blown away by the amount of land which will be put into preservation and the mindful development of the land and buildings which will be impacted. I see Topography's plan as a blessing for our community for years to come. It's unique in its intentional design to improve existing buildings, honor its beauty and history as well as their sincere outreach to members of the community to show they care about finding the right balance of commerce and progress.

Thank you for your efforts in this journey,
Brenda Ripkey
100 Birch Walnut Drive,
Williams Bay

Outlook

RE: TID and impact at Williams Bay

From David Lothspeich <admin@vi.williamsbay.wi.gov>
Date Mon 2/17/2025 2:51 PM
To Cynthia <cynrosenthal@gmail.com>
Cc Tina Kolls <clerk@vi.williamsbay.wi.gov>; Bill White <wwhite@williamsbayschool.org>

Cynthia,

I cannot speak for the school district but as noted below the TID does not affect the school's property tax revenues.

Best regards,

Dave

From: Cynthia <cynrosenthal@gmail.com>
Sent: Monday, February 17, 2025 2:42 PM
To: David Lothspeich <admin@vi.williamsbay.wi.gov>
Cc: Tina Kolls <clerk@vi.williamsbay.wi.gov>; Bill White <wwhite@williamsbayschool.org>
Subject: Re: TID and impact at Williams Bay

Confirming that we will NOT see a referendum in the next 5 years for more funds the school needs due to any restriction or fault of having the TID.

Is that accurate?

Thanks,
Cynthia

> On Feb 17, 2025, at 12:25 PM, David Lothspeich <admin@vi.williamsbay.wi.gov> wrote:
>
> Cynthia,
>
> Good afternoon. One of the first things that the Village looked into when considering establishing the TID was the impact on the other taxing bodies, most notably the school district.
>
> **The TID does not have any impact on the future tax payments to the Williams Bay School District.**

Due to Wisconsin tax cap laws, the school district would not receive any new or increased property taxes from the development of the Aurora campus with or without the TID. With the TID, the Village is able to capture all new incremental property taxes generated by the development (projected up to nearly $10M) for project expenses located within the TID boundaries and ½ mile from the TID boundaries. The project expenses are limited to capital infrastructure improvements replacing existing aged village infrastructure, including streets, water and sewer.

The following is a screen shot of the attached TID report that was presented as part of the Joint Village Board and Plan Commission Meeting in December. I've copied Dr. Bill White from the school district so that he is aware and can clarify or correct my answer.

Please don't hesitate to let me know if you have any further questions.

Best regards,

Dave

David Lothspeich
Village Administrator
Village of Williams Bay

<image003.png>

From: Cynthia <cynrosenthal@gmail.com>
Sent: Sunday, February 16, 2025 5:53 PM
To: Tina Kolls <clerk@vi.williamsbay.wi.gov>
Subject: Fwd: TID and impact at Williams Bay

Hi there, I had previously sent this but I didn't get any response.

Can someone confirm that there is no impact to the school district regarding the TID?

Subject: TID and impact at Williams Bay

Can you please clarify how the TID will impact future tax payments to Williams Bay School District? It looks like the collection of taxes within the TID will pay back the loan/bond.

How will the Williams Bay School District be impacted? Does that mean we will need a referendum to come up with the difference?
When will this occur - if there is an impact to the school district?

<image002.png>

<Baird -Williams Bay TID Overview and TID # 1 Creation Synopsis Updated 12032024.pdf>

Outlook

Fw: The Preserve

From Robert Umans <rumans@vi.williamsbay.wi.gov>
Date Mon 2/17/2025 10:46 AM
To Tina Kolls <clerk@vi.williamsbay.wi.gov>

Sent from my T-Mobile 5G Device
Get Outlook for Android

From: Rachel Rockwell <rrockwell1998@gmail.com>
Sent: Monday, February 17, 2025 9:56:10 AM
To: David Lothspeich <admin@vi.williamsbay.wi.gov>; 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>
Subject: The Preserve

Good morning.

Ahead of the meeting on Wednesday, February 19, 2025, I want to reaffirm my strong support for the development project at the former George Williams College site, The Preserve. This project will benefit both the village and the broader community. It's crucial that the momentum be maintained and that continuing to move it forward be prioritized, with the goal of securing approval. I trust that you all recognize the urgency and significance of this project for the future of the village.

Please forward this email to the Planning Commissioners. Thank you in advance.

Regards,
Rachel Rockwell

Outlook

Fw: Form submission from: Comments

From Cynthia Stanek <Assistant@vi.williamsbay.wi.gov>
Date Mon 2/17/2025 8:45 AM
To Tina Kolls <clerk@vi.williamsbay.wi.gov>

Tina,

Please see the message below.

Cynthia Stanek
Utility Clerk/ Administrative Assistant
262-245-2700 Option 1

Please note my email address has changed to Assistant@vi.williamsbay.wi.gov

---

From: Williams Bay, WI via Williams Bay, WI <cmsmailer@civicplus.com>
Sent: Saturday, February 15, 2025 3:56 PM
To: Cynthia Stanek <Assistant@vi.williamsbay.wi.gov>
Subject: Form submission from: Comments

Submitted on Saturday, February 15, 2025 - 3:56pm
Submitted by anonymous user: 141.126.164.228
Submitted values are:
==Your Message Details:==
Subject: The Preserve at Williams Bay
Message: To whom it may concern, my wife (Patti Stilin) and I are strongly IN FAVOR of the development of The Preserve at Williams Bay.
==Your Contact Information:==
Full Name: Scott A Stilin
E-mail Address: sastilin691@gmail.com
Phone Number: 2628127109
==Address:==
Street: 73 Congress St.
City: Williams Bay
State: Wisconsin
Zipcode: 53191
The results of this submission may be viewed at:
https://www.williamsbay.org/node/2/submission/14381

Outlook

Upcoming Plan Commission Meeting Regarding The Preserve

From Ryan Finley <rcfinley@gmail.com>
Date Mon 2/17/2025 8:31 AM
To Tina Kolls <clerk@vi.williamsbay.wi.gov>

Ryan Finley
400 Chesterfield Ct
Williams Bay, WI
53191

I would like to offer my support for the Topography "The Preserve" resort plan. I know some residents have zero interest in any type of "resort" development in the Bay, but I believe it is the best thing for the village. Our tax base could certainly use an infusion of tax dollars to do the things that need to be done for the village, and this plan at least has an emphasis on maintaining a lot of the natural beauty at the site while adding a rather small resort in comparison to others around the lake. I also love the idea of revitalizing the presentation of Music on the lake. As long as this development maintains its promises of nature trails, preserving much of the land, and giving the community a great venue for music and other events, I'm in full support.

Thanks!

Ryan Finley

Outlook

Fwd: Process for completion with Annexation Outlined

From Cynthia <cynrosenthal@gmail.com>
Date Sun 2/16/2025 5:43 PM
To Tina Kolls <clerk@vi.williamsbay.wi.gov>

To be included for the public posting as related to Feb 19th

For the record:

Subject: Process for completion with Annexation Outlined

From December 9th's meeting
Need for comprehensive Plan Amendment & Other Entitlements:

rural holding zoning district is used before application of "permanent" zoning.

Need for Comprehensive Plan Amendment & Other Entitlements

For the proposed development to occur, numerous approvals and entitlements must be secured. One of the first steps would be to consider whether a change to the Comprehensive Plan is appropriate and to potentially adopt amendments to the Comprehensive Plan.

The proposed development may not proceed under the existing Comprehensive Plan. In the mapped location of the Institutional Campus category, the Comprehensive Plan is written to limit uses to only institutional campus facilities and uses that would be allowed in the existing P&I zoning district. The proposed resort and related amendments are not allowed in the current zoning district. Therefore, rezoning is required to enable development. Rezoning to any district other than P&I is not allowed unless the Comprehensive Plan is first amended. Additionally, the township parcel in question would require annexation and zoning that is consistent with the Comprehensive Plan.

A Comprehensive Plan amendment application has been filed by the developer to further this request. The Village is considering whether to approve the amendment request.



Meetings & Minutes | Williams Bay, WI
The proposed development may not proceed without the process shown as 1) Amendment, 2) Annexation, 3) Rezoning (the PDO overlay), and then 4) Agreement

This is the process stated. We recommend that the annexation be completed prior to any further steps.

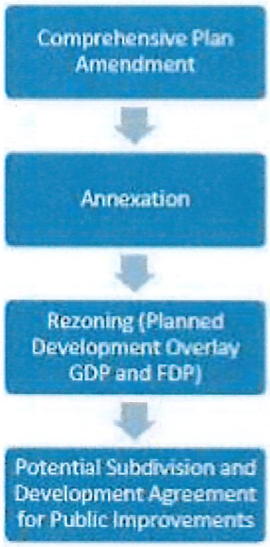
rural holding zoning district is used before application of "permanent" zoning.

Need for Comprehensive Plan Amendment & Other Entitlements

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A Comprehensive Plan amendment application has been filed by the developer to further this request. The Village is considering whether to approve the amendment request.



Outlook

Re: The Preserve- Topography project

From Frost Williams <williams.frost@gmail.com>
Date Sun 2/16/2025 5:39 PM
To Jdelessandro@vi.williamsbay.wi.gov <Jdelessandro@vi.williamsbay.wi.gov>; Steven Russell <srussell@vi.williamsbay.wi.gov>; George Vlach <gvlach@vi.williamsbay.wi.gov>; Lowell Wright <lwright@vi.williamsbay.wi.gov>; Adam Jaramillo <ajaramillo@vi.williamsbay.wi.gov>; Tina Kolls <clerk@vi.williamsbay.wi.gov>; Bill Duncan <bduncan@vi.williamsbay.wi.gov>

Good evening to each of you and trust everyone is enjoying the newly fallen snow finally here in the Bay.
I once again want to convey my support for the Topography project, The Preserve, at the former GWC campus. I have attempted to find reason for our village to further question this and continue hearing stronger points for its approval and go ahead. Their recent decision to provide commitment to put $10 million in escrow to guarantee the bond once again points to a community partner doing what's best for the village. I await further word confirming any more financial commitment to the Village in the forthcoming development agreement once those details become known. I talked with other neighbors today that also conveyed they are for this project moving forward, one of which right here on Constance blvd where impact will be felt during the coming years and construction.
The future financial benefit also is very evident and in time will truly be a decision everyone on the current Wms Bay Village Board will look back on as the right decision.
I still have no information on any other viable option presented publicly that makes any more sense than this project. The continuation of this land being in not for profit (NFP) status just further hinders the finances of the village, continues to utilize resources when not contributing towards them and no longer makes fiscal sense where an entity now will add so much to the tax rolls.
Thank you for continuing to approve future items in the process for The Preserve to move forward.

Frost Williams
45 Parkhurst St | Wms Bay WI 53191
(414) 881-4598 |

> On Nov 5, 2024, at 12:37 PM, Frost Williams <williams.frost@gmail.com> wrote:
>
> Greetings to each of you from 45 Parkhurst Street here in Williams Bay. I write you today to express my support for the Preserve project at the George Williams College Campus (of Aurora University.)
> My name is Frost Williams, Son of David B Williams and great grandson of Storrs Barrett. No relation to George Williams or Capt Esrael Williams, but still a very proud, born and raised resident here in our great village. Along with my wife Heather and son Storrs, we moved back to Wms Bay last August after renovating our family home over a year. Main reason was for Storrs to start first grade here but other reasons, like Yerkes Future Foundation's set plans for their property and our small town's community played a large

role. Growing up here, the GWC campus was just down the hill from our home and has always been a treasure for our family. The updates Aurora did over the years enhanced it for their needs and, unfortunately, no longer meet those needs as we all know. What I have read, reviewed and seen in renderings and information from Topography are exciting and the next era, if you will, for this beautiful property. I work in the hospitality world and have represented a number of hotels over the past 25 years. The plans make sense. They present a low density option to the environment and community along with setting Wms Bay up for years to come in a number of ways. Yes, there are a number of resorts here in the Geneva Lake area but none like this in the entire Midwest. Lake Geneva has always been a resort destination going back to the 1870's and it's our time to add this component to Williams Bay with this very well thought out project.
Thank you moving forward with necessary approvals to have The Preserve come to fruition.
Best regards

Frost Williams
(414) 881-4598 |

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

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 #	See Note # Below	Item	Project Costs: Streets and Highways	Project Costs: Sanitary Sewer Utility	Project Costs: Water Utility	Project Costs: 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 #	See Note # Below	Item	Project Costs: Streets and Highways	Project Costs: Sanitary Sewer Utility	Project Costs: Water Utility	Project Costs: Fire/Rescue	Project Costs: 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.*

https://outlook.office365.com/mail/AAMkADdlZjA0N2M3LTUwOWQtNGVlOC1hNmYwLWVhY2Q5OTFlNjVhNwAuAAAAAAAv0bD1RTjERr%2Fzzz

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

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

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
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WILLIAMS BAY PLAN COMMISSION RESOLUTION # R-13-25

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 and Institutional District (upon annexation) does 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 outweigh any and all potential adverse impacts of the proposed amendment, and that it does 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 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 Planned Development Overlay (PDO) zoning of the Subject Parcels do outweigh any and all potential adverse impacts of the proposed amendment, and that it does 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 Planned Development Overlay zoning of the Subject Parcels, as described in Section II., if approved, be subject to the terms of the GDP and be conditioned upon approval of the Final Development Plan. Further, that the Engineer Review comments of February 5, 2025 be addressed. The Inn be labeled Principal 1, with a height not to exceed 55 feet, the Retreat, Racquet and Spa be labeled as Principal 2, with a height not to exceed 40 feet, and the Cabins be labeled as Principal 3, with a height not to exceed 30 feet, and that the landscaping on the eastern boundary adjoining the Women's Leadership Center be addressed.

Approved by the Plan Commission of the Village of Williams Bay this 19th day of February, 2025.

VILLAGE OF WILLIAMS BAY

By: William B Duncan
William Duncan, Chairperson

Attest: Tina Kolls
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:

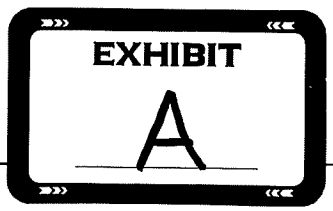


EXHIBIT "A"
Legal Description

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

ORDINANCE #2025-_____

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE VILLAGE OF WILLIAMS BAY

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, following said public hearing, the Plan Commission, as set forth in Section I of Resolution R-13-25, based upon the findings contained therein, having recommended to the Village Board of the Village of Williams Bay that Tax Key Parcel EW 200020 and described in Exhibit B, be rezoned to P & I Public and Institutional District (upon annexation); and

WHEREAS, following said public hearing, the Plan Commission, as set forth in Section II of Resolution R-13-25, based upon the findings contained therein, having recommended to the Village Board of the Village of Williams Bay that Tax Key Parcels WWUP 00011, WGT 00010, WGT 00009, WA 499800002 and EW 200020, as more specifically described in the attached Exhibit A (Subject Parcels), be zoned with a Planned Development Overlay (PDO) as described in the GDP conditioned upon addressing the Engineer's Review Comments of February 5, 2025, addressing as Principal 1, the Inn, with a height not to exceed 55 feet, Principal 2, as the Retreat, Racquet and Spa, with a height not to exceed 40 feet and Principal 3, the Cabins, with a height not to exceed 30 feet, and addressing landscaping on the eastern boundary of the subject property adjacent to the Women's Leadership Center property; and

WHEREAS, the Village Board of the Village of Williams Bay, having determined that it is appropriate to accept the findings of the Plan Commission as set forth in Section I of Resolution R-13-25, that it is also appropriate to accept the findings of the Plan Commission as set forth in Section II of Resolution R-13-25, which Resolution is attached as Exhibit C, and after considering the recommendations of the Plan Commission and having determined that it is appropriate to proceed with the zoning of the property described in Exhibit B and the Subject Property described in Exhibit A.

NOW, THEREFORE, the Village Board of the Village of Williams Bay do hereby ordain as follows:

Section I. That the property described in Exhibit B, attached hereto and incorporated herein, is hereby rezoned from AH Agricultural Holding District to P & I Public and Institutional District.

Section II. That the Subject Property described in Exhibit A attached hereto and incorporated herein, is hereby zoned with a PDO Planned Development Overlay District on the P & I Public and Institutional District zoning, subject to the terms set forth in the GDP which is hereby approved, and further conditioned upon approval of the Final Development Plan.

Section III. The Official Zoning Map of the Village of Williams Bay is hereby amended to show these changes in zoning classification to the property described in Exhibit B and the property described in Exhibit A and the Village Clerk is directed to make note on said Official Map of these zoning changes.

Section IV. This ordinance shall take effect upon passage and publication as provided by law.

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

VILLAGE OF WILLIAMS BAY

By:_____
William Duncan, Chairperson

Attest: _____
Tina Kolls, Clerk

First Reading: _____

Second Reading: _____

Date Adopted: _____

Date Published: _____

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:

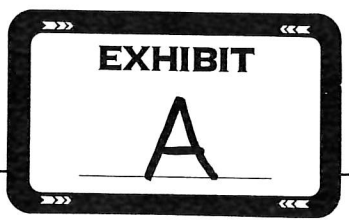


EXHIBIT "A"
Legal Description

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

EXHIBIT "B"
Legal Description

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. EW200020

Outlook

The Preserve

From Diane Buckel <dianebuckel@gmail.com>
Date Mon 2/24/2025 5:02 PM
To Tina Kolls <clerk@vi.williamsbay.wi.gov>

I was at the Public meeting last week concerning voting on the zoning resolutions for Topography. I am so happy the board was able to pass this and hope they will continue to move forward with this great project.

Diane Buckel
561 Free Church Dr
Wms Bay

Sent from my iPad

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 24, 2025

Village of Williams Bay
Attn: Village Board Trustees
250 Williams Street
Williams Bay, WI 53191

Bill Duncan, bduncan@vi.williamsbay.wi.gov
Jim D'Alessandro, 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

Cc:
Tina Kolls, Village Clerk clerk@vi.williamsbay.wi.gov
Bonnie Schaffer, Zoning Administrator, zoning@vi.williamsbay.wi.gov
David Lothspiech, Village Administrator, admin@vi.williamsbay.wi.gov

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

Dear Village Trustees:

I am following up regarding the February 19, 2025, Village Plan Commission public hearing proceedings concerning the Topography Hospitality LLC rezone and annexation applications for the George Williams College property. We were glad the meeting was well attended despite frigid temperatures, which is reflective of the great passion and interest Village residents have in the wellbeing of the community, as well as the importance of the issues that must be addressed as the Village Board moves forward with its review of The Preserve at Williams Bay project.

The Plan Commission recommendation to approve The Preserve rezone application was conditioned upon construction of a landscape buffer by Topography Hospitality LLC along the shared boundary line between the college property and the Women's Leadership Center property, to mitigate the impact of the project. I am grateful for the thoughtfulness and foresight exercised by the Plan Commission to include construction of the landscape buffer as part of its recommendation to the Board.

The specific details of the landscape buffer are yet to be determined. I respectfully request the Board consider the proposed landscape buffer plan included in the "Women's Leadership Center Requests for Additional Conditions and Requirements to the Developer's Agreement and GDP for The Preserve" document sent to Plan Commission Members and Trustees on February 6, 2025. I enclose another copy of that list of conditions and requirements with this letter.

Comments from the public during the February 19, 2025, public hearing addressed concerns relating to the impact of the project on the environment and the community. There are many details yet to be discussed and acted upon to ensure The Preserve project is compatible with surrounding land uses and the community in general. I sincerely hope you will consider the enclosed list of conditions and requirements in your discussions.

The Women's Leadership Center strongly encourages the Board to examine and address other unresolved issues with Topography Hospitality LLC's project such as density of development, the need for specific limitations on future expansion of the project and adoption of a conservation easement that protects Village residents by prohibiting development within the easement and restricting use of the easement to a nature preserve. These requests are detailed in the list of conditions and requirements enclosed with this letter.

Issues relating to the number of "accessory" buildings to be constructed on the property and the developer's request for relief from applicable building height requirements were also topics of discussion at the February 19, 2025, Plan Commission public hearing. The number of "accessory" buildings to be constructed on the property, now or in the future, should be specifically addressed and limited to control a property use that is not compatible with neighboring properties like Yerkes and the Women's Leadership Center. Also, the Women's Leadership Center believes it is important that the Board scale back requested building height limits so that the overall development is more compatible with other properties in the neighborhood. These requests are detailed in the list of conditions and requirements enclosed with this letter.

Publicly expressed concerns with the environmental and community impact of the project can be addressed by enacting specific limitations upon development in the 150-foot shore yard setback and the adoption of specific rules concerning use of the property during special events. These issues are addressed in the list of conditions and requirements enclosed with this letter.

Women's Leadership Center project advisors and I are available to discuss the Center's requested conditions and requirements at any time. Thank you again for your service and for your commitment to the betterment of the Village.

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

[Williams Bay, WI] The Preserve (Sent by Diane Buckel, Dianebuckel@gmail.com)

From Contact form at Williams Bay, WI <cmsmailer@civicplus.com>
Date Sun 2/23/2025 5:12 PM
To Tina Kolls <clerk@vi.williamsbay.wi.gov>

Hello tkolls,

Diane Buckel (Dianebuckel@gmail.com) has sent you a message via your contact form (https://www.williamsbay.org/user/656/contact) at Williams Bay, WI.

If you don't want to receive such e-mails, you can change your settings at https://www.williamsbay.org/user/656/edit.

Message:

I was at the Public Meeting concerning the zoning map amendments. I am very happy they passed and I am writing to let you know I hope the board will continue to move forward with this great project. I have followed along from the beginning and I feel I have been kept well informed.

Diane Buckel
561 Free Church
Wms. Bay

Outlook

The Preserve

From Edward O'Reilly <edward.oreilly@mac.com>
Date Sun 2/23/2025 8:33 AM
To Tina Kolls <clerk@vi.williamsbay.wi.gov>

Good morning,

I'm writing to state my enthusiastic support for The Preserve Project in Williams Bay.

I have had the opportunity to review the detailed submission to the town for the Preserve Project and note the thoughtful approach with regards to natural preservation and aesthetics. The plan illustrates a major upgrade from current state and also thoughtfully includes access for the community, at large.

Thank you for your dedication to the town and the work you continue to put in to this project. I look forward to seeing this come to fruition.

Best regards,

Edward O'Reilly
Summer Resident
Pier 366

edward.oreilly@mac.com

Outlook

The Preserve

From donald blazina <donbrutus@sbcglobal.net>
Date Fri 2/21/2025 6:04 PM
To Tina Kolls <clerk@vi.williamsbay.wi.gov>

My wife and I would again like to voice our support for The Preserve as we feel it is the best way for the Village to proceed with the George Williams College property.
Sent from my iPad

Outlook

Support for the Preserve

From Affetto, Dan <DAffetto@ftportfolios.com>
Date Fri 2/21/2025 3:46 PM
To Tina Kolls <clerk@vi.williamsbay.wi.gov>

I just wanted to take a moment to express my support for the Preserve.

Thank you,

Daniel Affetto
First Trust Portfolios
Managing Director, National Sales
(312) 890-6863
www.ftportfolios.com

CONFIDENTIALITY: This electronic mail transmission, including any attachments, contains confidential and proprietary information, which belongs to either First Trust Portfolios, L.P. or First Trust Advisors L.P. The information is intended only for the use of the individual(s) or entity named above. Any unauthorized review, use, distribution, forwarding, copying or disclosure to or by any other person or entity is strictly prohibited. If the reader of this message is not the intended recipient, please notify the sender by reply email and destroy all copies of the original message.

Dear Village Board,

2-19-25

Please make sure the sound systems are working for every board meeting everywhere. We want to hear everything. Thank you.

Annaliesa Prohuska + neighbors.
109 Clover St.

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

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.

institutional District (upon annexation) and Rezoning of Parcels WWUP 00011, WGT 00010, WGT 00009, WA 49980002 and EW 200020 (after annexation) to Add a PDO Planned Development Overlay District/General Development Plan (GDP).

ORDINANCE #2025-_____

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE VILLAGE OF WILLIAMS BAY

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, following said public hearing, the Plan Commission, as set forth in Section I of Resolution R-13-25, based upon the findings contained therein, having recommended to the Village Board of the Village of Williams Bay that Tax Key Parcel EW 200020 and described in Exhibit B, be rezoned to P & I Public and Institutional District (upon annexation); and

WHEREAS, following said public hearing, the Plan Commission, as set forth in Section II of Resolution R-13-25, based upon the findings contained therein, having recommended to the Village Board of the Village of Williams Bay that Tax Key Parcels WWUP 00011, WGT 00010, WGT 00009, WA 499800002 and EW 200020, as more specifically described in the attached Exhibit A (Subject Parcels), be zoned with a Planned Development Overlay (PDO) as described in the GDP conditioned upon addressing the Engineer's Review Comments of February 5, 2025, addressing as Principal 1, the Inn, with a height not to exceed 55 feet, Principal 2, as the Retreat, Racquet and Spa, with a height not to exceed 40 feet and Principal 3, the Cabins, with a height not to exceed 30 feet, and addressing landscaping on the eastern boundary of the subject property adjacent to the Women's Leadership Center property; and

WHEREAS, the Village Board of the Village of Williams Bay, having determined that it is appropriate to accept the findings of the Plan Commission as set forth in Section I of Resolution R-13-25, that it is also appropriate to accept the findings of the Plan Commission as set forth in Section II of Resolution R-13-25, which Resolution is attached as Exhibit C, and after considering the recommendations of the Plan Commission and having determined that it is appropriate to proceed with the zoning of the property described in Exhibit B and the Subject Property described in Exhibit A.

NOW, THEREFORE, the Village Board of the Village of Williams Bay do hereby ordain as follows:

Section I. That the property described in Exhibit B, attached hereto and incorporated herein, is hereby rezoned from AH Agricultural Holding District to P & I Public and Institutional District.

Section II. That the Subject Property described in Exhibit A attached hereto and incorporated herein, is hereby zoned with a PDO Planned Development Overlay District on the P & I Public and Institutional District zoning, subject to the terms set forth in the GDP which is hereby approved, and further conditioned upon approval of the Final Development Plan.

Section III. The Official Zoning Map of the Village of Williams Bay is hereby amended to show these changes in zoning classification to the property described in Exhibit B and the property described in Exhibit A and the Village Clerk is directed to make note on said Official Map of these zoning changes.

Section IV. This ordinance shall take effect upon passage and publication as provided by law.

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

VILLAGE OF WILLIAMS BAY

By:_____
William Duncan, Chairperson

Attest: _____
Tina Kolls, Clerk

First Reading: _____

Second Reading: _____

Date Adopted: _____

Date Published: _____

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:

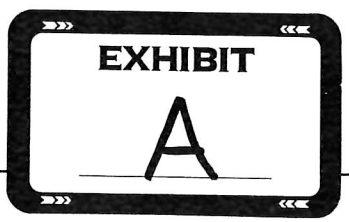


EXHIBIT "A"
Legal Description

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

EXHIBIT "B"
Legal Description

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. EW200020

TOPOGRAPHY

Darrell Slomiany
Head of Development
111 S. Wacker Drive, Sutie 4960
Chicago, Illinois 60606

Village Board
Village of Williams Bay

February 28, 2025

Dear Board Members:

This letter confirms our (hereinafter the "Applicant") willingness to modify the pending PDO Application to meet the three conditions set forth by the Plan Commission at its April 19th meeting all as follows.

First, the Applicant has worked closely with Mr. Doug Snyder to meet his requests and shall continue to do so such that his Engineer Review comments of February 5, 2025 shall be addressed as part of the Final Development Plan (the "FDP").

Additionally, Applicant agrees to modify the language regarding building heights, per the Planning Commission's contingent approval. In the subsequent FDP, Applicant will remove the reference to Accessory Buildings in quantity and height, and instead The Inn shall be labeled Principal 1, with a height not to exceed 55 feet, the Retreat, Racquet and Spa shall be labeled as Principal 2, with a height not to exceed 40 feet, and the Cabins shall be labeled as Principal 3, with a height not to exceed 30 feet

Finally, regarding the additional screening, along on the eastern boundary adjoining the Women's Leadership Center shall be addressed in the FDP. We note that our cabins will be 25' from the property line (15' is the zoning regulation). We intend to supplement the existing natural buffers such that these cabins are screened from the neighboring property.

We look forward to continuing discussions with you at the Board Meeting on March 3rd.

Sincerely,

Darrell Slomiany

Dear Village of Williams Bay,

Below is a list of the adjustments that have been made to The Preserve GDP Documents from the 2025-01-13 submittal per the request of the Village Planning Commission Meeting on February 19, 2025.

GDP Document

- Page 10 - acreage total corrected per count from Village Planner
- Page 19 - landscape plantings shown and noted on eastern property boundary adjoining the Women's Leadership Center. These we will further developed in the future as required by the FDP.
- Pages 57 thru 58 - Updated language referencing building heights to use Principal 1, 2, and 3 labels.
- Page 61 - Updated building classification diagram to use Principal 1, 2, and 3 labels
- Pages 62 thru 66 and 68 - Added label to each shown building elevation identifying classification as Principal 1, 2, and 3.

Preliminary Tree Inventory, Protection, and Removal Analysis

- Pages L-001 through L-118
  - Referred to Village of Williams Bay in place of Hinsdale.
  - Referred to Wisconsin "Diggers Hotline " or similar in place of J.U.L.I.E.
  - Labeled top Tree id column as Tree Tag #
  - Infilled tree condition class colors on all sheets
- Pages L-011 – Pg. L-029
  - Trees on the edge of the property and in the North 40 parcel remain on the tree inventory for reference.
  - Added a table column space break and label where intentional tree tag numbers skip occur as "Intentional Tag Number Skip" by surveyor.
- Pages L-100 – Pg. L-118
  - Removed Tree Protection Boundary (red dashed line and labels).
  - Removed Label - Trees within tree protection boundary to remain.
  - The tree X symbol remain as before to indicate tree removals.

Thank you for your understanding and cooperation.

TOPOGRAPHY

THE PRESERVE AT WILLIAMS BAY

Geneva Lake, Wisconsin

GDP Application ~ ~~01.13.2025~~
Revised 2.27.2025

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.

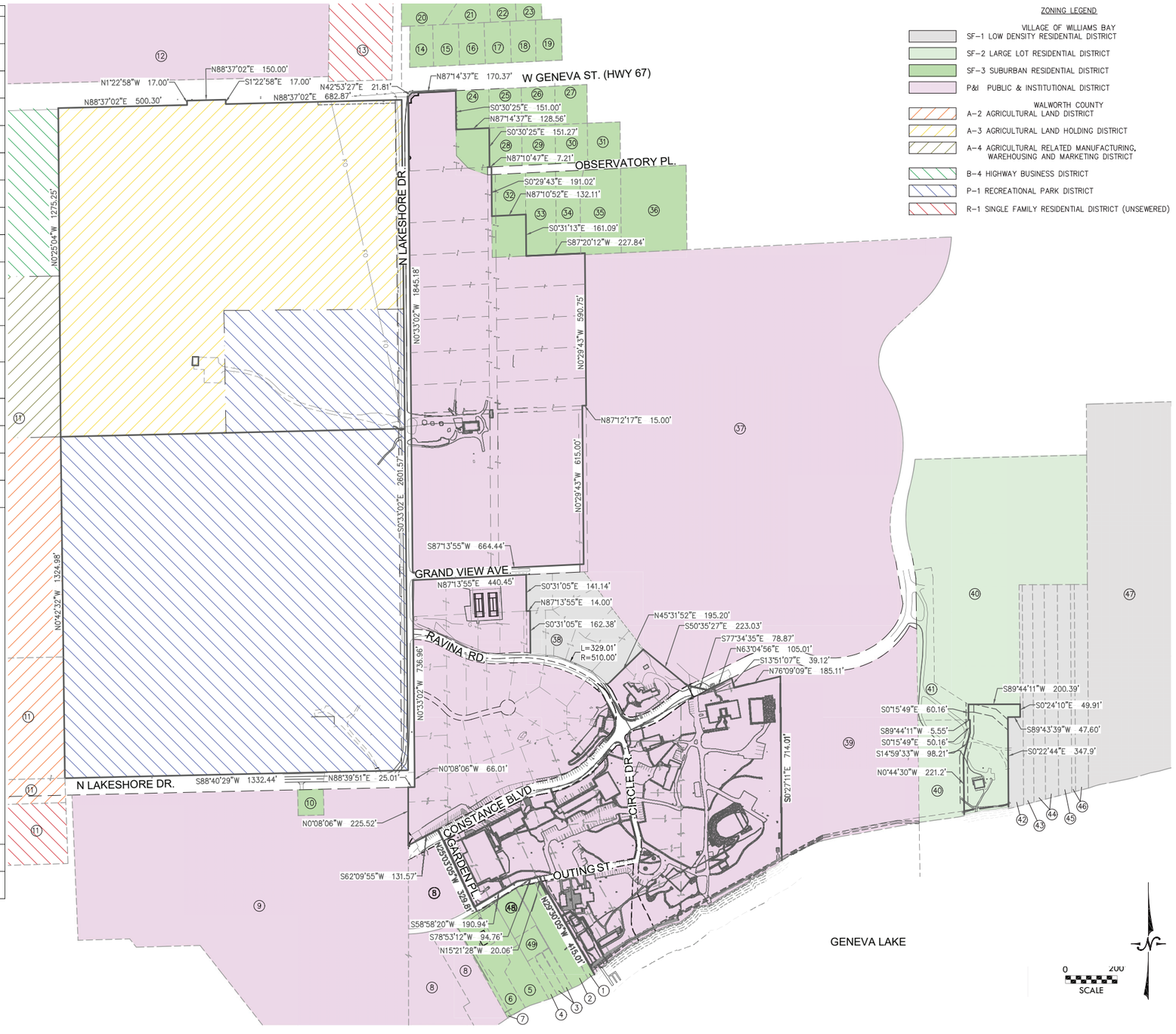


EXISTING OVERALL SITE

SCALE: 1" = 500'

PROPERTY WITHIN 300 FEET OF DEVELOPMENT			
1	LAKE GENEVA TRUST 15240 N CLUBGATE DR UT 144 SCOTTSDALE, AZ 85254-5400	30	JAMES T & HEIDI A MOCCHI 0N651 W WEAVER CIR GENEVA, IL 60134
2	THOMAS NEWMAN TRUST CAROL WILKINSON TRUST, et al. 208 W WASHINGTON ST #1811 CHICAGO, IL 60606-0600	31	KYLE M & HEATHER J D CUDWORTH 410 OBSERVATORY PL WILLIAMS BAY, WI 53191
3	DANIEL & JANETTA VONRABENAU 704 N WELLS ST FL 2 CHICAGO, IL 60654	32	STEPHEN D & KIM E MINETTE 446 OBSERVATORY PL WILLIAMS BAY, WI 53191
4	JESSICA COLE/THEODORE MCCARTAN 3708 N GREENVIEW AVE CHICAGO, IL 60613	33	ROXANNE RODRIGUEZ 104 N WISTERIA ST MANSFIELD, TX 76063-6300
5	WILLIAMS BAY LLC 2000 DEMPSTER ST STE B EVANSTON, IL 60202	34	DONALD H WEYHRAUCH 431 OBSERVATORY PL WILLIAMS BAY, WI 53191-9100
6	OUTING INVESTMENTS LLC 7944 BEACH DR FOX POINT, WI 53217	35	JESSE F & ANNA T GAGLIARDO 419 OBSERVATORY PL WILLIAMS BAY, WI 53191-9100
7	SHIELD II LLC 7944 BEACH RD FOX POINT, WI 53217	36	JONATHAN & MARY BARTHOLOMEW 397 OBSERVATORY PL WILLIAMS BAY, WI 53191-9100
8	NORMAN B BARR CAMP INC C/O DONALD LARSON 5068 W BALMORAL AVE CHICAGO, IL 60630	37	YERKES FUTURE FOUNDATION INC PO BOX 346 WILLIAMS BAY, WI 53191-9100
9	LAKE GENEVA FRESH AIR PO BOX 10 WILLIAMS BAY, WI 53191	38	MICHEL K & ANITA P OBRIEN PO BOX 1422 WILLIAMS BAY, WI 53191
10	ROBERT A WOLFE PO BOX 221 WILLIAMS BAY, WI 53191	39	WOMENS LEADERSHIP CENTER AT WILLIAMS BAY NFP 303 E WACKER DR STE 315 CHICAGO, IL 60601-0100
11	GAGE MARINE HOLDINGS LLC PO BOX 220 WILLIAMS BAY, WI 53191	40	TEAM E-IA LLC 318 HALF DAY RD STE 343 BUFFALO GROVE, IL 60089-8900
12	SCHOOL DISTRICT OF WILLIAMS BAY 139 CONGRESS WILLIAMS BAY, WI 53191	41	AURORA EAST PROPERTY OWNERS ASSOCIATION INC 318 HALF DAY RD STE 343 BUFFALO GROVE, IL 60089
13	JEFFREY R FROELICH W4741 BORDER DR FONTANA, WI 53125	42	PETER PERKINS TRUST JANICE PERKINS TRUST, et al. PO BOX 81 MARENGO, IL 60152
14	WAYNE L ROWEHL 480 W GENEVA ST WILLIAMS BAY, WI 53191	43	SUMMERSET LG LLC W3128 HIGHWAY 59 WHITEWATER, WI 53190-9000
15	CLAUS R & SARAH F WELLHAUSEN 470 W GENEVA ST WILLIAMS BAY, WI 53191	44	F MICHAEL & JENNIFER COVEY 625 S BURTON PL ARLINGTON HEIGHTS, IL 60005-0500
16	WYNN PROPERTIES LLC 120 S STATE ST STE 525 CHICAGO, IL 60603	45	PATRICIA PURCELL TRUST 655 LONGBOAT CLUB RD UT 18A LONGBOAT KEY, FL 34228-6000
17	CRONIN FAMILY TRUST 450 W GENEVA ST WILLIAMS BAY, WI 53191-9100	46	PHYLLIS C STEINDL TRUST 13 CARRIAGE CT OAK BROOK, IL 60523-2300
18	AUSTIN WAYNE & HANNAH BRANSON 440 W GENEVA ST WILLIAMS BAY, WI 53191-9100	47	DARTMOUTH WOODS CONDOMINIUM BALLY BAY LLC C/O J OR W PLAZA 77515 PELICAN BAY BLVD NAPLES, FL 34108
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		EDF LLC C/O CAROLINE WETTERSTEN 5884 N KILBOURN AVE CHICAGO, IL 60646-4600
21	RONALD J & CAMILLE L GRABSKI 435 FROST DR WILLIAMS BAY, WI 53191-9100		MARK & JULIE SCARPELL 220 MOFFETT RD LAKE BLUFF, IL 60044-4400
22	PATRICK J WATTS PO BOX 545 WILLIAMS BAY, WI 53191-9100		CARL EDWARD AVALLON TRUST 290 S SHORE LN LAKE FOREST, IL 60045
23	WATTS INVESTMENTS LLC PO BOX 545 WILLIAMS BAY, WI 53191		RUTH PARSONS FAMILY TRUST 5 DARTMOUTH RD WILLIAMS BAY, WI 53191-9100
24	MCKENNA ROSE & MATTHEW GONSER 457 W GENEVA ST WILLIAMS BAY, WI 53191-9100		MICHAEL P KING TRUST 6 DARTMOUTH RD WILLIAMS BAY, WI 53191-9100
25	BRIAN & EILEEN ROBINSON 445 W GENEVA ST WILLIAMS BAY, WI 53191		THOMAS P & LAURIE L BEDA 7 DARTMOUTH RD WILLIAMS BAY, WI 53191-9100
26	JEFFREY S ROLLER SR 433 W GENEVA ST WILLIAMS BAY, WI 53191-9100		STEVEN L & BETSY J CARLSON 8 DARTMOUTH RD WILLIAMS BAY, WI 53191
27	REPUBLIC RENTALS LLC 320 W GENEVA ST WILLIAMS BAY, WI 53191-0400		GREGORY E & LINDA G WOLF 2746 OLDE CYPRESS DR NAPLES, FL 34119-1900
28	STEVE D & KIM E MINETTE 446 OBSERVATORY PL WILLIAMS BAY, WI 53191	48	ELIZABETH ANN HAMLIN TRUST PO BOX 1153 WILLIAMS BAY, WI 53191
29	MICHAEL A & LAURA A THON 440 OBSERVATORY PL 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.

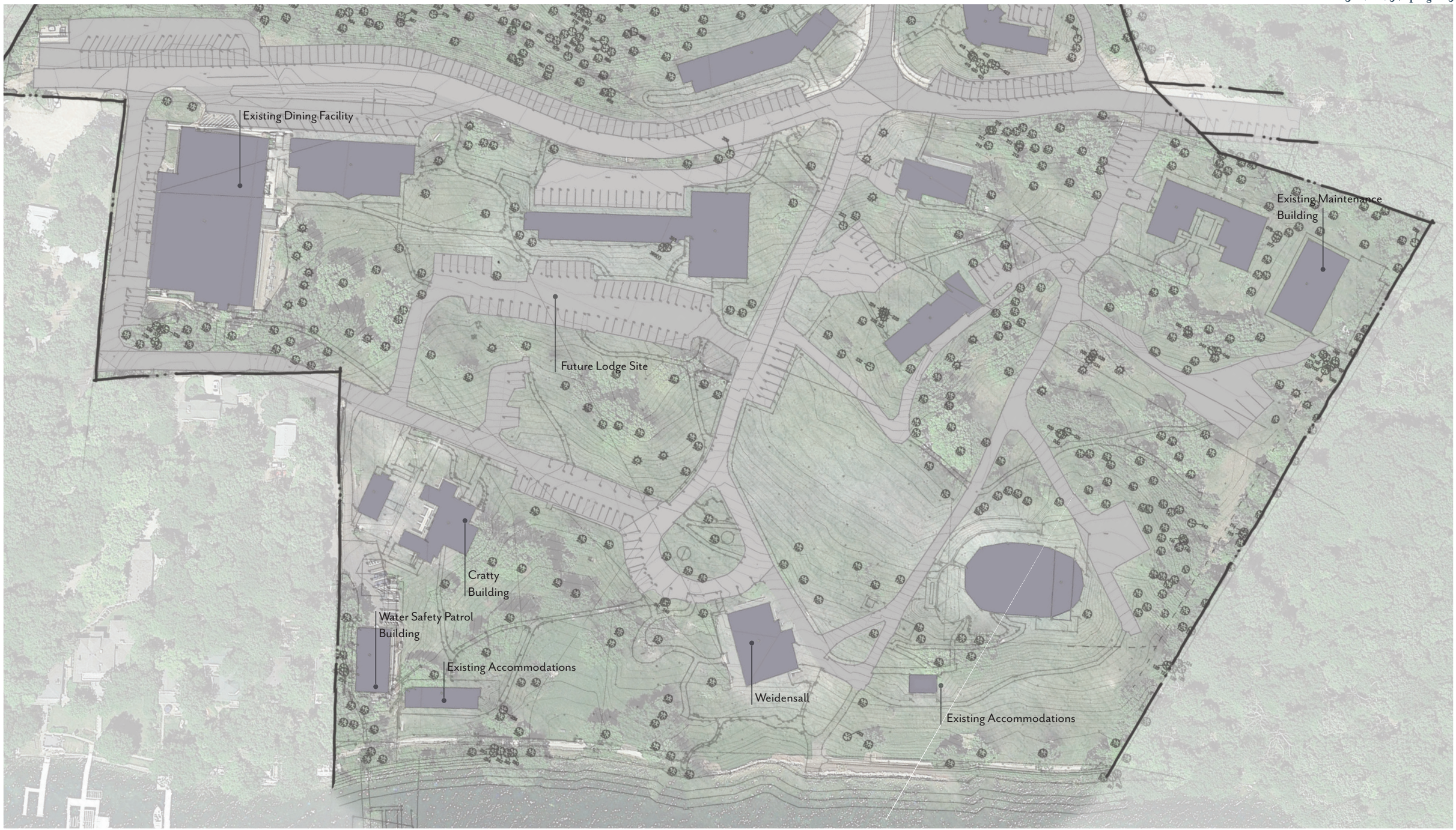


ZONING LEGEND

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)

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.

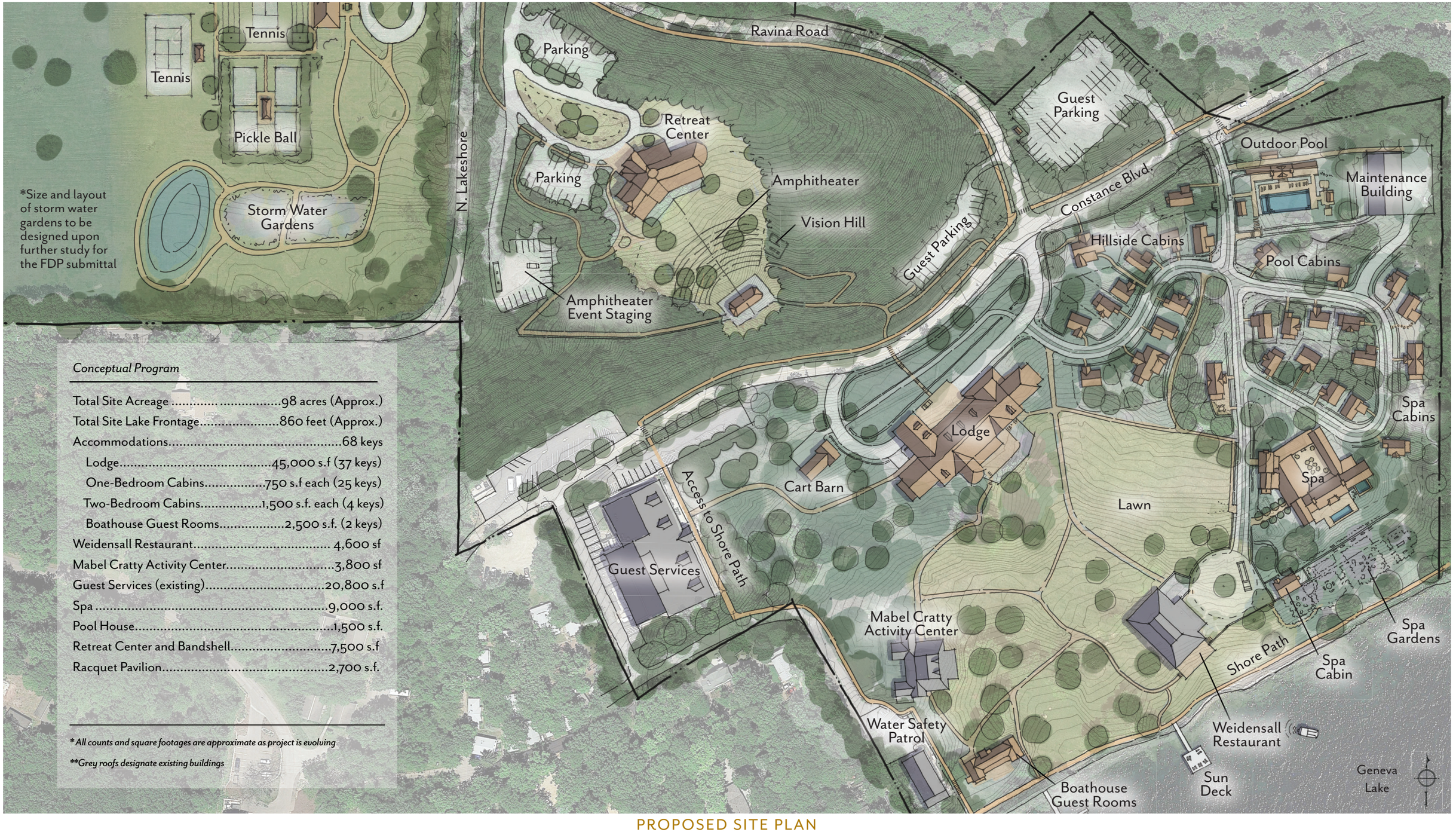
The project is not just a development; it is a commitment to honoring the history of the YMCA camp with a low density country lodge and cabins, continuing the Music by the Lake tradition in a new and improved venue, and boosting local tourism and economic growth while respecting and enhancing our natural 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'



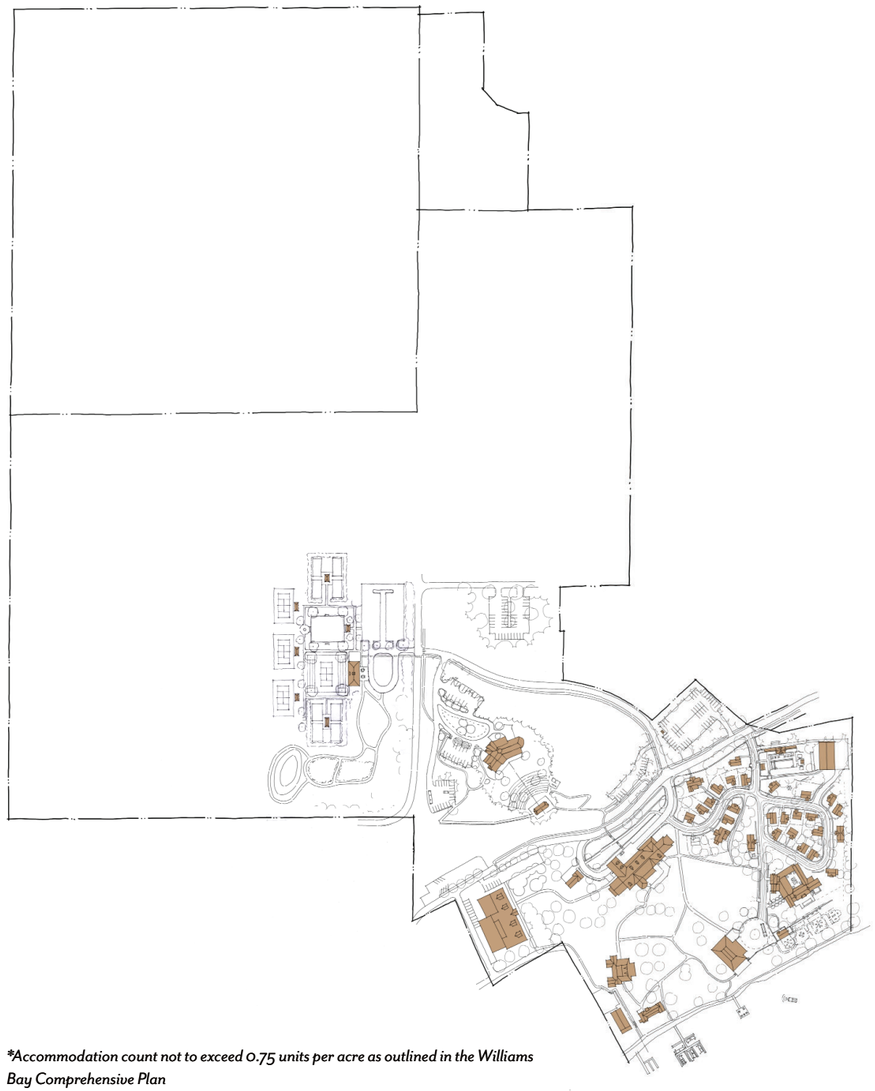
Conceptual Program

Total Site Acreage	98 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.

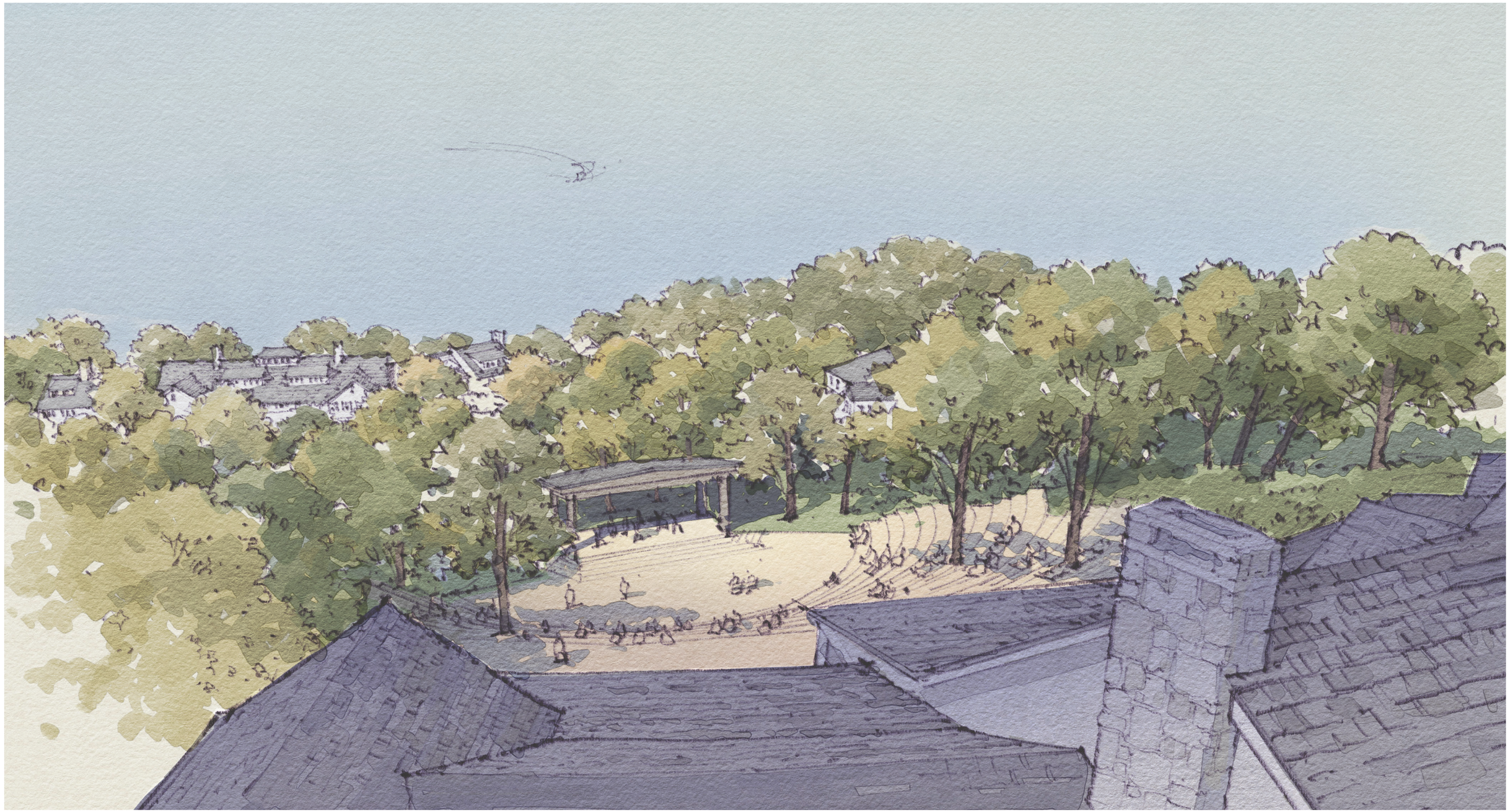
BUILDING AND ROAD COVERAGE DIAGRAM



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.

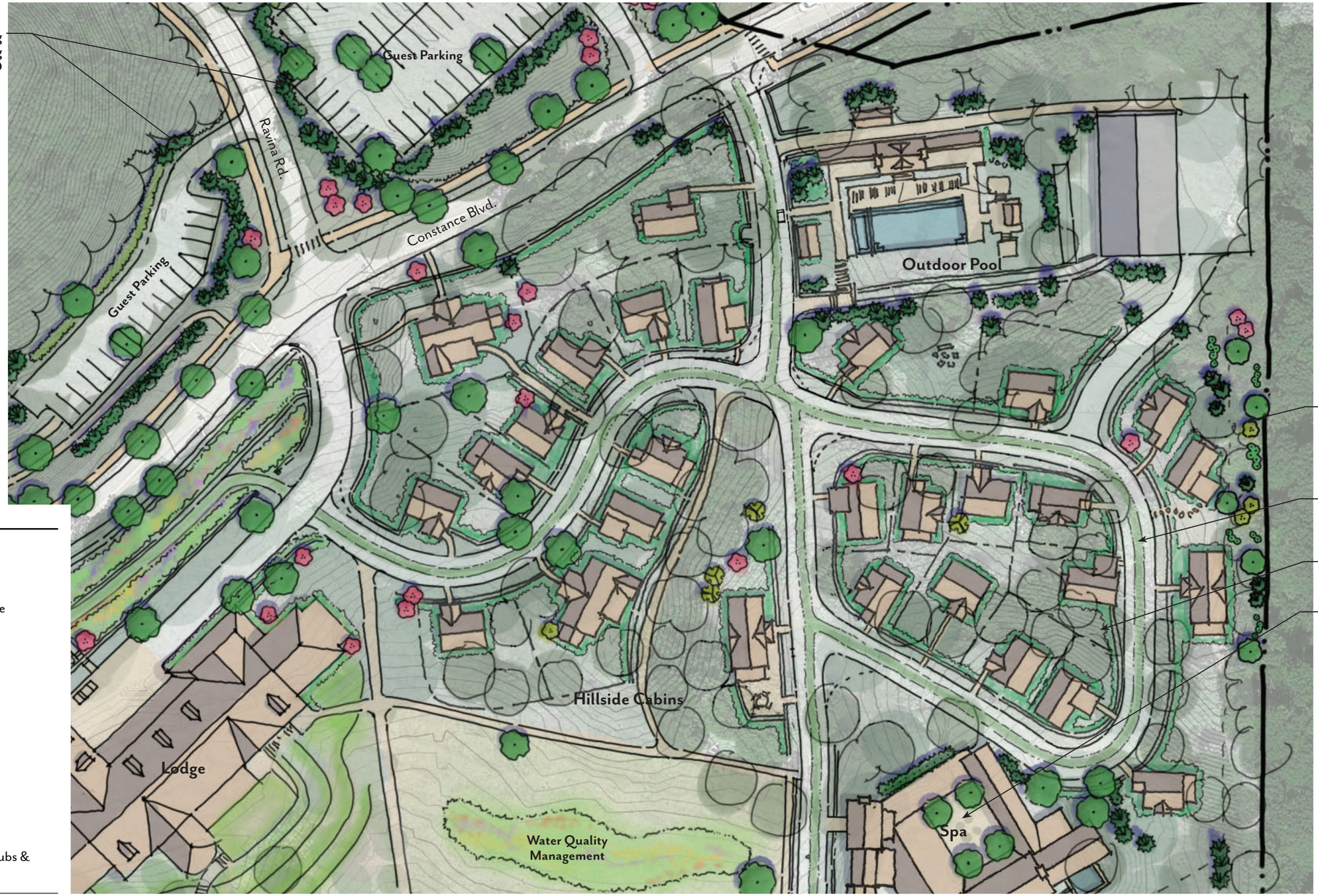


PROPOSED OVERALL LANDSCAPE PLAN

SCALE: 1" = 500'



LANDSCAPE ENLARGEMENT - LODGE



LANDSCAPE ENLARGEMENT - CABINS & OUTDOOR POOL



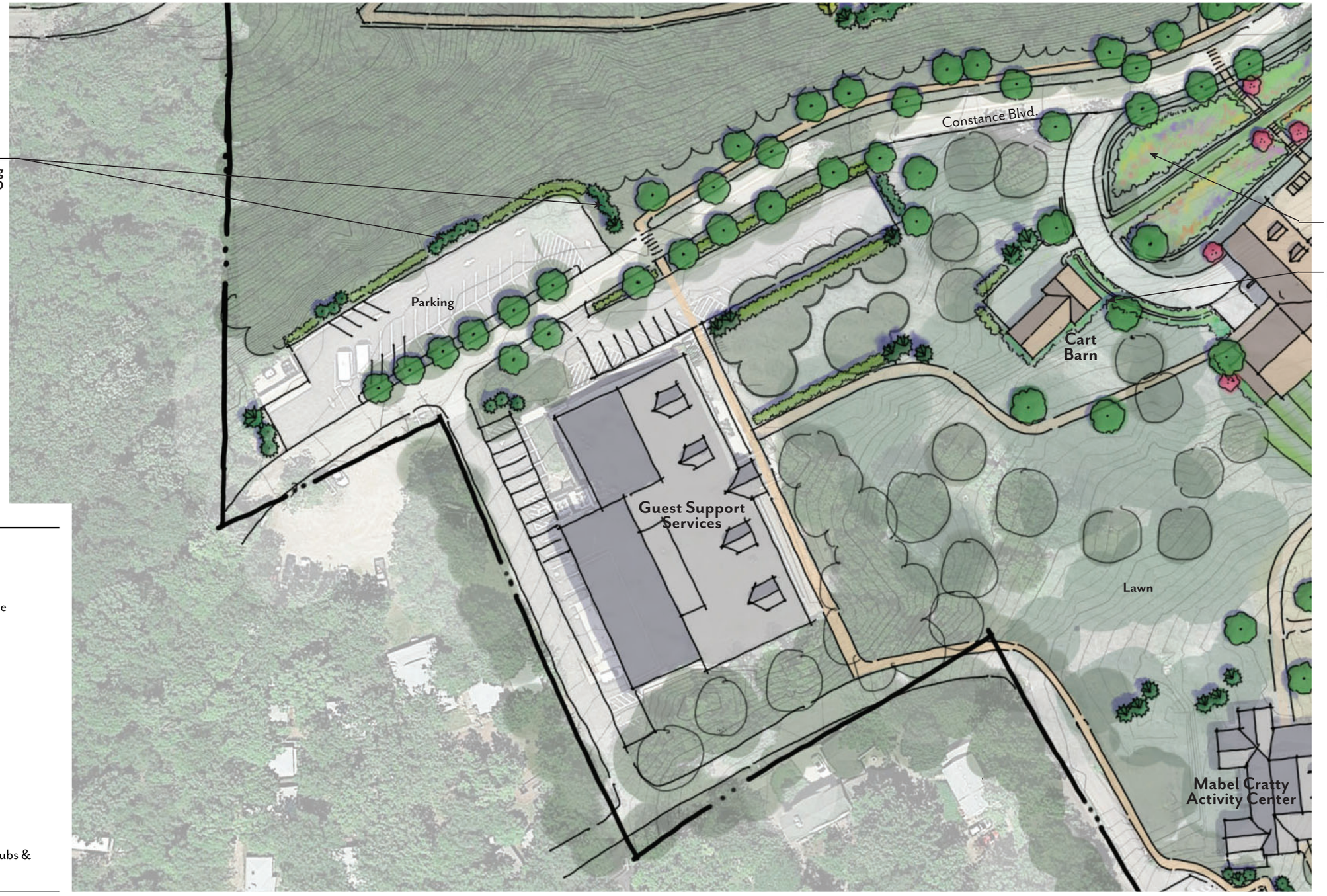
Plant Legend

- 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



Plant Legend

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

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 / Staghorm Sumac
Viburnum prunifolium / Blackhaw Viburnum



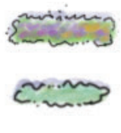
Evergreen Trees

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.


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

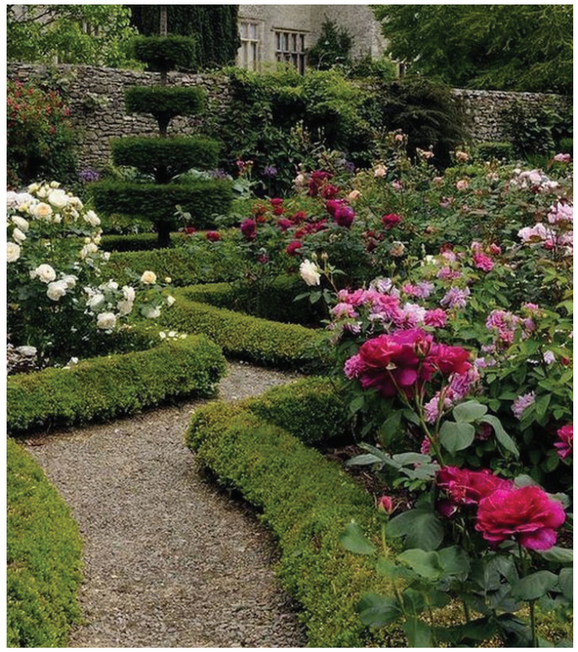
PRECEDENT PLANT IMAGERY



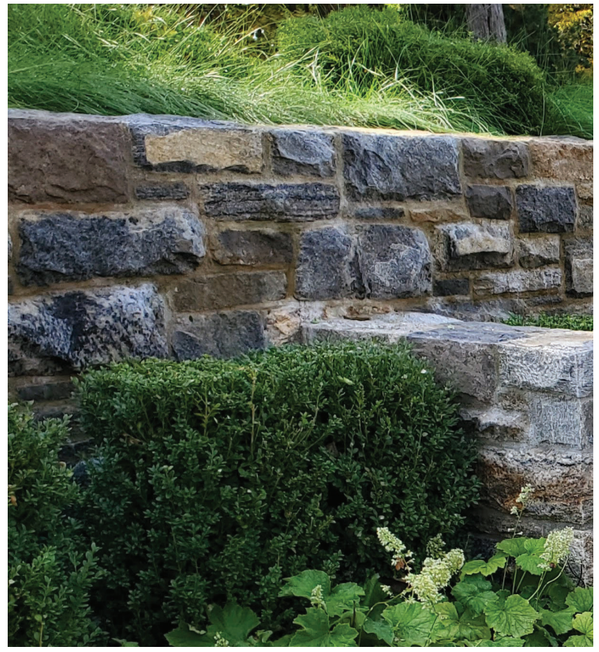
Stone Wall Cabin Garden



Spa Garden Trellis



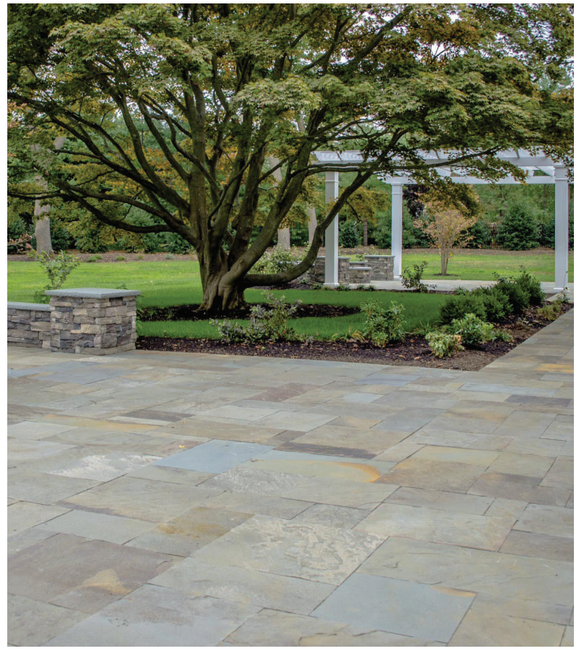
Spa Garden



Lakeshore Path Wall with Evergreen Hedge



Tree Allee



Terrace Paving



Gravel Paths Throughout The Preserve

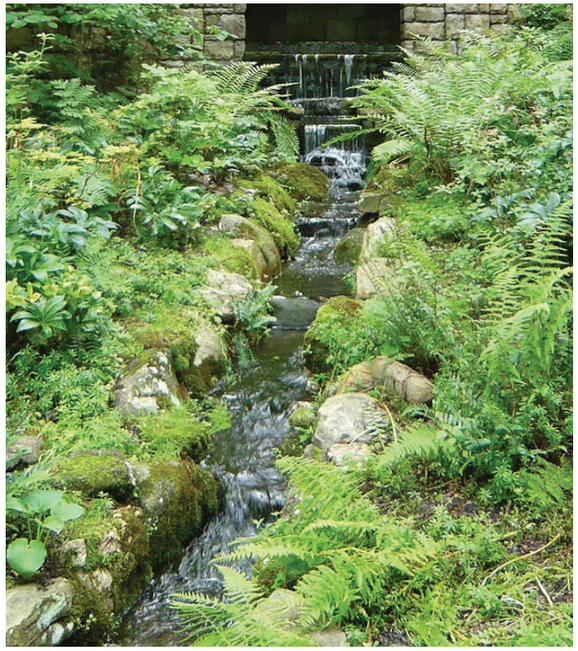


Grass Path Through Meadow

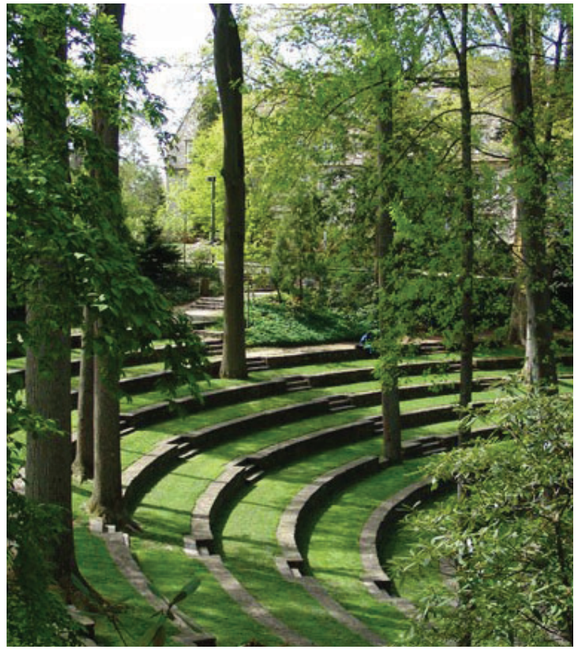
PRECEDENT PLANT IMAGERY



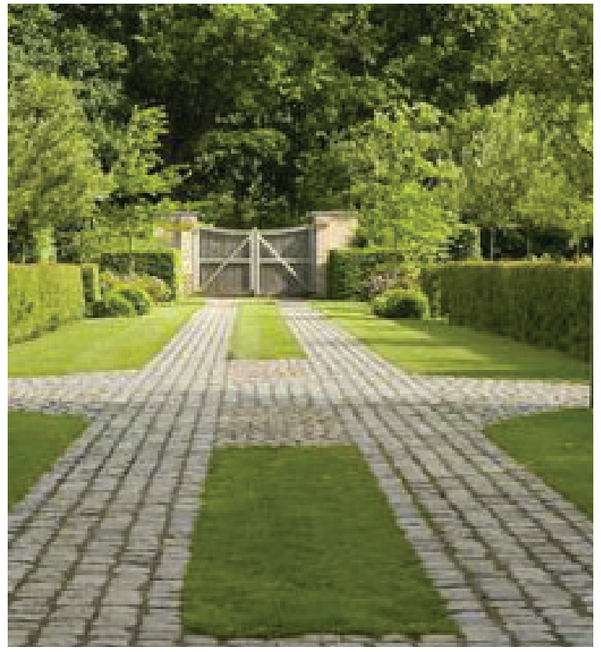
Stone Wall Cabin Garden



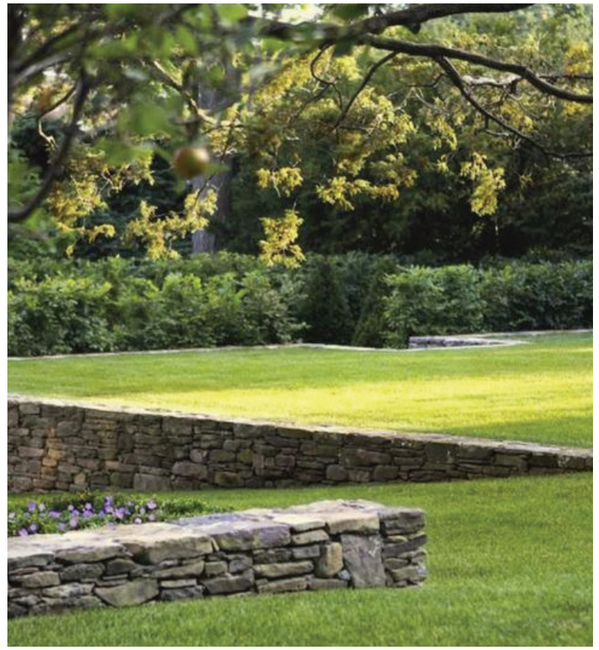
Spa Garden Water Feature



Amphitheater



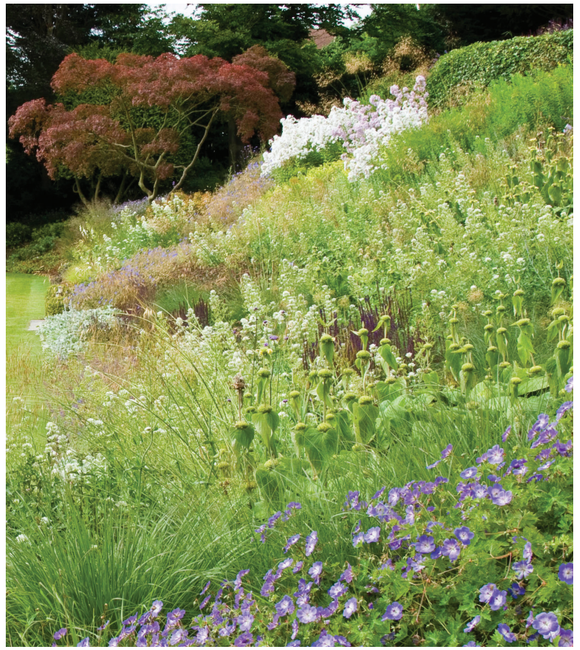
Two Track Road



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.











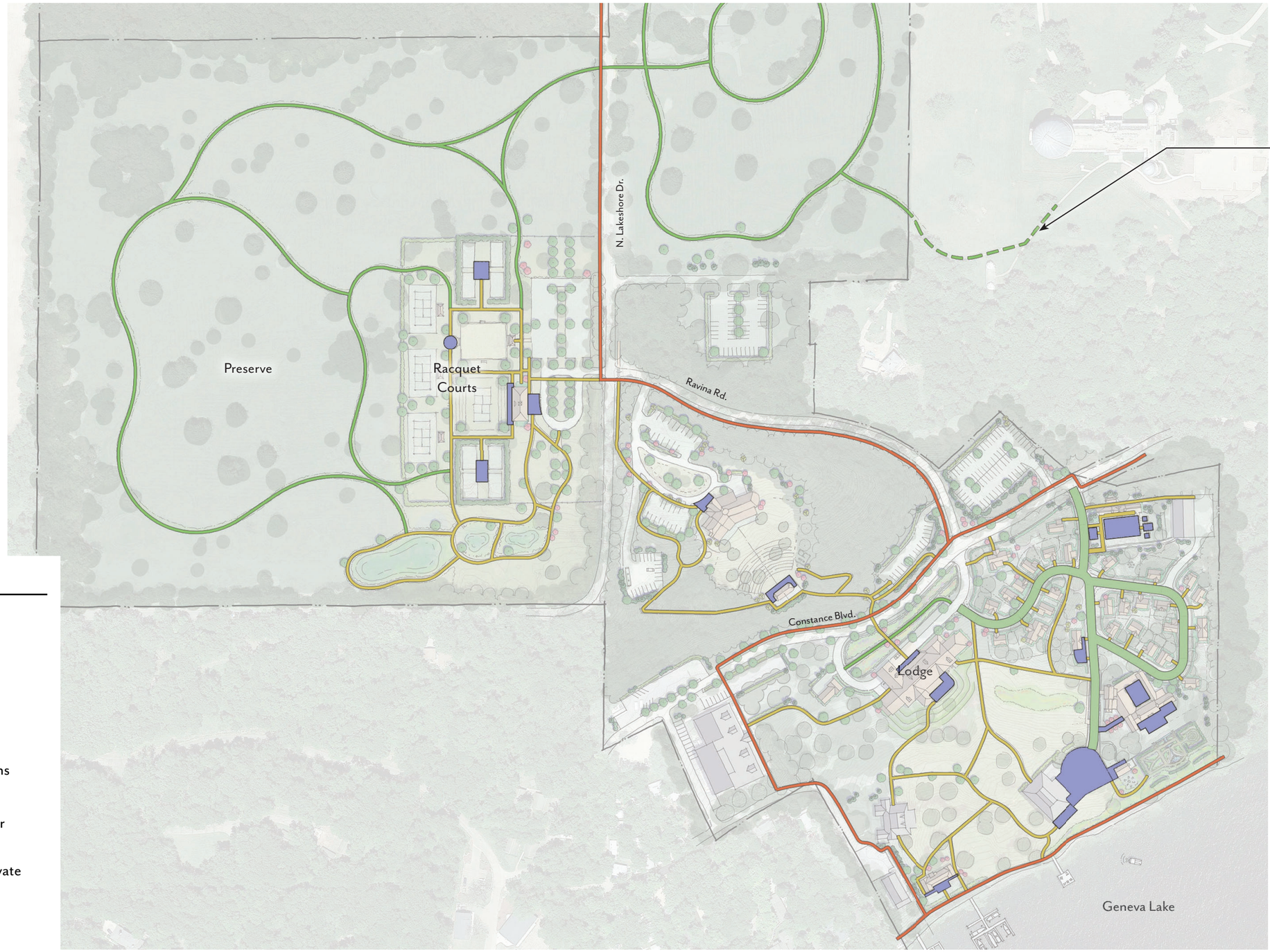









SIGNAGE AND LIGHTING CONCEPTS



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

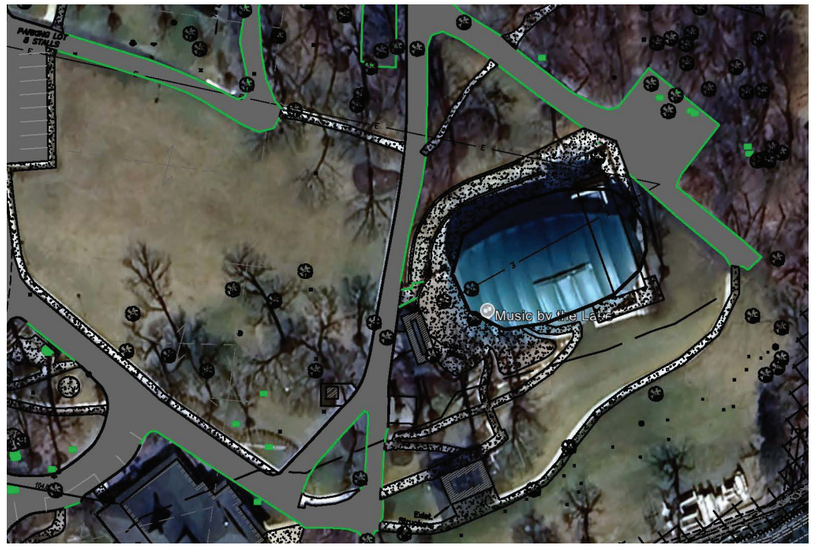


VIEW OF CABINS



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

AMPHITHEATER

PROPOSED SITE INFORMATION

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



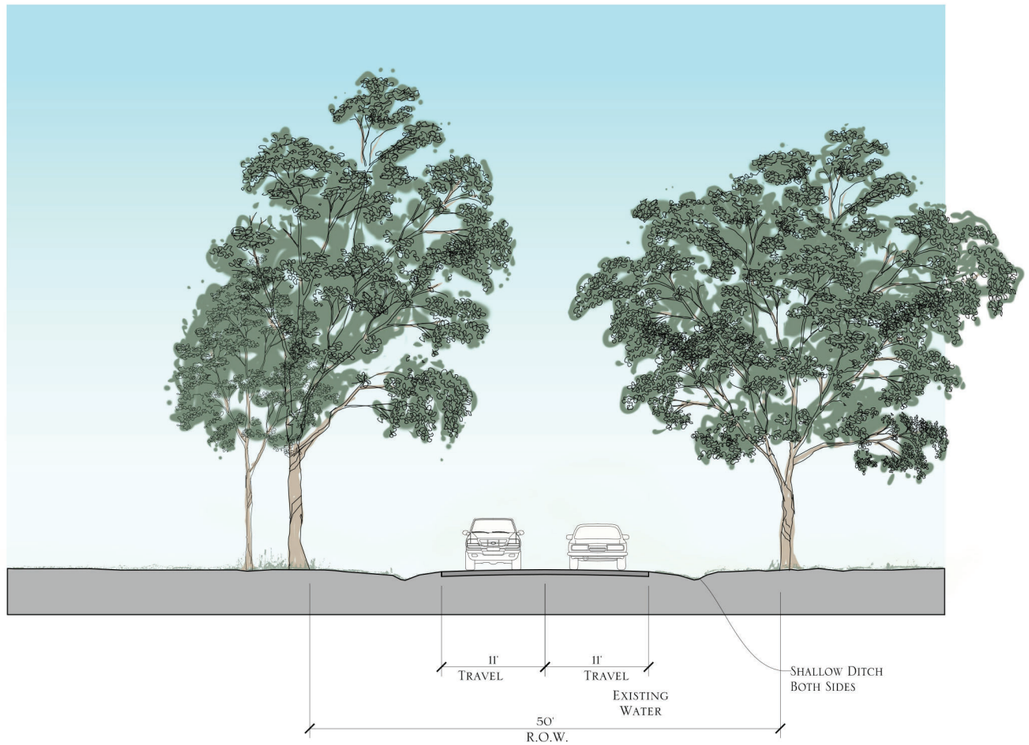
PROPOSED UTILITIES DIAGRAM



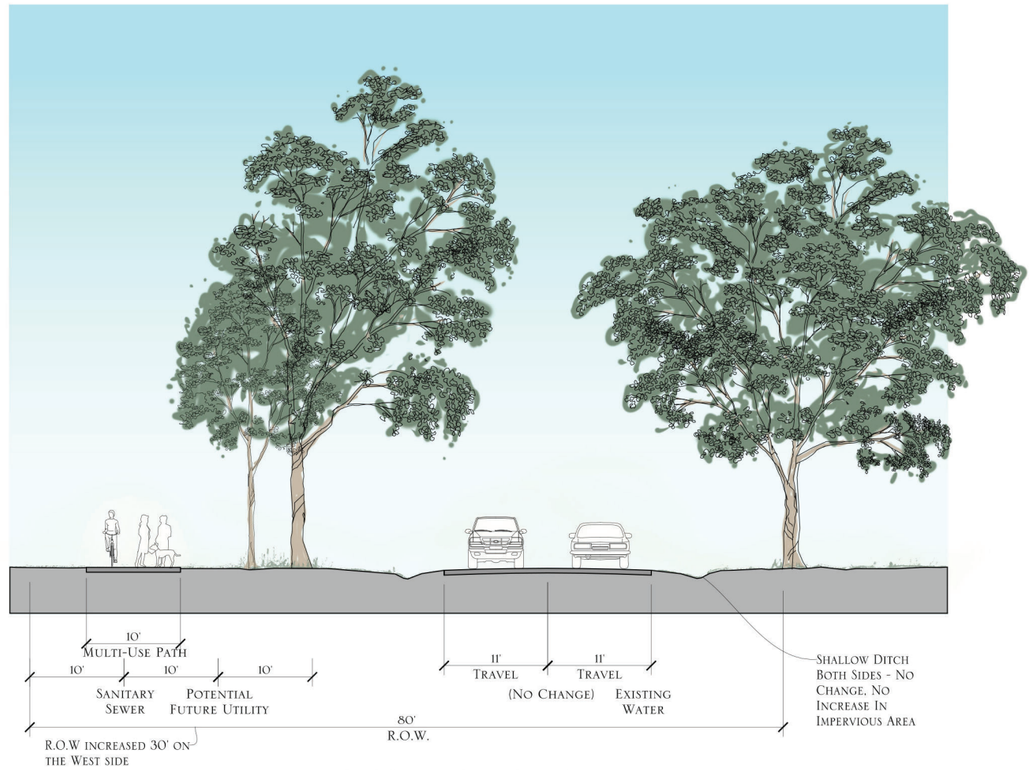
PROPOSED STORM WATER AND STORM SEWER DIAGRAM



PROPOSED RIGHT OF WAYS AND EASEMENTS DIAGRAM



EXISTING RIGHT OF WAY

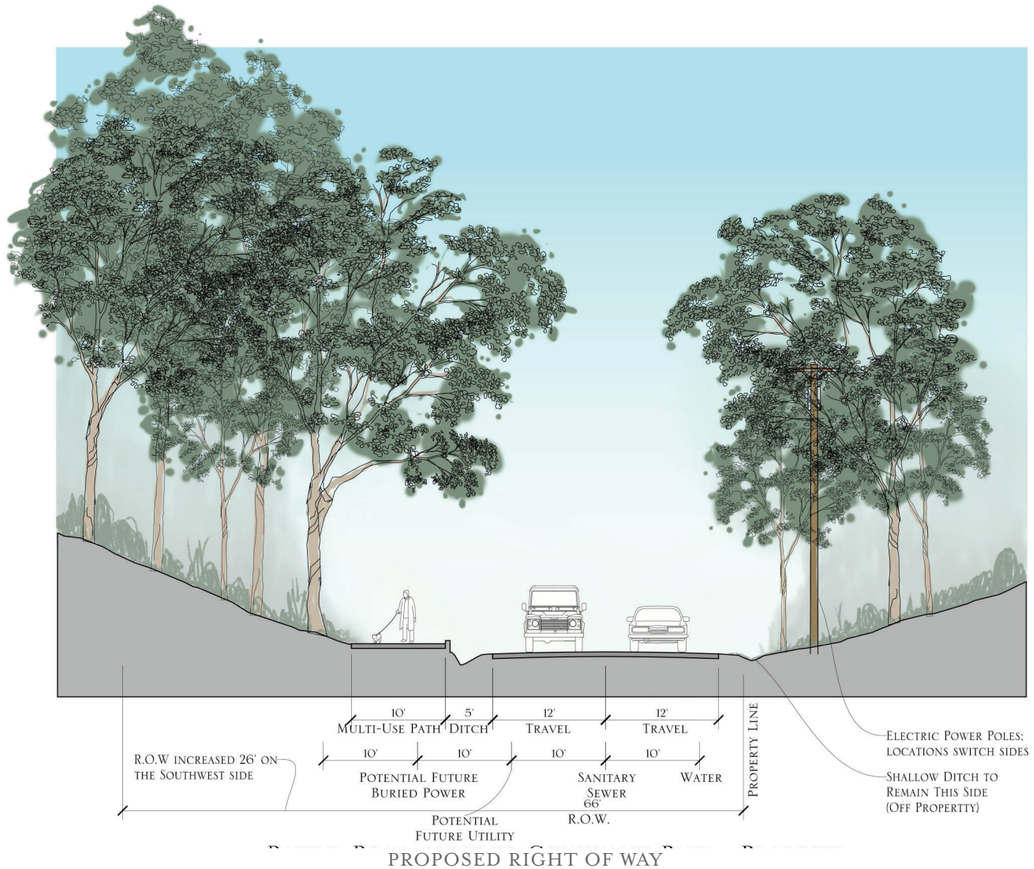


PROPOSED RIGHT OF WAY

LAKE SHORE DRIVE
STREET SECTION DIAGRAMS

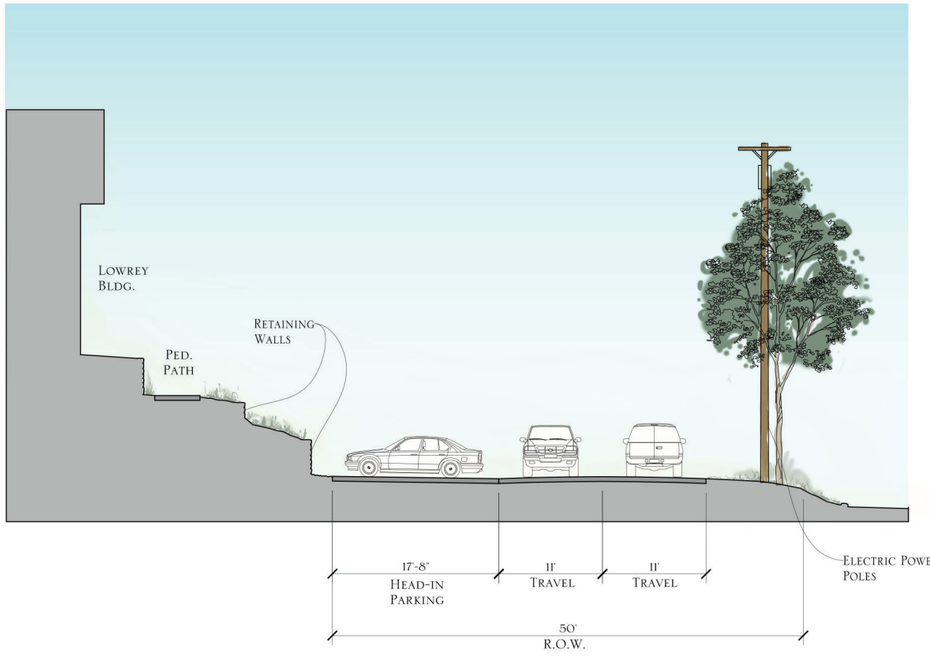


EXISTING RIGHT OF WAY

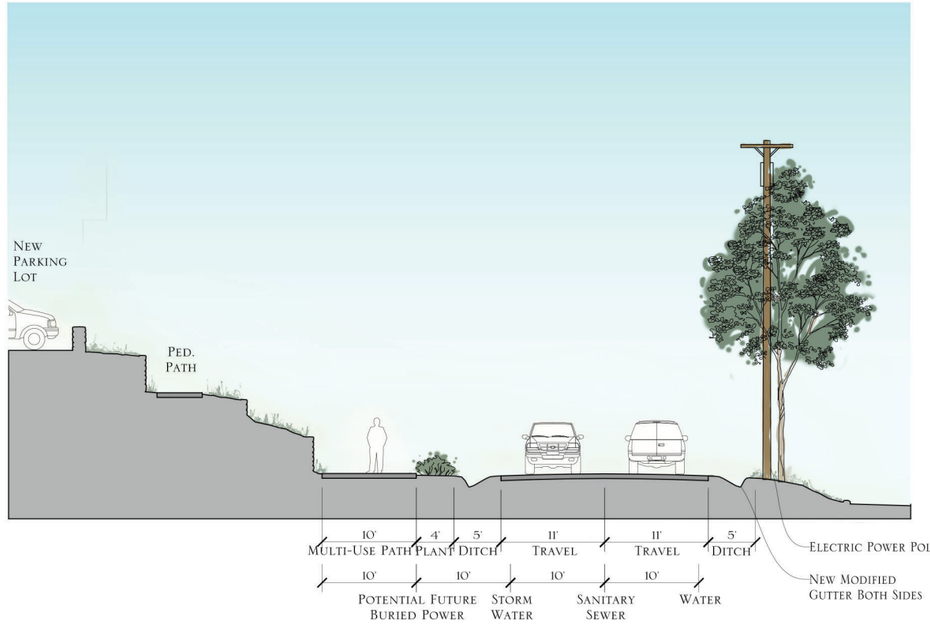


PROPOSED RIGHT OF WAY

RAVINA ROAD
STREET SECTION DIAGRAMS

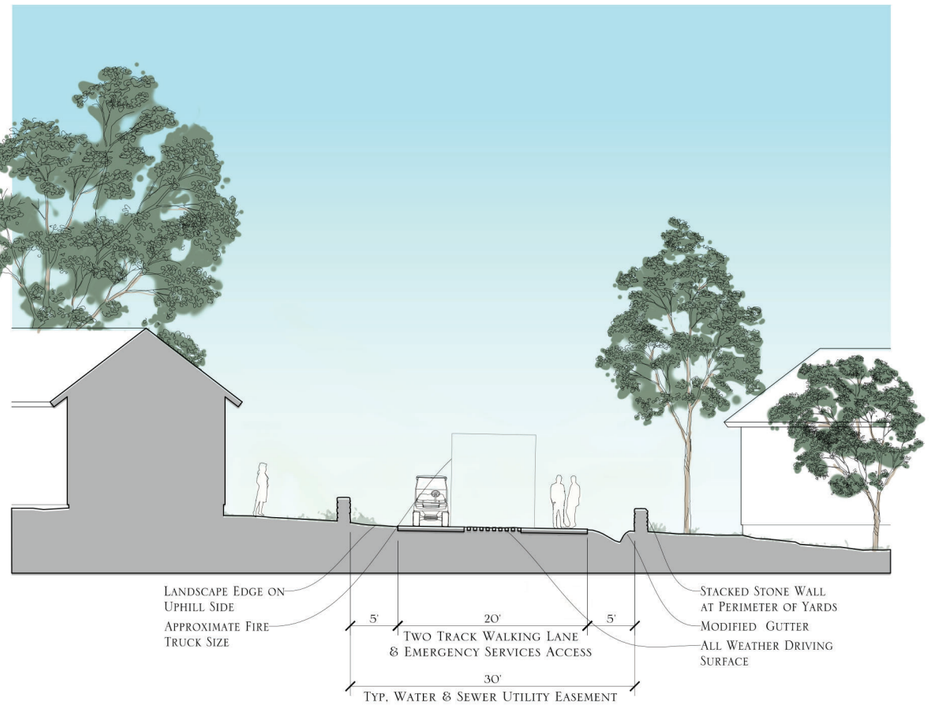


EXISTING SECTION

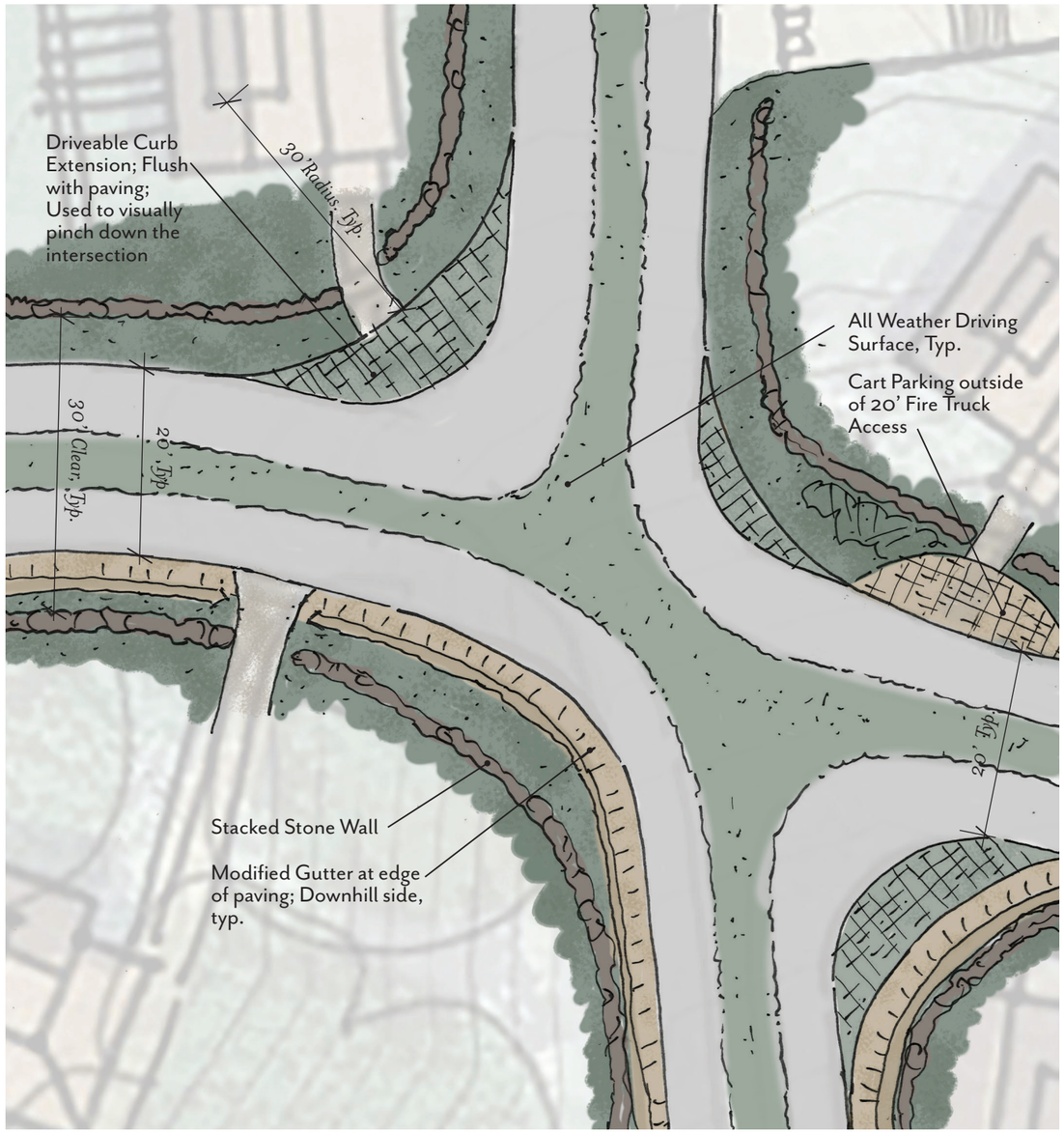


PROPOSED SECTION

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)

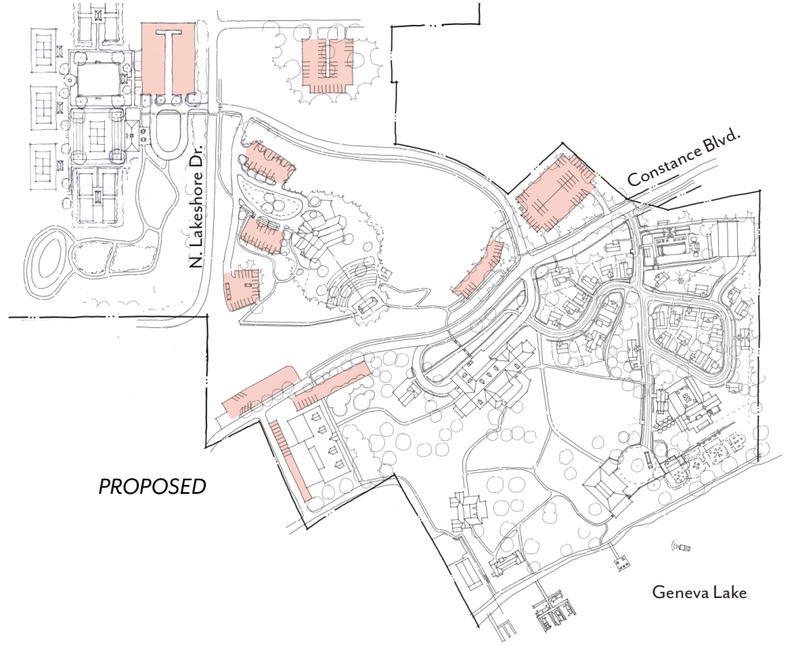
NOTES:

- 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**





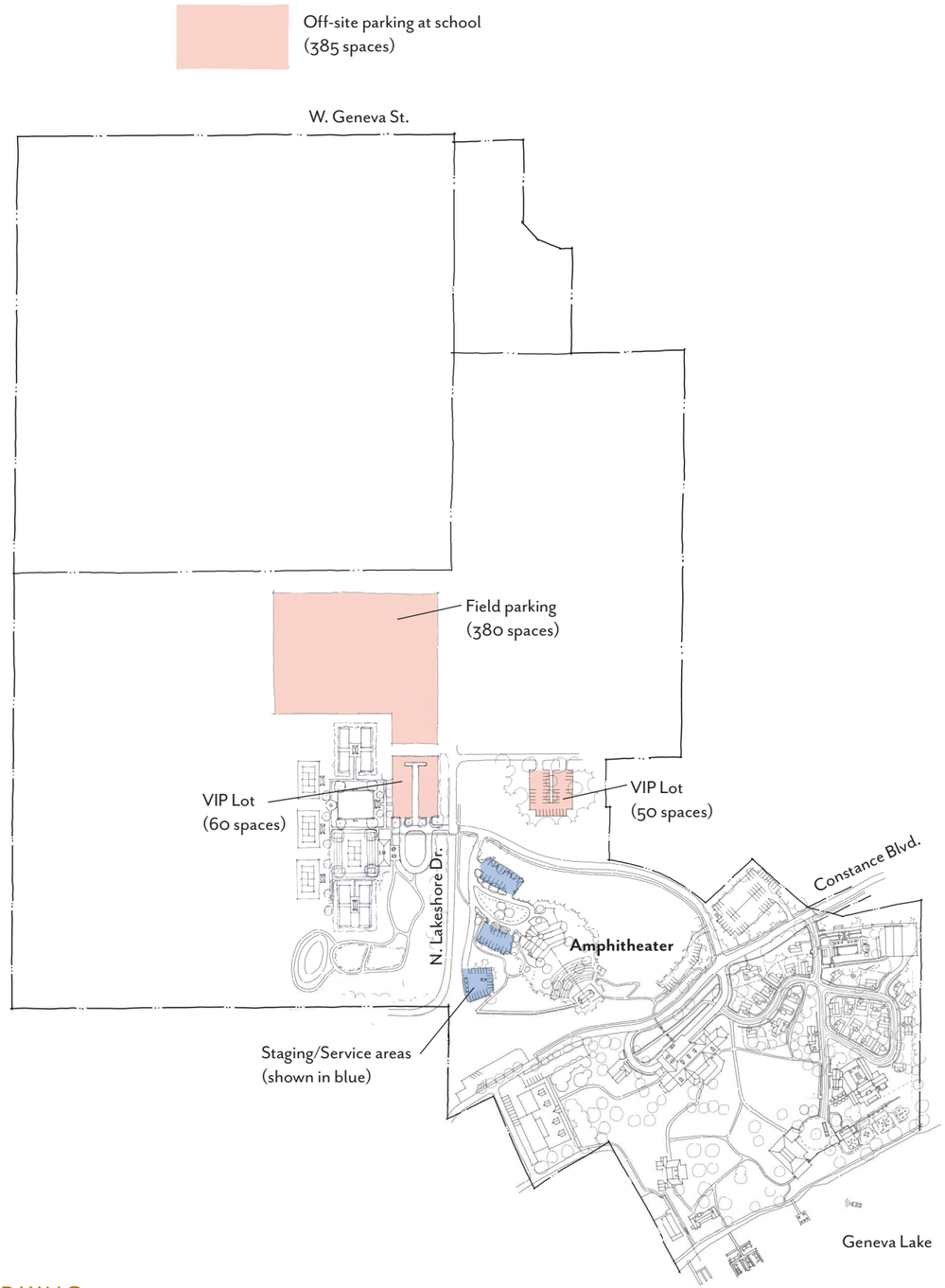
REGULAR USE PARKING

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:

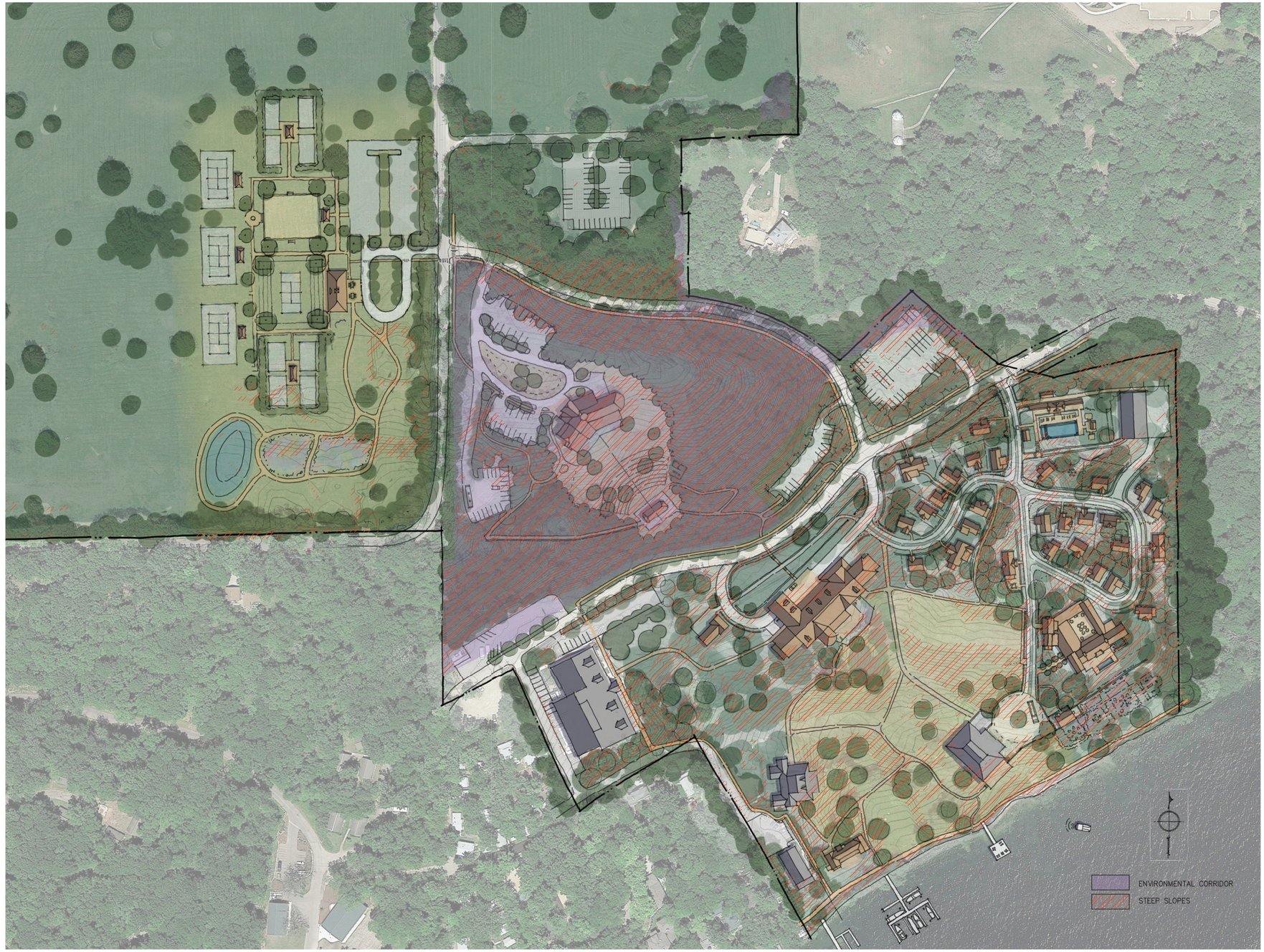
- 1,000 spaces provided is the sum of 385 spaces at the school, 110 spaces VIP lots, and 380 spaces field parking.
- Shuttle service provided to/from off-site school parking.
- See parking diagram at right. Special events parking highlighted in pink; staging/services areas highlighted in blue.
- Zoning 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



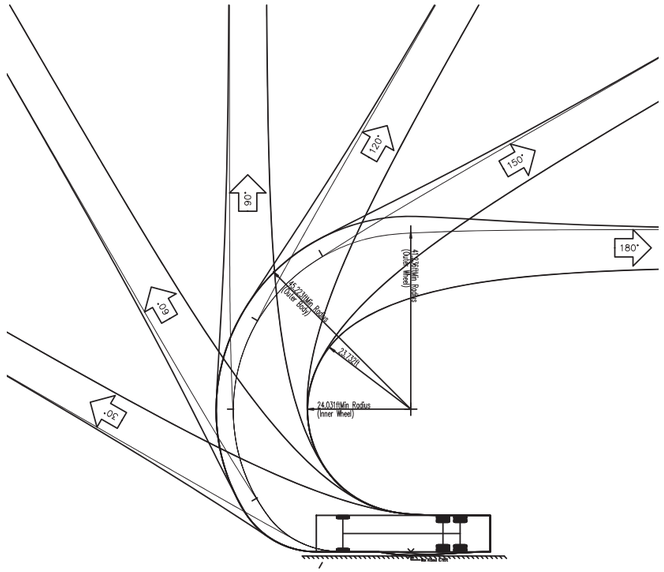
SPECIAL EVENTS PARKING

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

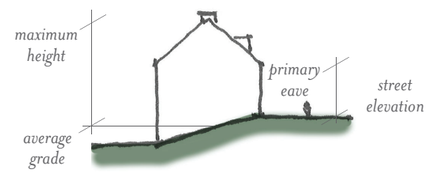
After several meetings, it was determined by the Village Staff and Plan Commission that a PDO was the best course of action to limit the scope of development uses and to address any potential design flexibilities this development requires. By using a PDO instead of creating a new zoning district, the 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 principal 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 place 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 Principal 1 Buildings 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 2 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 Principal 3 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)
- 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.

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 Principal 1 Building 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 Principal 2 Buildings is to be 40' as measured from average grade. (see page 61) • The maximum height of Principal 3 Buildings is to 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 BUILDING CATEGORY CLASSIFICATIONS



STREET FACING ELEVATION
Principal 1 Building

CONCEPTUAL BUILDING ELEVATION - LODGE

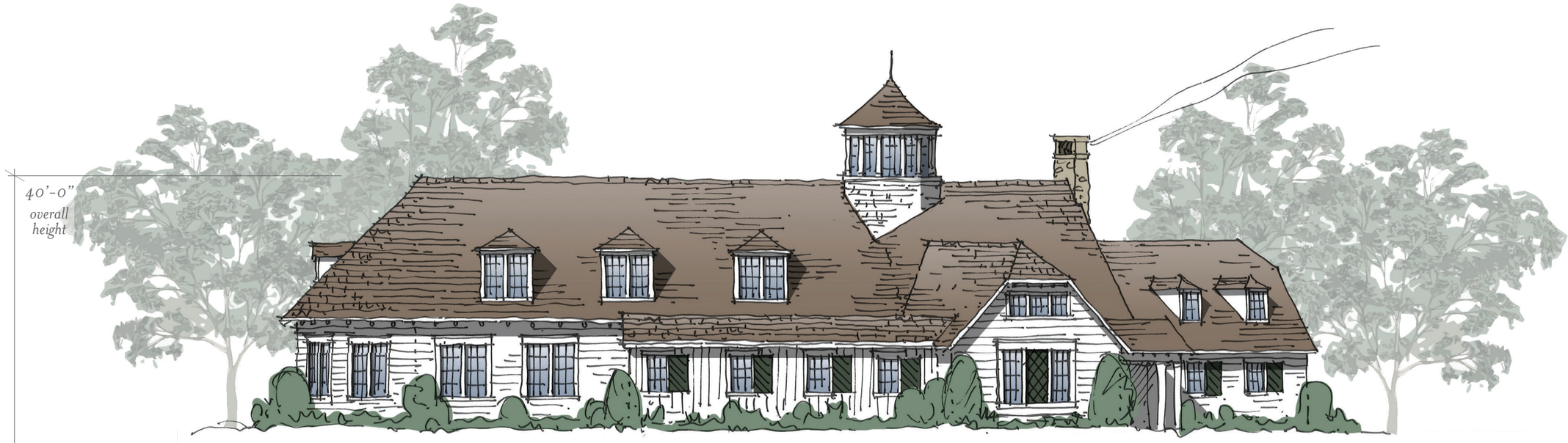
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LAKE ELEVATION
Principal 1 Building

CONCEPTUAL BUILDING ELEVATION - LODGE

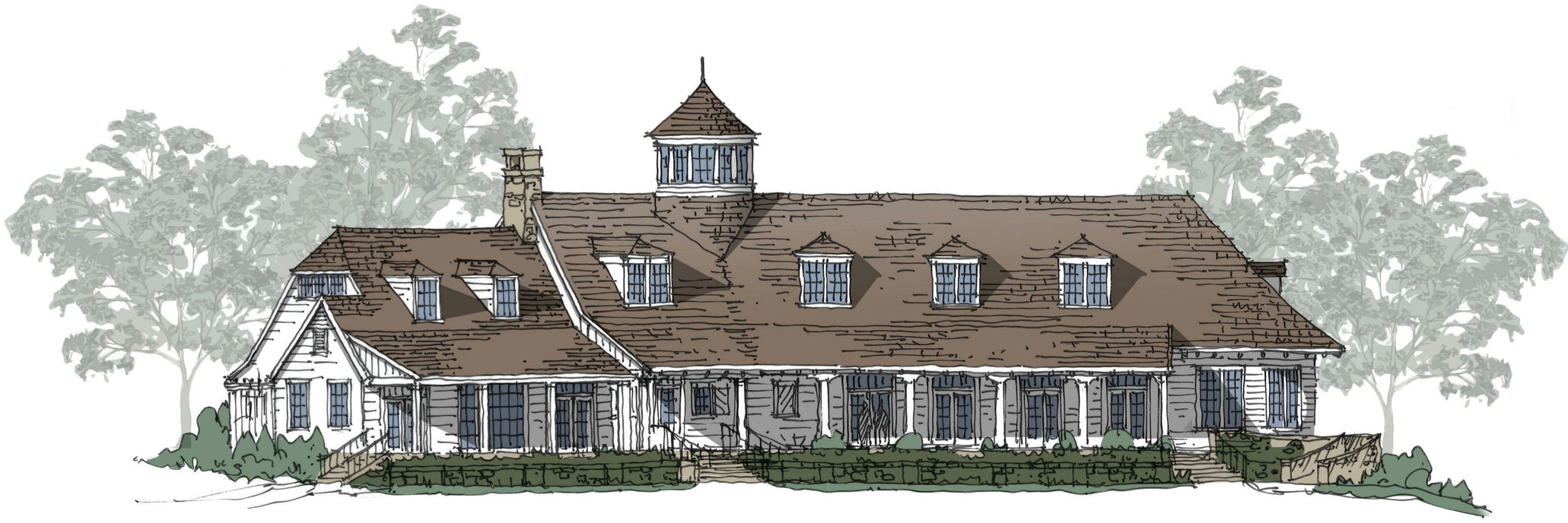
SCALE: 1/16" = 1'-0"



STREET FACING ELEVATION
Principal 2 Building

CONCEPTUAL BUILDING ELEVATION - RETREAT CENTER

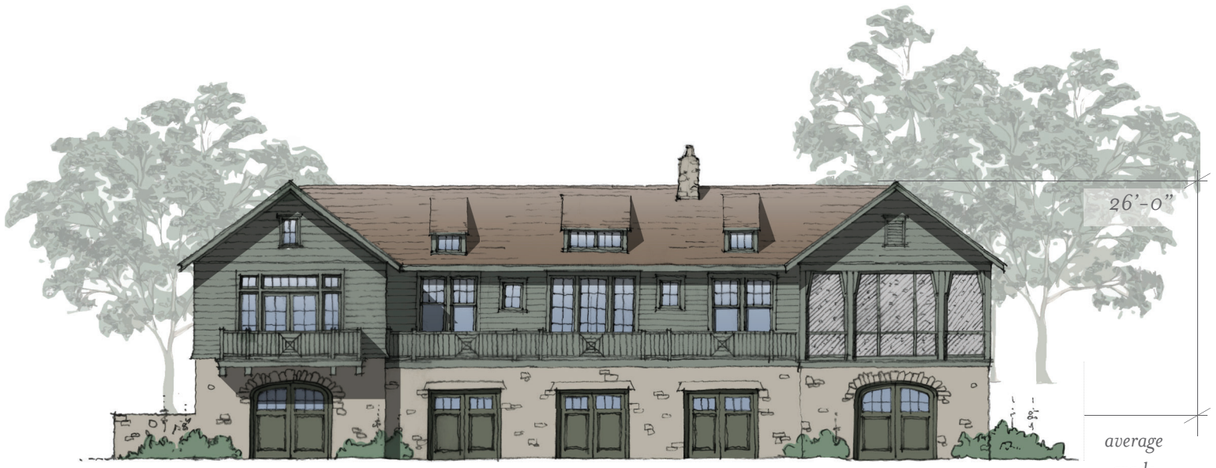
SCALE: 1/16" = 1'-0"



LAKE ELEVATION
Principal 2 Building

CONCEPTUAL BUILDING ELEVATION - RETREAT CENTER

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



BOATHOUSE - LAKE FACING ELEVATION
Principal 3 Building



1 BEDROOM CABIN - SCHEME 1
Principal 3 Building



2 BEDROOM CABIN
Principal 3 Building



1 BEDROOM CABIN - SCHEME 2
Principal 3 Buildin g

CONCEPTUAL BUILDING ELEVATIONS - GUEST ACCOMMODATIONS

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



PROPOSED PERSPECTIVE VIEW FROM LAKE



EXISTING BUILDING PHOTO



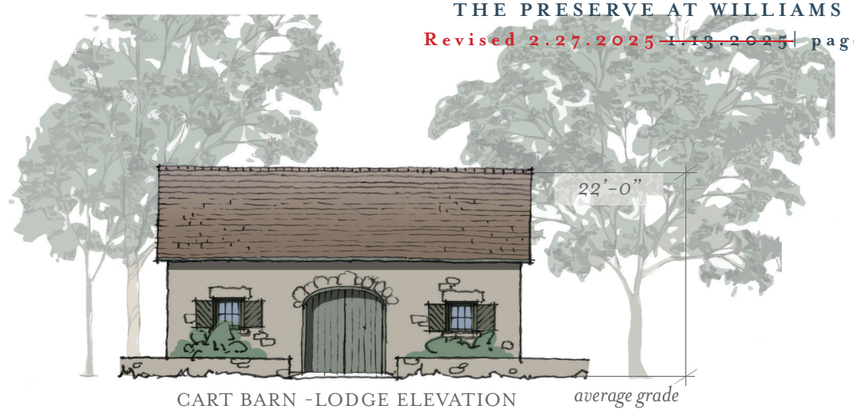
PLAN RELOCATION DIAGRAM

CONCEPTUAL BUILDING DESIGN - BOATHOUSE

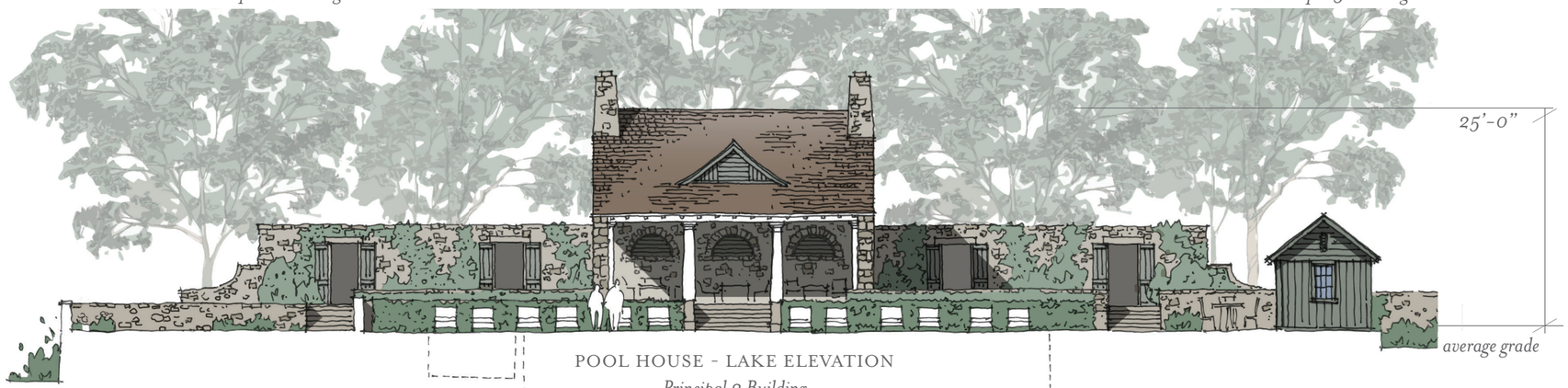
SCALE: 1/16" = 1'-0"



RACQUET PAVILION - LAKESHORE RD ELEVATION
Principal 2 Building



CART BARN -LODGE ELEVATION
Principal 3 Building



POOL HOUSE - LAKE ELEVATION
Principal 3 Building



SPA - LAKE ELEVATION
Principal 2 Building

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

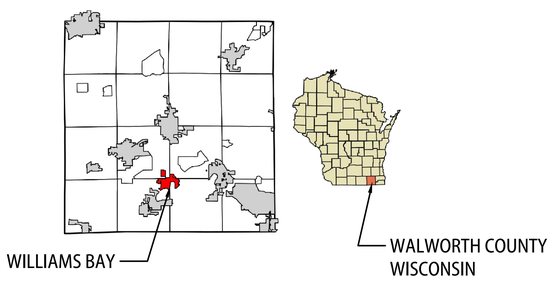
February 26, 2025

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

Sheet List Table	
Sheet Number	Sheet Title
L-100 SP	KEY PLAN
L-101 SP	TREE INVENTORY ENLARGEMENT
L-102 SP	TREE INVENTORY ENLARGEMENT
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L-104 SP	TREE INVENTORY ENLARGEMENT
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L-113 SP	TREE INVENTORY ENLARGEMENT
L-114 SP	TREE INVENTORY ENLARGEMENT
L-115 SP	TREE INVENTORY ENLARGEMENT
L-116 SP	TREE INVENTORY ENLARGEMENT
L-117 SP	TREE INVENTORY ENLARGEMENT
L-118 SP	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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ARCHITECT:
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project address

seal / signature

owner / developer
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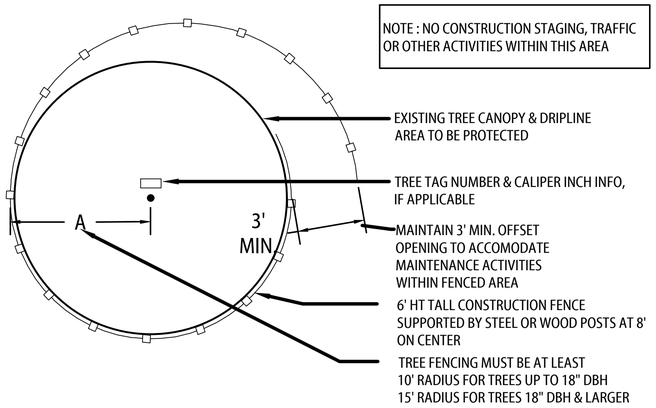
issue / revision	date	description
1	02/26/2025	CITY RESUBMISSION

pm la cad

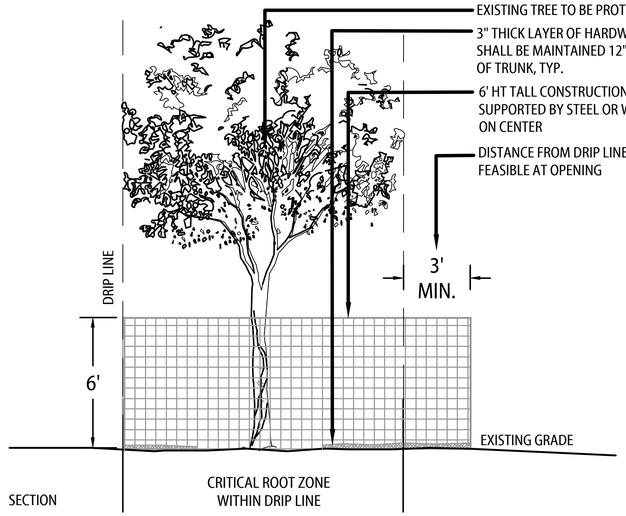
issue date February 10, 2025

sheet name
COVER SHEET

sheet number
L-000 SP



PLAN



SECTION

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.

1 TREE PROTECTION DETAILS

SCALE: NTS

TREE PRESERVATION NOTES:

1. PROTECT EXISTING TREES IN ACCORDANCE WITH VILLAGE OF WILLIAMS BAY TREE ORDINANCE.

2. CALL DIGGERS HOTLINE AT 811 OR (800) 242-8511 OR (262) 432-7910 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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client / owner

project name

project address

seal / signature

owner / developer
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issue / revision	date	description
1	02/26/2025	CITY RESUBMISSION

pm la cad

issue date February 10, 2025

sheet name
TREE PROTECTION NOTES & DETAILS

sheet number
L-001 SP

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	136
PEC+Z Removal	26
Total # of Trees Removed	162
Total % of Trees Removed	30%

Tree Count							
Action >	P–Protect	X–Remove	RM–Remain	PEC–PEC Removal	Z–ROW Removal	PEC+Z Removal	Total
Condition Class v							
Dead	0	54*	0	84*	6*	6*	150
Poor	97	51	288	50	4	3	493
Fair	231	81	517	31	4	6	870
Good	302	72	207	41	5	10	637
Excellent	91	8**	26	14**	2**	7**	148
Total	721	266	1038	220	21	32	2298

DBH Sum (Inches)							
Action >	P–Protect	X–Remove	RM–Remain	PEC–PEC Removal	Z–ROW Removal	PEC+Z Removal	Total
Condition Class v							
Dead	0	872	0	1061	68	97	2098
Poor	1629	1023	4950	795	50	55	8502
Fair	3942	1372	8038	523	73	97	14045
Good	5462	1283	4181	614	63	170	11773
Excellent	1723	139	504	227	42	82	2717
Total	12756	4689	17673	3220	296	501	39135

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	150	135	11	4	0
Poor	108	73	27	8	151
Fair	122	86	29	7	165
Good	128	95	27	6	167
Excellent	31	22	7	2	42
Total	539	411	101	27	525

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) = 525 trees

Required Tree Replacements (All Removals - Dead - Poor) = 374 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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1	02/26/2025	CITY RESUBMISSION

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sheet name
TREE SURVEY TABULATIONS

sheet number
L-010 SP

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	X–Remove
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 SP FOR CONDITION CLASS DESCRIPTION

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sheet name
TREE SURVEY DATA

sheet number
L-011 SP

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 SP FOR CONDITION CLASS DESCRIPTION

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project name

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1	02/26/2025	CITY RESUBMISSION

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sheet name
TREE SURVEY DATA

sheet number
L-012 SP

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 SP FOR CONDITION CLASS DESCRIPTION

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TREE SURVEY DATA

sheet number
L-013 SP

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	X–Remove
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
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
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 SP FOR CONDITION CLASS DESCRIPTION

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issue / revision	date	description
1	02/26/2025	CITY RESUBMISSION

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sheet name
TREE SURVEY DATA

sheet number
L-014 SP

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	Good	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 SP FOR CONDITION CLASS DESCRIPTION

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issue / revisiodate	description
1 02/26/2025	CITY RESUBMISSION

pm la cad

issue date February 10, 2025

sheet name
TREE SURVEY DATA

sheet number
L-015 SP

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 SP FOR CONDITION CLASS DESCRIPTION

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issue / revision	date	description
1	02/26/2025	CITY RESUBMISSION

pm la cad

issue date February 10, 2025

sheet name
TREE SURVEY DATA

sheet number
L-016 SP

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 SP FOR CONDITION CLASS DESCRIPTION

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issue / revision	date	description
1	02/26/2025	CITY RESUBMISSION

pm la cad

issue date February 10, 2025

sheet name
TREE SURVEY DATA

sheet number
L-017 SP

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	PEC–PEC Removal
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 SP FOR CONDITION CLASS DESCRIPTION

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issue / revision	date	description
1	02/26/2025	CITY RESUBMISSION

pm la cad

issue date February 10, 2025

sheet name
TREE SURVEY DATA

sheet number
L-018 SP

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 NUMBER BREAK							
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
TREE ID NUMBER BREAK							
1101	Black Locust	Robinia pseudoacacia	Fair	16		Alive	PEC–PEC Removal
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 SP FOR CONDITION CLASS DESCRIPTION

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1 02/26/2025	CITY RESUBMISSION

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issue date February 10, 2025

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TREE SURVEY DATA

sheet number
L-019 SP

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
TREE ID NUMBER BREAK							
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 SP FOR CONDITION CLASS DESCRIPTION

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issue / revision	date	description
1	02/26/2025	CITY RESUBMISSION

pm la cad

issue date February 10, 2025

sheet name
TREE SURVEY DATA

sheet number
L-020 SP

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	PEC–PEC Removal
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
TREE ID NUMBER BREAK							
1801	Black Cherry	Prunus serotina	Dead	19		Alive	X–Remove
1802	Black Cherry	Prunus serotina	Fair	23		Alive	RM–Remain
1803	Black Locust	Robinia pseudoacacia	Fair	22		Alive	RM–Remain
1804	Black Locust	Robinia pseudoacacia	Fair	13		Alive	RM–Remain
1805	Black Locust	Robinia pseudoacacia	Poor	11		Alive	RM–Remain
1806	Mulberry	Morus spp	Poor	13	Five–Stemmed: 13,9,9,8,6	Alive	RM–Remain
1807	Black Locust	Robinia pseudoacacia	Fair	14		Alive	RM–Remain
1808	Black Locust	Robinia pseudoacacia	Poor	10		Alive	RM–Remain
1809	Black Cherry	Prunus serotina	Fair	20	Three–Stemmed: 20,20,17	Alive	RM–Remain
1810	Black Locust	Robinia pseudoacacia	Poor	14		Alive	RM–Remain
1811	Black Locust	Robinia pseudoacacia	Fair	26		Alive	RM–Remain
1812	Black Cherry	Prunus serotina	Fair	16	Two–Stemmed: 16,15	Alive	RM–Remain
1813	Black Locust	Robinia pseudoacacia	Fair	15		Alive	RM–Remain
1814	Black Locust	Robinia pseudoacacia	Dead	11		Alive	X–Remove
1815	Black Locust	Robinia pseudoacacia	Poor	19	Two–Stemmed: 19,16	Alive	RM–Remain
1816	Black Locust	Robinia pseudoacacia	Poor	8		Alive	RM–Remain

Tree Id #	Common Name	Latin Name	Condition Class	DBH	General Notes	Status	Action
1817	Black Locust	Robinia pseudoacacia	Fair	20	Two–Stemmed: 20,11	Alive	RM–Remain
1818	Black Locust	Robinia pseudoacacia	Fair	19		Alive	RM–Remain
1819	Black Cherry	Prunus serotina	Dead	10		Alive	X–Remove
1820	Black Locust	Robinia pseudoacacia	Poor	8		Alive	RM–Remain
1821	American Elm	Ulmus americana	Fair	14		Alive	RM–Remain
1822	Black Locust	Robinia pseudoacacia	Fair	20	Two–Stemmed: 20,14	Alive	RM–Remain
1823	Black Cherry	Prunus serotina	Poor	19	Two–Stemmed: 19,12	Alive	RM–Remain
1824	American Elm	Ulmus americana	Fair	8		Alive	RM–Remain
1825	Black Locust	Robinia pseudoacacia	Fair	23		Alive	RM–Remain
1826	Black Cherry	Prunus serotina	Poor	10		Alive	RM–Remain
1827	Mulberry	Morus spp	Fair	20		Alive	RM–Remain
1828	Mulberry	Morus spp	Fair	10		Alive	RM–Remain
1829	Black Walnut	Juglans nigra	Poor	9		Alive	RM–Remain
1830	Black Walnut	Juglans nigra	Fair	14		Alive	RM–Remain
1831	Mulberry	Morus spp	Fair	13		Alive	RM–Remain
1832	Black Locust	Robinia pseudoacacia	Fair	8		Alive	RM–Remain
1833	Black Locust	Robinia pseudoacacia	Good	11		Alive	RM–Remain
1834	Mulberry	Morus spp	Poor	16	Four–Stemmed: 16,14,13,8	Alive	RM–Remain
1835	Black Walnut	Juglans nigra	Good	16		Alive	RM–Remain
1836	Black Walnut	Juglans nigra	Good	11		Alive	RM–Remain
TREE ID NUMBER BREAK							
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	RM–Remain
1978	Northern Red Oak	Quercus rubra	Good	11		Alive	RM–Remain
1979	Boxelder	Acer negundo	Poor	13		Alive	RM–Remain
1980	Black Cherry	Prunus serotina	Fair	19		Alive	RM–Remain
1981	Black Locust	Robinia pseudoacacia	Fair	19		Alive	RM–Remain
1982	Black Locust	Robinia pseudoacacia	Fair	9		Alive	RM–Remain

Tree Id #	Common Name	Latin Name	Condition Class	DBH	General Notes	Status	Action
1983	Mulberry	Morus spp	Poor	12		Alive	RM–Remain
1984	Black Locust	Robinia pseudoacacia	Poor	20		Alive	RM–Remain
1985	Black Locust	Robinia pseudoacacia	Poor	22		Alive	RM–Remain
1986	Black Locust	Robinia pseudoacacia	Poor	18		Alive	RM–Remain
1987	Black Locust	Robinia pseudoacacia	Poor	11		Alive	RM–Remain
1988	Black Locust	Robinia pseudoacacia	Poor	22		Alive	RM–Remain
1989	Black Locust	Robinia pseudoacacia	Poor	11		Alive	RM–Remain
1990	Black Cherry	Prunus serotina	Fair	12		Alive	RM–Remain
1991	Mulberry	Morus spp	Poor	9		Alive	RM–Remain
1992	Black Cherry	Prunus serotina	Poor	15		Alive	RM–Remain
1993	Black Locust	Robinia pseudoacacia	Fair	20		Alive	RM–Remain
1994	Black Locust	Robinia pseudoacacia	Poor	16		Alive	RM–Remain
1995	Mulberry	Morus spp	Poor	16	Three–Stemmed: 16,11,7	Alive	RM–Remain
1996	Black Locust	Robinia pseudoacacia	Poor	16		Alive	RM–Remain
1997	Mulberry	Morus spp	Poor	15	Three–Stemmed: 15,13,12	Alive	RM–Remain
1998	Black Locust	Robinia pseudoacacia	Poor	10		Alive	RM–Remain
1999	Black Locust	Robinia pseudoacacia	Fair	17		Alive	RM–Remain
2000	Black Locust	Robinia pseudoacacia	Fair	9		Alive	RM–Remain
TREE ID NUMBER BREAK							
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 SP FOR CONDITION CLASS DESCRIPTION

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sheet name
TREE SURVEY DATA

sheet number
L-021 SP

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 SP FOR CONDITION CLASS DESCRIPTION

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sheet name
TREE SURVEY DATA

sheet number
L-022 SP

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 SP FOR CONDITION CLASS DESCRIPTION

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TREE SURVEY DATA

sheet number
L-023 SP

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	RM–Remain
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	RM–Remain
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	X–Remove
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 SP FOR CONDITION CLASS DESCRIPTION

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issue / revision	date	description
1	02/26/2025	CITY RESUBMISSION

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TREE SURVEY DATA

sheet number
L-024 SP

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	RM-Remain
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 SP FOR CONDITION CLASS DESCRIPTION

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issue / revision	date	description
1	02/26/2025	CITY RESUBMISSION

pm la cad

issue date February 10, 2025

sheet name
TREE SURVEY DATA

sheet number
L-025 SP

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 SP FOR CONDITION CLASS DESCRIPTION

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issue / revisiodate	description
1 02/26/2025	CITY RESUBMISSION

pm la cad

issue date February 10, 2025

sheet name
TREE SURVEY DATA

sheet number
L-026 SP

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	RM–Remain
6718	Honeylocust	Gleditsia triacanthos	Good	18		Alive	RM–Remain
6719	Black Locust	Robinia pseudoacacia	Fair	10	Two–Stemmed: 10,10	Alive	RM–Remain
6720	Honeylocust	Gleditsia triacanthos	Good	18		Alive	RM–Remain
6721	American Elm	Ulmus americana	Fair	9		Alive	RM–Remain
6722	Honeylocust	Gleditsia triacanthos	Fair	16		Alive	RM–Remain
6723	Black Locust	Robinia pseudoacacia	Fair	9		Alive	RM–Remain
6724	Black Locust	Robinia pseudoacacia	Good	20		Alive	RM–Remain
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 SP FOR CONDITION CLASS DESCRIPTION

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issue / revision	date	description
1	02/26/2025	CITY RESUBMISSION

pm la cad

issue date February 10, 2025

sheet name
TREE SURVEY DATA

sheet number
L-027 SP

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 SP FOR CONDITION CLASS DESCRIPTION

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TREE SURVEY DATA

sheet number
L-028 SP

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	P–Protect
6966	Honeylocust	Gleditsia triacanthos	Good	20		Alive	P–Protect
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 SP FOR CONDITION CLASS DESCRIPTION

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TREE SURVEY DATA

sheet number
L-029 SP

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	P–Protect

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

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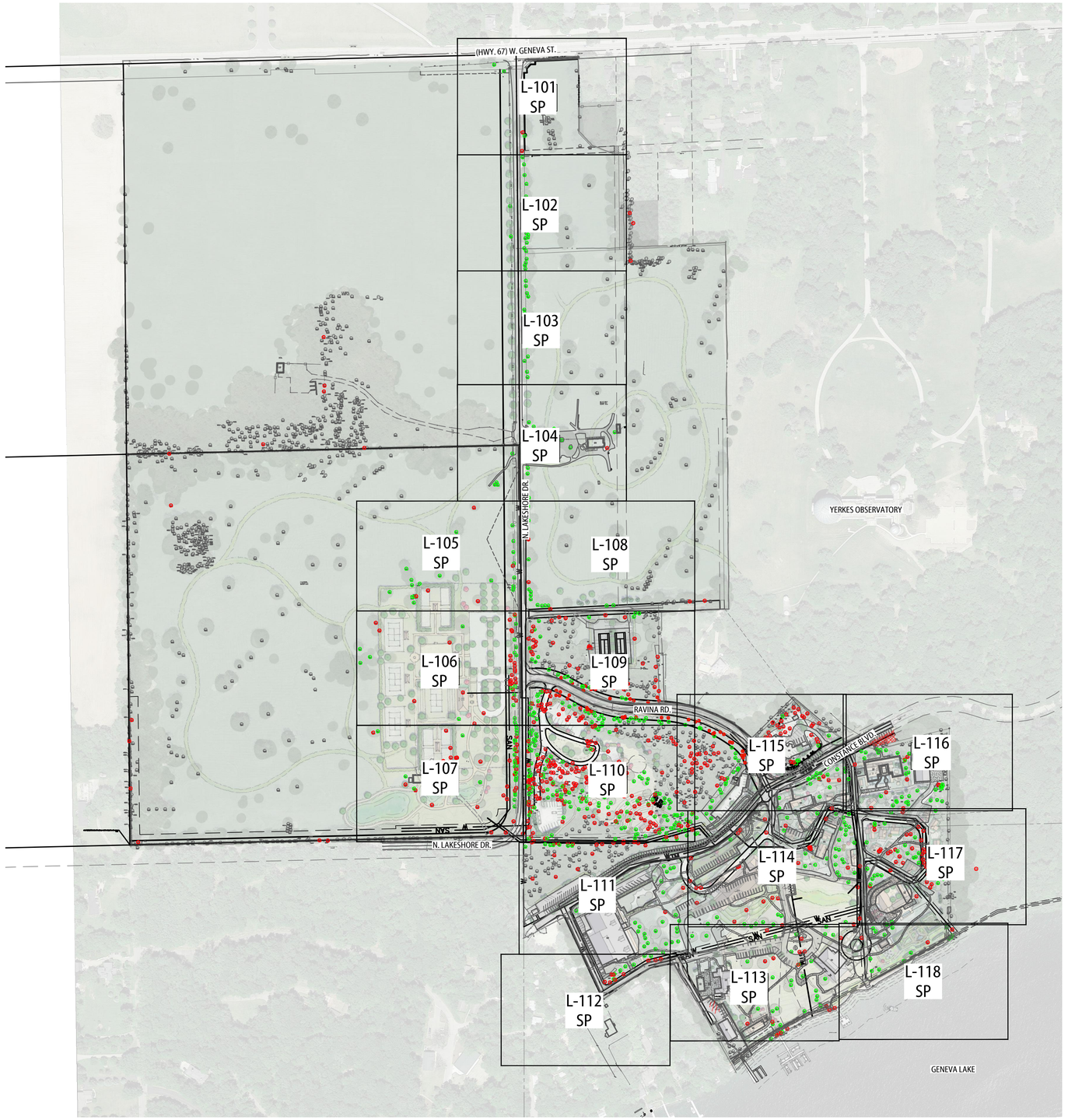
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1	02/26/2025	CITY RESUBMISSION

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sheet name
TREE SURVEY DATA

sheet number
L-030 SP



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

0 100' 200' 400'

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KEY PLAN

sheet number
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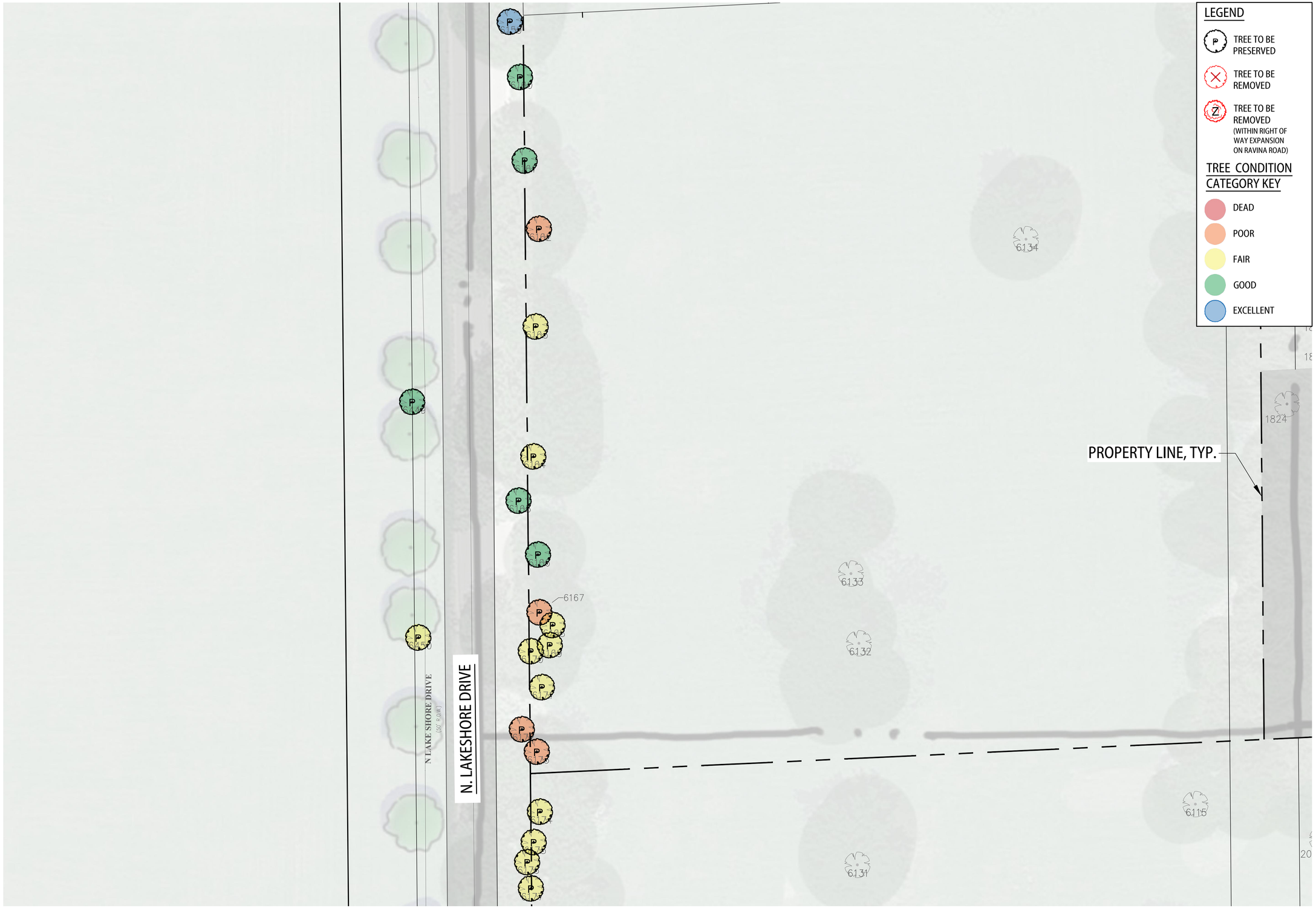
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TREE INVENTORY ENLARGEMENT

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TREE INVENTORY ENLARGEMENT

sheet number
L-102 SP



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project name

project address

seal / signature

owner / developer
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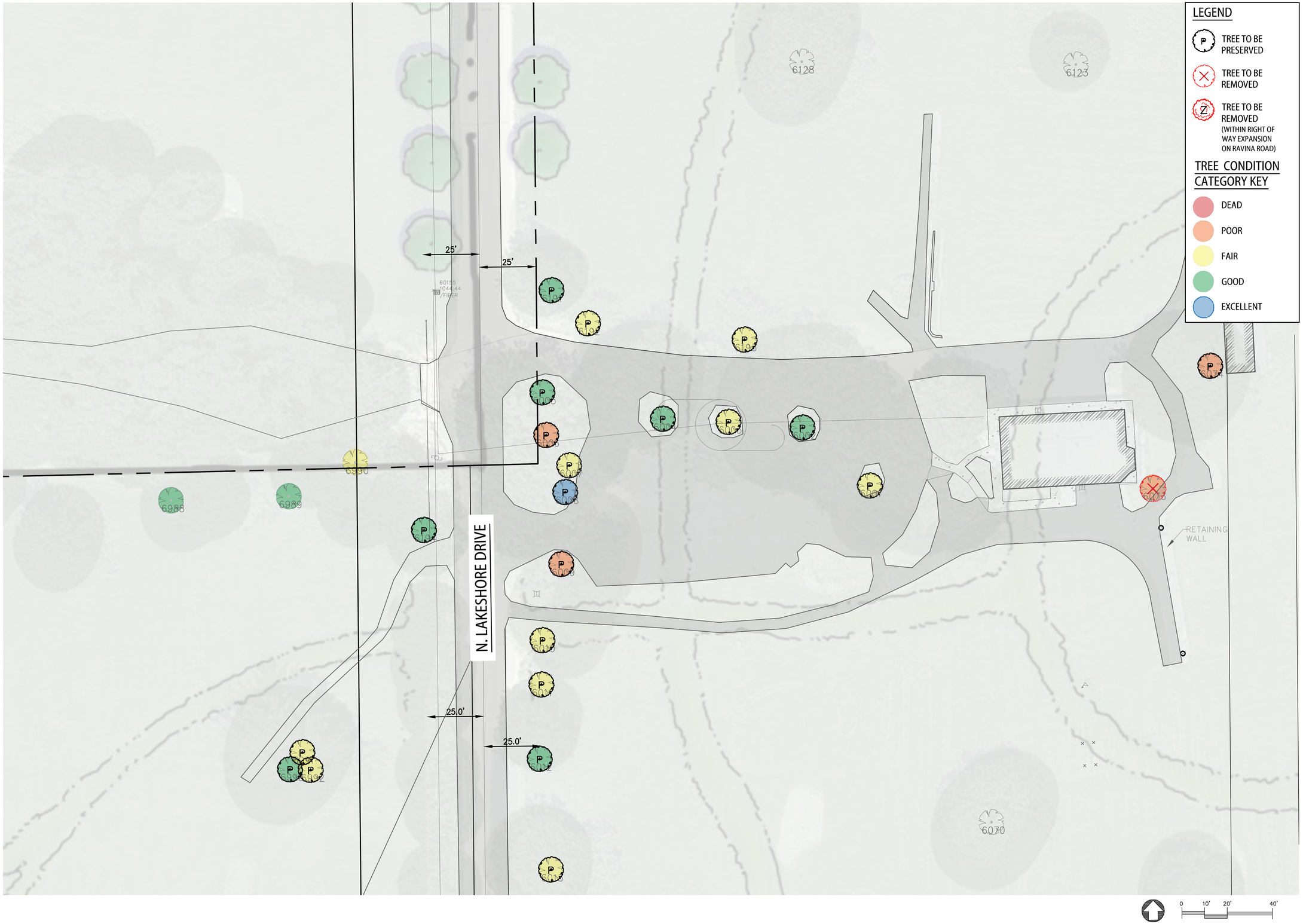
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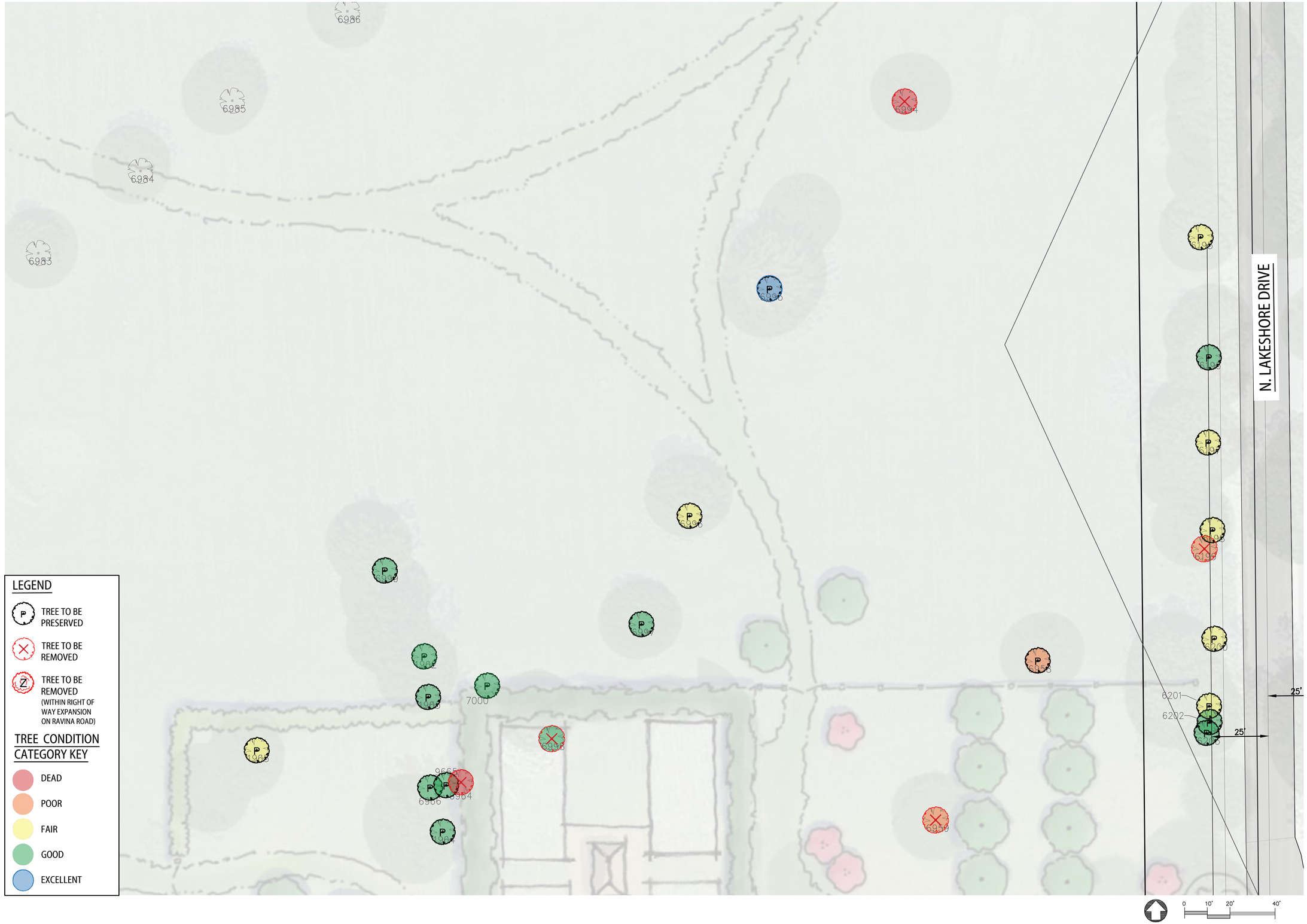
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sheet name
TREE INVENTORY ENLARGEMENT

sheet number
L-104 SP



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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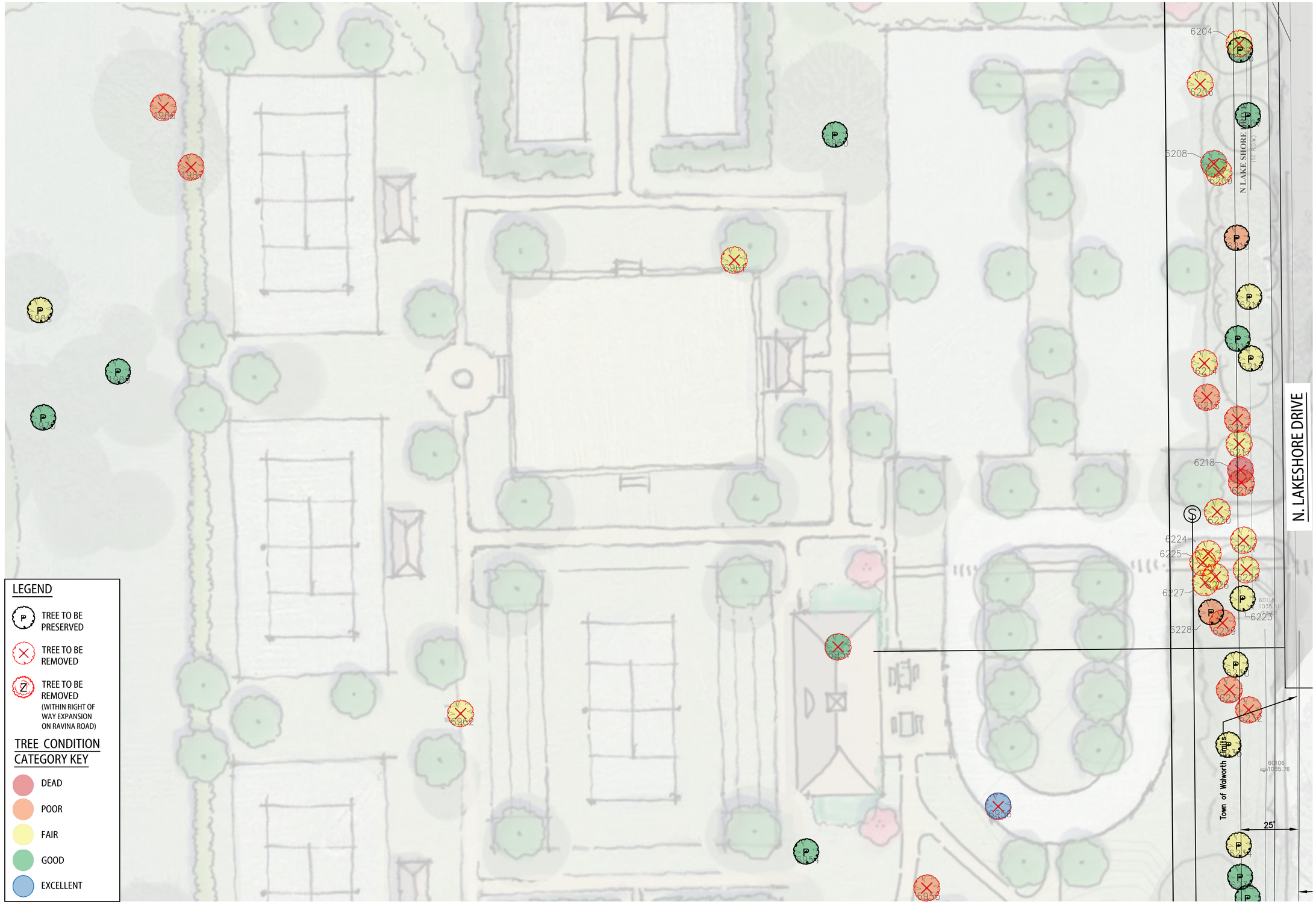
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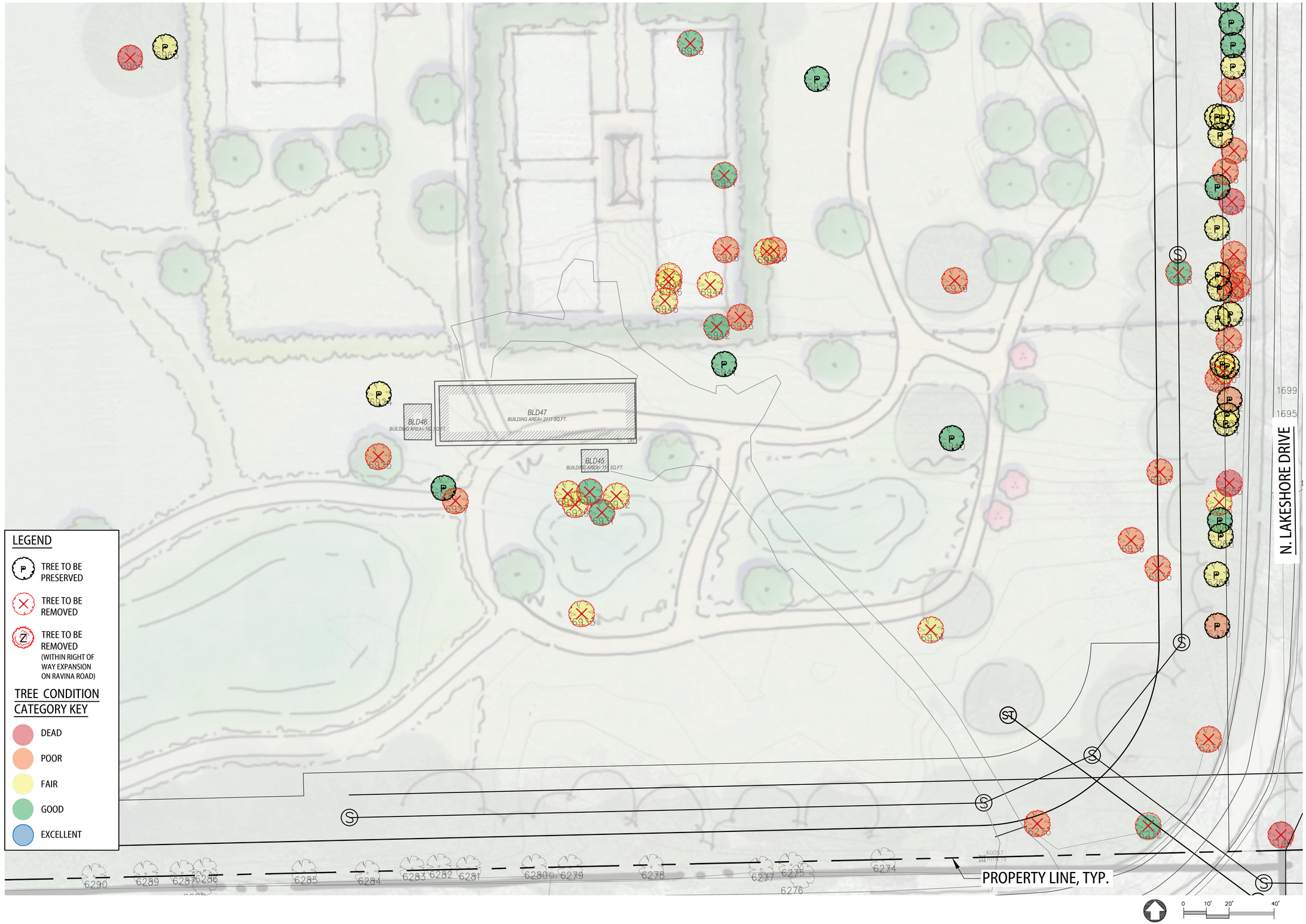
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TREE INVENTORY ENLARGEMENT

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L-108 SP

GRAND VIEW AVE.

GRAND AVENUE (30' Right of Way)

CHAINLINK FENCE

25'

14'

P.E.C BOUNDARY, TYP.

PROPERTY LINE, TYP.

20'

RAVINA ROAD

20'

0 20' 40' 80'

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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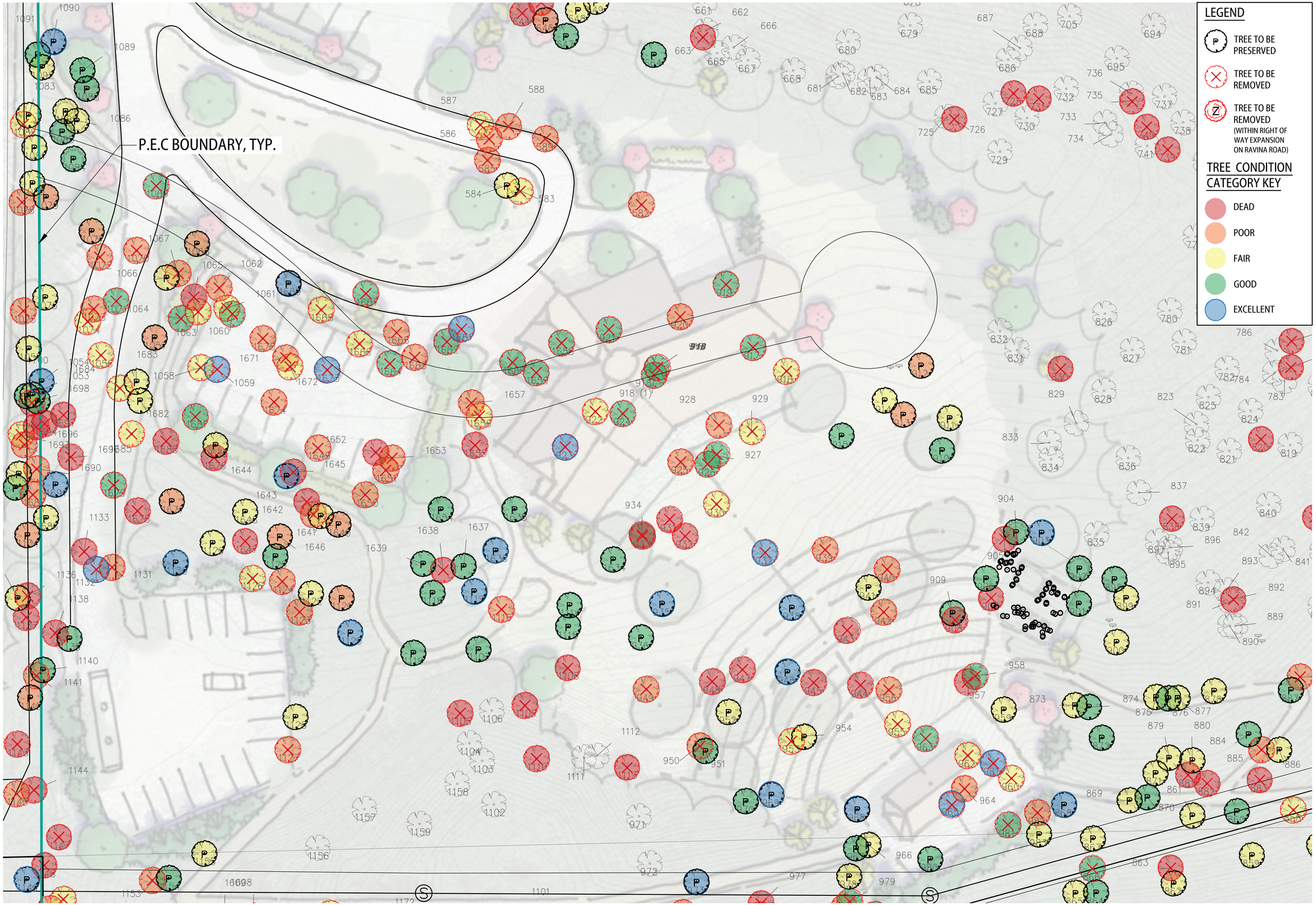
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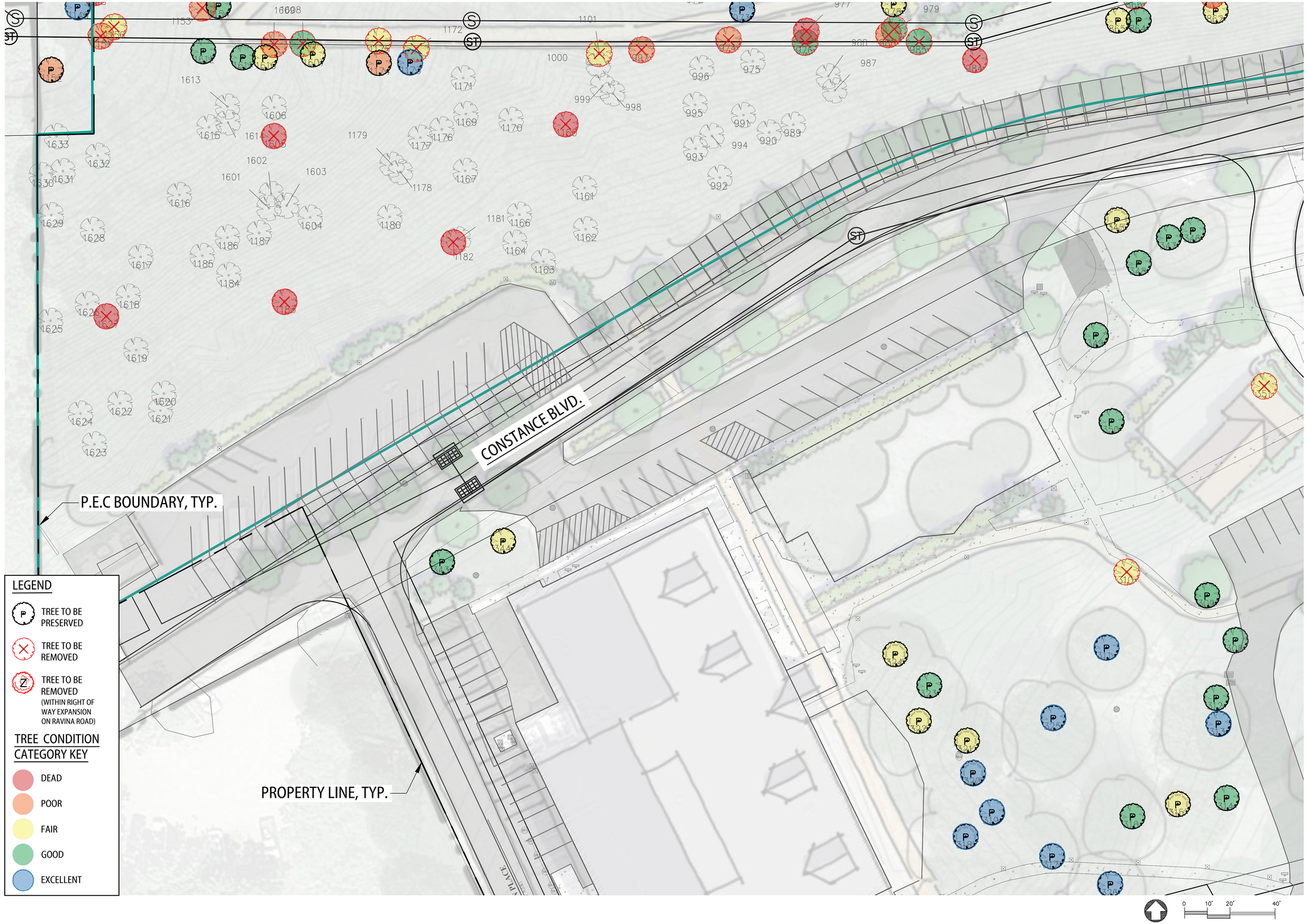
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L-110 SP



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L-111 SP



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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L-112 SP

OUTING STREET
(20' R.O.W.)

PROPERTY LINE, TYP.

20'

(5) 9.0'X16.5' PARKING STALLS

30' FRONT YARD SETBACK

(3) 10'X17' PARKING STALLS

11.9'

3' PAVEMENT SETBACK LINE

150' SHORE YARD SETBACK

Conc. Walk

Conc. Above Mech. Room

2.2'

20'

50.9'

EXIST. BLDG (2,545 S.F.)

GENEVA LAKE

GENEVA LAKE

LEGEND

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- 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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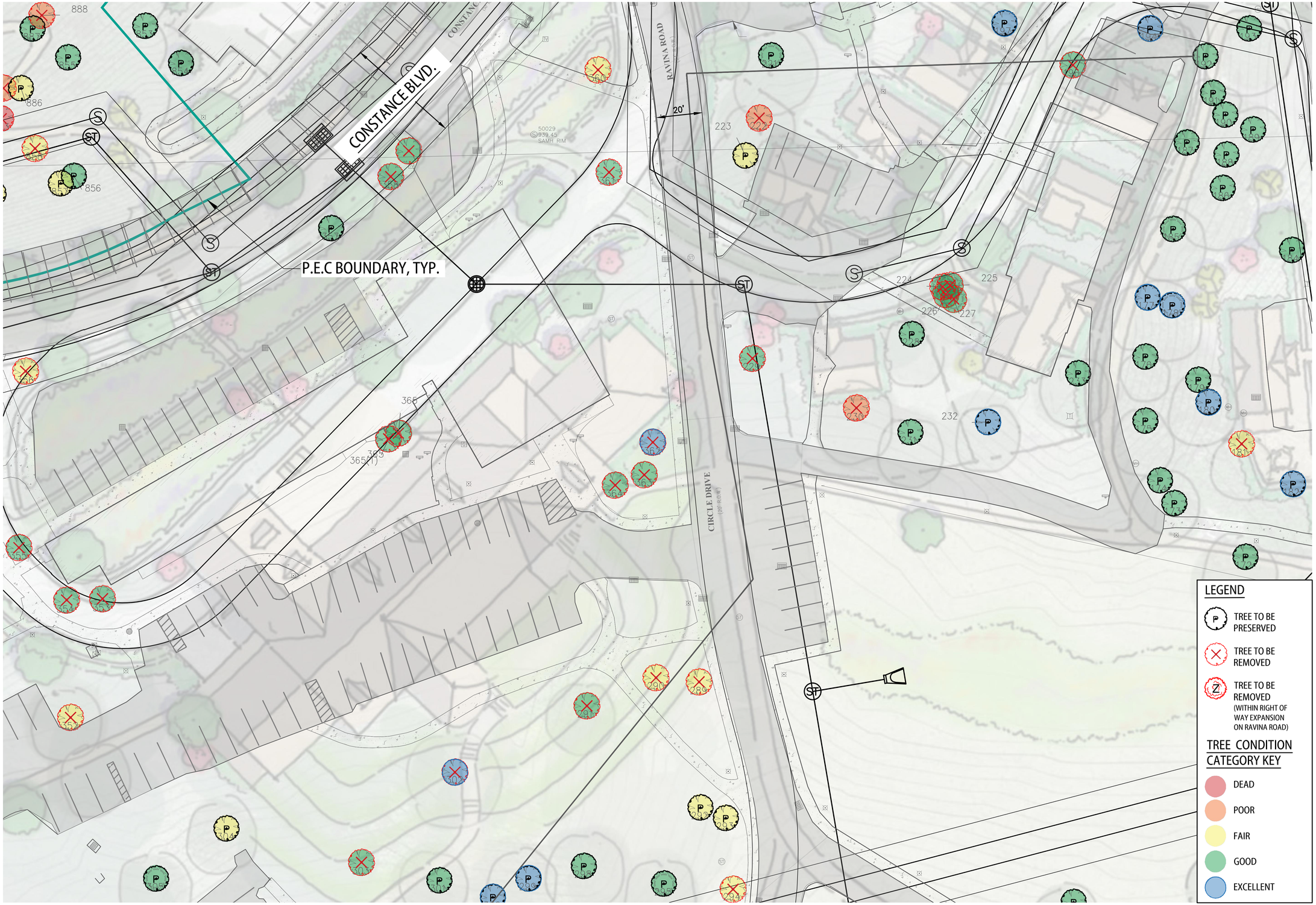
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RAVINA ROAD

P.E.C BOUNDARY, TYP.

PROPERTY LINE, TYP.

CONSTANCE BLVD.

P.E.C BOUNDARY, TYP.

RAVINA ROAD (74' R.O.W.)

E HOLLEY ARD

20'

48.0'

35.2'

48.1'

47.0'

48.8'

86.7'

33.0'

50'

LEGEND

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- POOR
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- GOOD
- EXCELLENT

0 10' 20' 40'

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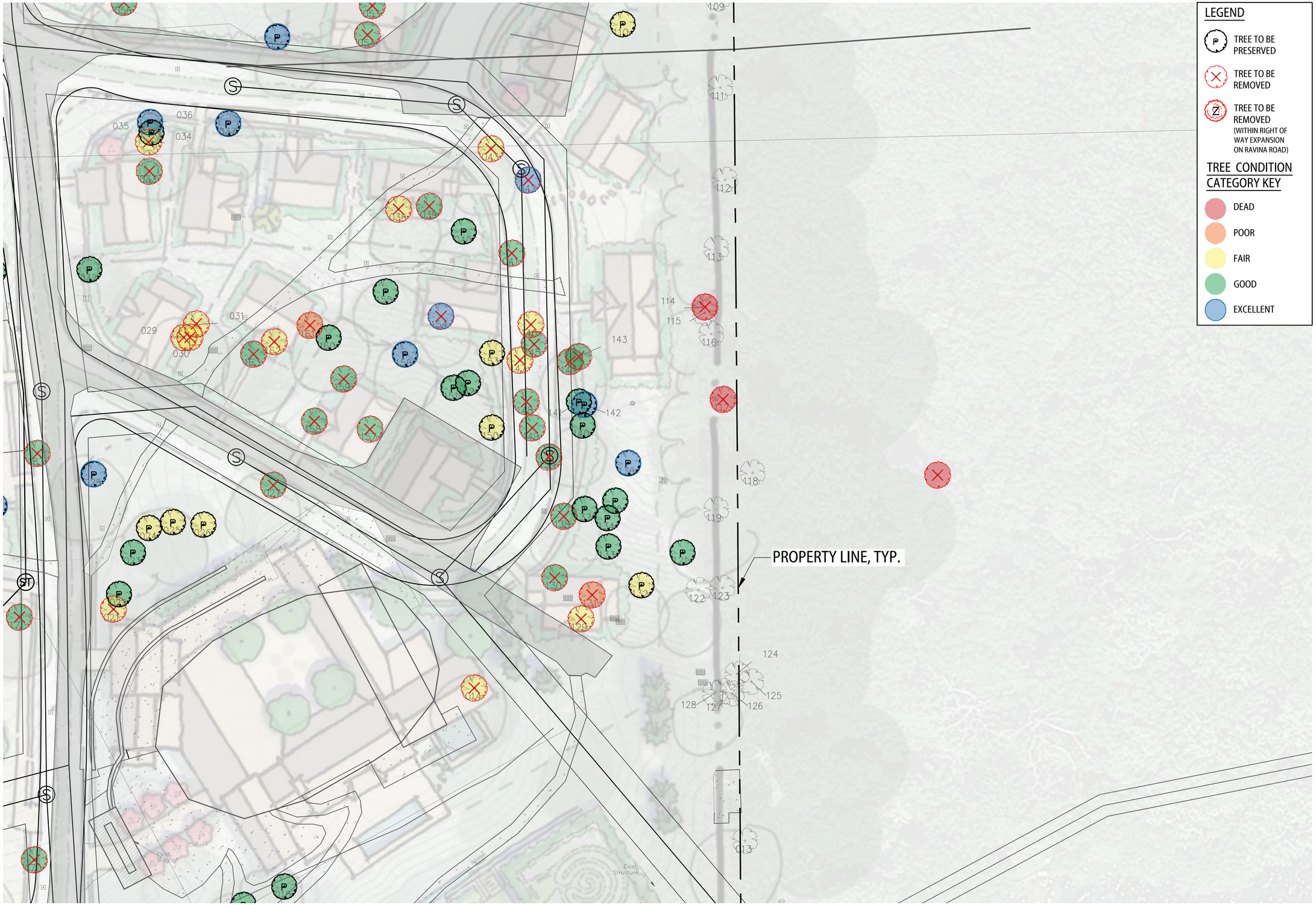
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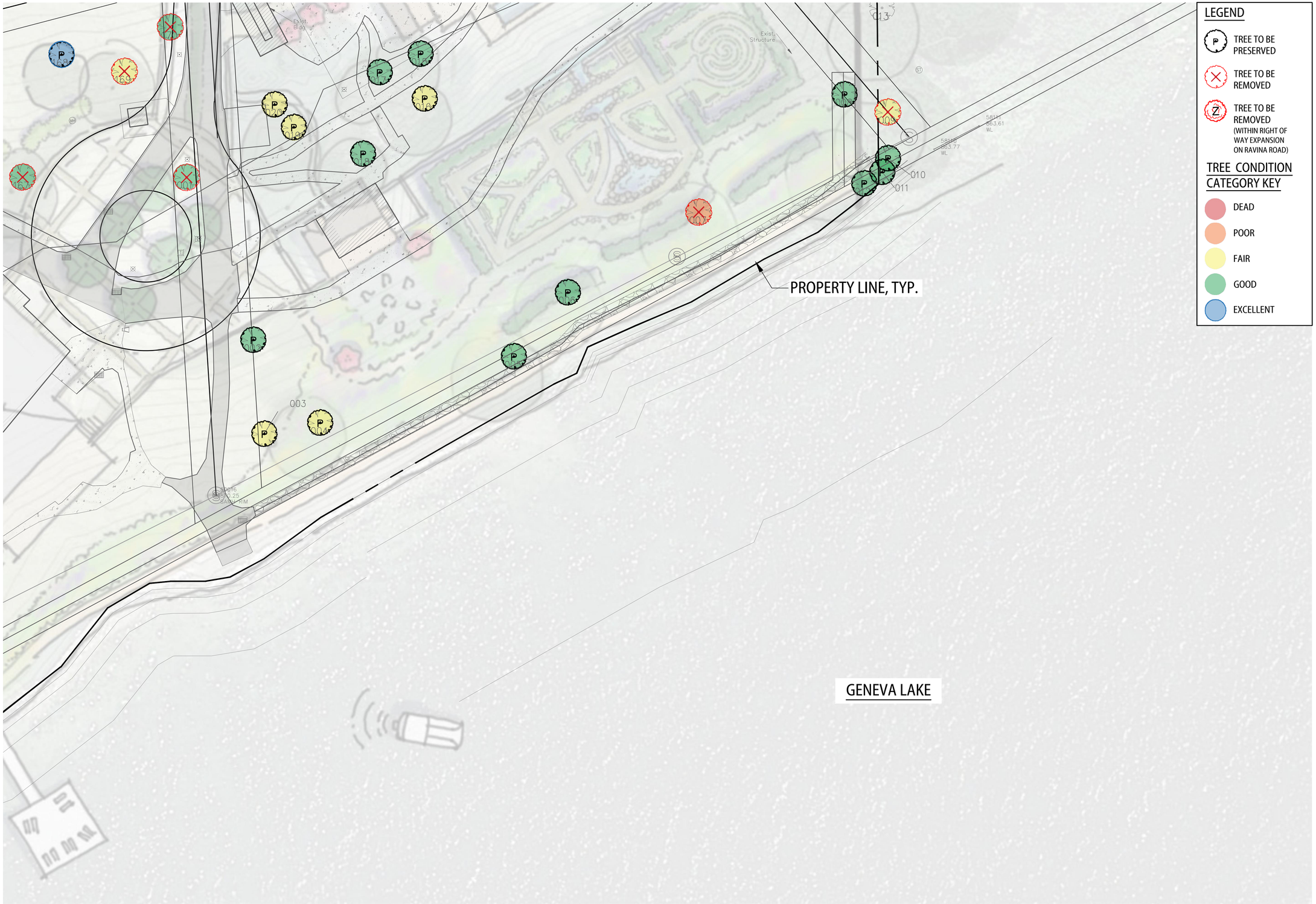
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GRANT OF CONSERVATION EASEMENT AND DECLARATION OF COVENANTS

THIS GRANT OF CONSERVATION EASEMENT AND DECLARATION OF COVENANTS (this "Grant") dated this ___ day of _____, 20___ (the "Easement Date") is by and between Topography Hospitality, LLC. and Geneva Lake Conservancy, Inc., a Wisconsin nonprofit corporation (hereinafter the "Easement Holder"). Undersigned Landowner and Easement Holder agree that the "Effective Date" of this Grant shall be the date this Grant is recorded in the Register of Deeds of Walworth County.

BACKGROUND, RECITALS:

A. Protected Property.

The undersigned Landowner holds title in fee simple to certain real property, consisting of 90.1 acres of real property, and located in the Village of Williams Bay of Walworth County, Wisconsin (hereinafter the "Protected Property") and which is legally described in Exhibit A attached to this Grant and incorporated by this reference. It is the intent of the undersigned Landowner to limit the application of this Grant to that Property legally described in Exhibit A (the "Protected Property").

The Protected Property comprises tax parcels WA119800002, WA22240001 and parts of tax parcels WWUP00011, EW 200019 and EW 200020.

The Protected Property is depicted on the Protected Property Map attached hereto as Exhibit B and made a part hereof. In the event of discrepancy between Exhibit A and Exhibit B, Exhibit A shall prevail.

Existing improvements on the property, include an old clubhouse and parking lot to the east of Theatre Road and a storage facility to the west of Theatre Roads. These improvements will be depicted on a figure in the baseline and on Exhibit B.

B. Conservation Purpose.

The Protected Property, in its present state, contains significant open space, and woodland values of importance to the undersigned Landowner, Easement Holder, and the people of Wisconsin. In addition, it is the intent of the landowner to restore the pre-settlement prairie and oak savanna vegetation that existed on the property prior to European settlement. The above general natural features and attributes and the more specific natural and restored features and characteristics of the Protected Property described in Sections B and as may be further detailed in the Baseline

Documentation Report referenced in Section D herein, shall be known collectively as the "Conservation Values" of the Protected Property. The Conservation Purpose ("Purpose") of this Grant is the preservation of the Conservation Values of the Protected Property described herein and meets the criteria of a "Conservation Purpose" as the term is used under Section 170(h)(4)(A) of the Internal Revenue Code (the "Code") and the regulations promulgated thereunder.

The Existing Improvements, Additional Improvements, activities and uses, and any other Reserved Rights described in this Grant, when exercised pursuant to the terms of this Grant, shall not be considered to adversely impact the Conservation Purpose of this Grant.

i. **Outdoor Recreation or Education:** The Protected Property provides rich and diverse outdoor recreation or education opportunities for the substantial and regular use by the general public including more than 2 miles of nature and hiking trails and an opportunity to experience the native prairie and oak savanna landscape that existed on this property prior to European settlement. The Conservation Purpose of this Grant includes preservation of the Protected Property for outdoor recreation or education for substantial and regular use by the public. This Conservation Value is protected by covenants and servitudes contained in this Grant and the Parties' commitment to provide hiking trails open to the public from sunrise to sunset, which will include educational signage and more than two miles of hiking trails that link to hiking trails on the adjacent Yerkes Future Foundation property.

ii. **Protection of Relatively Natural Habitat or Similar Ecosystem:** The Protected Property includes significant relatively natural habitat in which wildlife, pollinator and plant communities native to Southeastern Wisconsin exist in a relative natural state. The property contains 4-6 oak savannas with white, bur and red oak trees, hickory trees and native understory plants as well as 27.7 acres of farmland and an old golf course that will be restored to managed prairie providing habitat for more than 500 species. The protected land is part of the Geneva Lake watershed and will provide natural filtration of storm water through the deep-rooted prairie plants and is adjacent to a Primary Environmental Corridor of oak woodlands. The protected property is one of 20 conservation easements held by the Grantee in the Geneva Lake watershed to lower density and protect water quality. As such, one acre of restored prairie can absorb up to 9 inches of rainfall per hour, helping to prevent soil erosion and sediment from entering the lake and its tributaries. In addition, the Walworth County Land Use and Management Plan calls for the restoration of its pre-settlement natural vegetation and restoration of its oak savannas both of which will be completed on this property. The conservation Purpose of this Grant includes the preservation and restoration of the relatively natural habitats or similar ecosystem present on the Protected Property. This Conservation Value is protected by covenants and servitudes contained in this Grant and the Parties' commitment to maintaining land cover and land uses that are known to be effective in reducing the likelihood of adverse impacts to the water quality and quantity of subsurface and surface waters and restorative quality of its rich soils to support healthy and vigorous forests, and prairies and to maintaining land uses aimed a preserving and enhancing a healthy and biologically diverse landscape that supports a full range of native flora and fauna, and limit adverse ecological impacts.

iii. **Preservation of Open Space:** The economic health of Wisconsin is closely linked to its natural landscapes, which provide much of Wisconsin's scenic beauty, upon which the state's tourist, recreation, and agricultural industries depend. Preservation of the Protected Property is for the scenic enjoyment of the general public and will yield a significant public benefit. The 91.8 acres is clearly visible from Highway 67 as it enters Williams Bay to the southeast and provides significant scenic vistas, open land and relief from urban closeness, a large degree of contrast and variety provided by the visual scene, wildlife viewing opportunities and is endorsed by the local municipality of Williams Bay as consistent with its regional or local landscape inventory. Development of the protected property would impair the scenic character of the rural landscape, which includes other large open space areas owned by Yerkes Future Foundation, Holiday Home Camp and the Women's Leadership Center, all of which have maintained the native trees and open space that are characteristic of the Village of Williams Bay and the Town of Walworth.

The Conservation Purpose of this Grant includes preservation of the significant public benefits of the Protected Property including the uniqueness of the property to the area, public and private programs for conservation in the region and prevent the likelihood that development would degrade the scenic, natural and historic character of the area and provides opportunities for the public to use and appreciate the Property's scenic values and provides opportunities for tourism. This Conservation Value is protected by covenants and servitudes contained in this Grant and the Parties' commitment to maintaining for the benefit of current and future generations these essential and aesthetic rural and scenic characteristics.

iv. **Fish and Wildlife Species and Habitat: The Protected Property provides rich and diverse habitat and native communities including landform and vegetation features that provide significant relatively natural habitat for wildlife. The diverse habitat and native communities on the Protected Property include** prairie and oak woodlands and savannas for large and small mammals, birds, insects, and amphibians that use the area. The prairie areas will contain habitat for a variety of threatened species known in the area, including the Rusty-Patch Bumblebee, the Monarch Butterfly and the Bobolink, all documented within a mile of the Protected Property. The Protected Property is adjacent to the northern boundary of a Primary Environmental Corridor of oak woodlands that provides habitat for more than 500 species. In addition, oak savannas that exist currently on the site will be allowed to expand under the management plan for the property and are among the rarest landscapes on Earth and provide habitat for hundreds of species. More than 40 native wildflowers will be managed on the property and more than 50 species of birds have been identified in a one mile radius of the property. The Conservation Purpose of this Grant includes the preservation of this pollinator and wildlife habitat. This Conservation Value is protected by covenants and servitudes contained in this Grant and the Parties' commitment to maintain land cover and land uses that are known to be effective in maintaining and improving the health and wellbeing of pollinator and wildlife species and their habitat known to be or reasonably likely to be present on the Protected Property.

v. **Water Resources:** The Protected Property includes landform and vegetation features that protect and facilitate natural riparian, floodplain, and wetland functions and therefore protect natural flowages and stream conditions and associated habitat. This property is located in the Geneva Lake Watershed of the Mississippi River Basin. A majority of the parcels are identified in the Walworth County Comprehensive Plan 2035 as located in an area of high to very high groundwater recharge. The restoration of native long-rooted prairie plants on the site will provide a natural filtration system that filters storm water before it reaches Geneva Lake, thereby improving the overall quality of the lake's surface water. The 91.8-acre prairie will also filter storm water in an area that receives its water from municipal wells in the village, thereby improving the quality of the area's groundwater. These landform and vegetation features are more specifically described in the Baseline Documentation Report. The Conservation Purpose of this Grant includes the preservation of these water resources. This Conservation Value is protected by covenants and servitudes contained in this Grant and the Parties' commitment to maintain land cover and land uses that are known to be effective in reducing the likelihood of adverse impacts to the water quality and quantity of subsurface and surface waters of the Protected Property.

vi. **Soil Resources:** The Protected Property includes soil types and profiles identified by NRCS as Prime, Important, and/or Highly Erodible, including Juneau Silt Loams, Miami silt loams and Dodge silt loams. These soils are considered the most fertile of soil types for agriculture and for restoring prairies. The managed prairie on the property will build soil health, reduce soil erosion and help protect the watershed. The Conservation Purpose of this Grant includes the preservation of these soil resources. This Conservation Value is protected by covenants and servitudes contained in this Grant and the Parties' commitment to sustaining the natural capacity of the Protected Property and the fertility and restorative quality of its soils to support healthy forests, prairies, successional fallow and productive farmland and to allow restoration of native vegetation designed to assure and maintain a healthy and biologically diverse landscape that supports a full range of native flora and fauna and limit adverse ecological impacts.

vii. **Scenic / Geologic Values:** The Protected Property provides the general public with outstanding scenic views from Highway 67 and Theatre Road. The Conservation Purpose of this Grant includes the preservation and enhancement of these scenic view through the management of a prairie restoration. The landowners agreement to promote stewardship of the soil and water resources as described herein, yielding a public benefit including reducing soil erosion and enhancing surface and groundwater quality of the Geneva Lake watershed and Mississippi River Basin. This Conservation Value is protected by covenants and servitudes contained in this Grant and the Parties' commitment to maintaining for the benefit of current and future generations these essential and aesthetic rural characteristics.

viii. **Ecosystem Services:** The Protected Property includes restored prairie and grassland that represents carbon storage and sequestration potential, in addition to the benefits of filtering and protecting water supplies, increasing soil fertility and forest productivity, fostering biodiversity, and strengthening the capacity of ecosystems to withstand drought and extreme weather, reducing flooding, runoff, and erosion. Grassland and prairie restoration is especially important in Wisconsin due to the high rate of conversion that has been occurring in this state, especially along the eastern border. Recreating native prairies and grasslands has been identified as one of the key land use opportunities in Wisconsin for carbon storage and sequestration. In addition, oak trees sequester more carbon than any other tree in North America and it is the landowner's intent to allow the natural regeneration of the oak savannas on the site. It is a purpose of this Conservation Easement to protect the carbon storage and reduction potential of the Protected Property and to have the conservation of the Protected Property contribute to climate mitigation and resilience as a "natural climate solution". This Conservation Value is protected by covenants and servitudes contained in this Grant and the Parties' commitment to managing the Protected Property for healthy ecosystems that provide, or are reasonably likely to provide, carbon benefits.

C. Public Policies & Enabling Legislation.

Preservation of the Conservation Values of the Protected Property will serve the following public policies: Wisconsin Land Legacy Report (2006), Wisconsin State Wildlife Action Plan (2005), the Walworth County Land and Water Resources Plan 2021-2030 and the Walworth County Comprehensive Plan 2050, all of which include goals of protecting and restoring natural areas, open space and wildlife habitats, oak woodlands and savannas and surface and groundwater resources.

The common law of the State of Wisconsin and the Uniform Conservation Easement Act, Section 700.40 of the Wisconsin Statutes, provide for the creation and conveyance of conservation easements to retain and protect the natural, scenic, and open space values of real property; to assure its availability for agriculture, forestry, recreation or other open space uses; to protect natural resources; to maintain or enhance air or water quality; or to preserve historical, architectural, archaeological, or cultural sites.

The State of Wisconsin Natural Resources Board policies promulgated in Chapter NR 1 of the Wisconsin Administrative Code foster and promote the voluntary conservation of wildlife habitat on private lands and support, assist, and encourage private practices that enhance forests, wildlife, aesthetics, and watershed protection.

D. Baseline Documentation.

The Baseline Documentation Report (hereinafter the "Baseline Documentation") is incorporated herein by this reference, and a copy is kept on file at the offices of Easement Holder. The parties hereto acknowledge the Baseline Documentation, executed and dated _____, is sufficient to establish an accurate representation of the Protected Property's condition at the time of this Grant, and is intended to serve as an objective, though not exclusive, information baseline for monitoring compliance with the provisions of this Grant. It is understood by the parties hereto that the Baseline Documentation may be used by Easement Holder to establish that a change in the use or character of the Protected Property has occurred, but the existence of the Baseline Documentation shall not preclude Easement Holder's use of other evidence to establish the condition of the Protected Property as of the date of this Conservation Easement. If any conflict exists between the Baseline Documentation and this

Grant, this Grant shall prevail. A copy of the title page and signature pages of the Baseline Documentation is attached to this Conservation Easement as Exhibit C.

E. Qualified Nonprofit Organization.

The Easement Holder is a publicly supported, tax exempt organization described in Sections 501(c)(3) and 509(a)(1) of the Code, and a "qualified organization" within the meaning of Section 170(h) of the Code, as those sections may be amended from time to time, and in the regulations promulgated thereunder. The Easement Holder is also eligible to hold conservation easements under Section 700.40(1)(b)(2) of the Wisconsin Statutes as a Wisconsin nonstock corporation among whose purposes are the preservation, protection, and enhancement of real property in its natural, scenic, open space, historical, and/or undeveloped condition, and the preservation of the ecological integrity of the lands and waters therein. The Easement Holder maintains an Easement Stewardship Fund for the legal defense of this Grant and the protection of the Conservation Values of the Protected Property.

F. Conservation Intent.

Undersigned Landowner and Easement Holder recognize the Conservation Values of the Protected Property and share the common goal of preserving them in perpetuity. Undersigned Landowner, through this Grant, intends to restrict the use of the Protected Property to protect the Conservation Values, prevent use, fragmentation, or Development of the Protected Property for any purpose or in any manner that conflicts with the provisions of this Grant in perpetuity. Undersigned Landowner further intends to convey to Easement Holder, and Easement Holder intends to accept, the right to monitor and enforce these restrictions in order to preserve, enhance, and protect the Protected Property and its Conservation Values for the benefit of this generation and generations to come.

G. Qualified Conservation Contribution.

Conveyance of this Conservation Easement by donation, or the donation of any portion of the value of this Conservation Easement, is intended to qualify as a charitable donation of a partial interest in real estate (as defined under §170(f)(3)(B)(iii) of the Code) to a Qualified Organization committed to holding this Conservation Easement exclusively for "conservation purposes" as that term is defined in §1.170A-14(d) of the Regulations.

H. Defined Terms.

Capitalized terms not defined elsewhere in this document are defined in Section10.

SECTION 1. GRANT TO EASEMENT HOLDER

In consideration of the facts recited above, the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the undersigned parties, and pursuant to the laws of the State of Wisconsin and in particular Wisconsin Statute Section 700.40, undersigned Landowner hereby voluntarily grants and conveys a perpetual, unconditional, and irrevocable conservation easement property interest, over, in, and to the Protected Property, (herein the "Conservation Easement") and the affirmative rights to monitor and enforce the restrictive covenants and equitable servitudes, as set forth in this Grant, to Easement Holder.

1.1 Purpose.

The Purpose of this Grant is to:

(a) **Preserve Conservation Values.** To preserve, advance, and protect, in perpetuity, the Conservation Values of the Protected Property as described herein and as they may be enhanced or evolve over time.

(b) **Prevent Inconsistent Use.** To prevent any activity on or use of the Protected Property that is not specifically permitted herein or which would impair or interfere with the Conservation Values of the Protected Property.

(c) **Prevent Inconsistent Development.** To prevent intrusion or Development of the Protected Property that would impair or interfere with the Conservation Values of the Protected Property, including the essential natural and scenic quality of the Protected Property and government conservation policy.

1.2 Easement Areas.

Exhibit B hereto contains a survey or other depiction of the Protected Property (hereinafter the "Easement Area Plan") showing, among other details, the location of one or more of the following areas – the Highest Protection Area and the Minimal Protection Area.

(a) **Highest Protection Area.** To protect and enhance the richness of biodiversity and natural habitat by restoring the original prairie/savanna landscape that existed before European settlement and to keep the area free from any improvements or development.

(b) **Minimal Protection Area.** To accommodate, subject to moderate constraints, a wider variety of activities, uses, and Improvements, confining them to the Minimal Protection Area where they will not impair or otherwise be detrimental to the Conservation Values.

1.3 Landowner's Reserved Rights, Notice Required Under Regulations.

Landowner reserves all rights and responsibilities pertaining to their ownership of the Protected Property, except for those rights specifically granted to Easement Holder (and Beneficiaries, if applicable) in this Grant. Landowner may not, however, exercise reserved rights in a manner that adversely affects or is likely to adversely affect the Conservation Values or is otherwise inconsistent with the provisions of this Grant.

To the extent required for compliance with §1.170A-14(g)(5)(ii) of the Regulations, and only to the extent such activity is not otherwise subject to Review under this Grant, Landowner agrees to notify Easement Holder before exercising reserved rights that may adversely affect the Conservation Values of the Protected Property.

1.4 Mineral Interests.

The undersigned Landowner represents that no Person has retained a qualified mineral interest in the Protected Property of a nature that would disqualify the Grant for purposes of §1.170A-14(g)(4) of the Regulations. Furthermore, the surface mining or extraction of any qualified mineral interest, including all hydrocarbons; hard rock minerals such as but not limited to gold, iron ore, and copper; and sand, gravel, aggregate, quartz sandstone, frac sand, topsoil, and limestone on or from the Protected Property is prohibited. From and after the Effective Date, the grant of such an interest is prohibited, and Easement Holder has the right to prohibit the exercise of such a right or interest if granted in violation of this provision. The provisions of this section supplement and, to the extent of an inconsistency, supersede provisions set forth elsewhere in this Grant.

SECTION 2. TRANSFER - SUBDIVISION

This Section serves to regulate the transfer of a portion of the Protected Property independent of the remainder of the Protected Property; to regulate the number, size, and configuration of Lots within the

Protected Property; and to foreclose opportunities to use the conservation achieved by this Conservation Easement to increase the density of Development on or outside the Protected Property.

2.1 Prohibitions.

All of the following are prohibited except as specifically set forth as permitted in Section 2.2 herein:

(a) **Transfer of Portion of Protected Property.** Transfer of ownership, possession, or use of a portion of the Protected Property, including subsurface portions of the Protected Property, independent of the remainder of the Protected Property. The Protected Property shall only be granted, sold, exchanged, devised, gifted, transferred, or otherwise conveyed in unified title as one (1) parcel. The intent of this sub-section is to prohibit the conveyance of the Protected Property except as a whole, regardless of whether or not it consists of separate parcels, was acquired as separate parcels, or is treated as separate parcels for property tax, zoning, or other purposes.

(b) **Subdivision.** Any Subdivision of the Protected Property is strictly prohibited. Ownership of the Protected Property as "Tenants in Common" shall not be considered a Subdivision of the Protected Property in any manner.

(c) **Transfer of Density.** Use of open space area protected under this Grant to increase (above limits otherwise permitted under Applicable Law) allowable density or intensity of Development within other portions of the Protected Property or outside the Protected Property.

(d) **Transfer of Development Rights.** Transfer of Development rights or other rights granted or allocated to the Protected Property in support of Development outside the Protected Property.

2.2 Permitted Changes.

The following changes are permitted subject to the requirements of Section 2.3 herein:

(a) **Lots within Protected Property.** If the Protected Property contains more than one Lot, Landowner may (1) merge two or more Lots into a single Lot in such a way that does not alter the perimeter of the Protected Property; or (2) subject to Review, reconfigure one or more of the boundaries of such Lots except any boundary of such Lots that is also the perimeter boundary of the Protected Property as described in Exhibit A.

(b) **Transfer to Qualified Organization.** Subject to Review, creation and transfer of a Lot to a Qualified Organization for nature preserve, public trail, or other conservation purposes approved by Easement Holder after Review.

(c) **Transfer of Rights of Possession or Use.** Subject to Review, transfer of possession or use (but not ownership) of one or more portions of the Protected Property, including subsurface portions of the Protected Property, for purposes permitted under, and subject to compliance with, the terms of this Grant. Examples of such rights of possession or use include farm leases and utility easements. Leases of space within Improvements are not subject to Review.

(d) **Protected Property Boundary Adjustments.** Portions of the Protected Property may be conveyed to abutters only to the extent required by a judicial decree to resolve *bona fide* boundary disputes, or to clarify or update inaccurate legal descriptions and/or to correct survey errors.

2.3 Requirements.

(a) **Notice, Subsequent Landowners.**

(1) Not less than thirty (30) days prior to transfer of the Protected Property or a Lot, Landowner must notify Easement Holder, pursuant to Section 9.1 of this Grant, of the name(s) and address for notices of the Person(s) who is proposed to become Landowner following the transfer.

(2) Landowner authorizes Easement Holder to (1) contact the Person(s) to whom the Protected Property or Lot will be transferred, and other Person(s) representing Landowner or the prospective transferees, to discuss with them, without making interpretations or assertions, this Grant and, if applicable, other pertinent documents; and (2) enter the Protected Property to assess compliance with this Grant.

(b) **Instrument to Reference Grant.** Landowner shall incorporate the terms of this Grant by reference in any subsequent deed or other legal instrument, including leases, by which the Landowner transfers any interest in all or part of the Protected Property, substantially as follows:

"This (conveyance, lease, mortgage, easement, etc.) is subject to a Conservation Easement which runs with the land and which was granted to Geneva Lake Conservancy by instrument dated _____ and recorded in the office of the Register of Deeds for _____ County, Wisconsin, as Document No. _____.

(c) **Ending Continuing Liability.** If Easement Holder is not notified per the requirements of this Section 2.3, it is not the obligation of Easement Holder to determine whether a violation first occurred before or after the date of the transfer. The pre-transfer Landowner continues to be liable on a joint and several basis with the post-transfer Landowner for the correction of violations under this Grant until such time as Easement Holder is given the opportunity to inspect the Protected Property and all violations noted in Easement Holder's resulting inspection report are cured.

(d) **Updated Baseline Documentation.** Any change pursuant to Sections 2.2 and 2.3 herein shall be documented in an update to the Baseline Documentation signed by Landowner and Easement Holder.

(e) **Validity of Grant Preserved.** The failure of Landowner to perform any act required by this Section 2.3 shall not impair the validity of this Grant or limit its enforceability in any way.

SECTION 3. HIGHEST AND MINIMAL PROTECTION AREAS

3.1 Highest Protection Area Improvements.

Improvements within the Highest Protection Area are prohibited except as permitted below in this Section 3.1.

(a) **Existing Improvements.** Existing Improvements will be removed within 12 months of the signing and recording of this conservation easement. This includes all improvements west of Theatre Road, including the storage barn and other facilities and pile of dirt, including the invasive trees that are growing in and along the fenced storage area. The fencing around the storage area must also be removed to protect the prairie vistas and wildlife habitat.

(b) **Existing Servitudes.** Improvements that Landowner is required to allow because of an Existing Servitude are permitted.

(c) **Additional Improvements.** The following Additional Improvements are permitted:

(1) Fences, walls, and gates around the perimeter of the Protected Property that are designed and constructed so as to minimize habitat fragmentation, impedance of the free movement of wildlife, and adverse impacts on Conservation Values. Fencing, walls, and gates within the perimeter of the Protected Property serving legitimate management purposes and objectives may be permitted upon Review. No Additional Improvement described in this provision shall exceed five (5) feet in Height without Review as defined in Section 4.4 (d)

(2) Signs other than Regulatory Signs are limited to a maximum of 12 square feet per sign, except the entrance sign. A sign at the entrance to Theatre Road from Highway 67 may be placed not to exceed 10 feet in height and shall be illuminated downward or sign-facing manner in keeping with Dark Sky requirements of the adjacent Yerkes Observatory.

(3) Habitat enhancement devices such as birdhouses, bat houses, and pollinator homes.

(4) Trails, provided that they: (i) do not exceed six (6) feet in width; (ii) are maintained as natural vegetated surfaces or covered (if at all) by wood chips or other highly porous surfacing; and (iii) are constructed and maintained to be protective of natural habitat and water quality.

(5) Subject to Review as defined in Section 4.4 (d), boardwalks, puncheons, footbridges, stream crossing structures, and waterbody access structures.

(6) Tree stands and blinds for hunting or nature study. Blinds to remain in place for more than a season are subject to Review. No Additional Improvement subject to Review under this provision shall be permitted that (i) diminishes the Conservation Values, (ii) is disallowed by law or by the rules of any government agency or program with a legal interest in the Protected Property, (iii) exceeds a footprint of sixty-four (64) square feet including any external access structures or components such as ladders or stairs (with the prior written approval of Easement Holder, stairs, ramps, or other facilities specifically designed to create access to such permitted outdoor recreation structures by people of all abilities may be allowed even if they cause the structure to exceed the 64 square feet size limitation), (iv) is improved with electricity, plumbing, or other utilities.

(7) Subject to Review as defined in Section 4.4 (d), Access Drives and Utility Improvements to service Improvements or permitted uses within the Protected Property shall be permitted only to the extent that reasonably feasible alternative means to provide access and utility services to the Protected Property do not exist, or as otherwise required by the Village of Williams Bay.

3.2 Highest Protection Activities and Uses.

Activities and uses within the Highest Protection Area are prohibited unless the activity or use: does not adversely affect the Conservation Values; does not introduce invasive species; and is permitted below in Section 3.2.

(a) **Existing Servitudes.** Activities and uses that Landowner is required to allow because of an Existing Servitude are permitted.

(b) **Resource Management and Disturbance.** The following activities and uses are permitted:

(1) The existing High Protection property must be restored to a native prairie under a Resource Management Plan commissioned and paid for by the Grantee and approved by the Easement Holder within 30 months of the signing of this conservation easement. The native prairie must contain a minimum of 40 native grasses and forbs. The Landowner shall pay for the seeds and planting of the restored prairie but may be assisted by grants provided by the Easement Holder. No non-native seeds shall be included in the prairie mix. The Resource Management Plan shall allow for the management and removal of any invasive species that enter the property. The Resource Management Plan shall cover the first five years of the prairie restoration at which time it will be updated every five years to include a timetable and budget mutually approved by the Easement Holder and Landowner. Said Resource Management Plan budget shall be sufficient to maintain the Protected Property in a condition equal to or better than similar prairie preserves. The Easement Holder shall work with the Landowner to identify grant funding to assist in the management of the prairie but the Easement Holder shall not bear any of the costs of the prairie restoration or management.

(2) Disturbance of resources to the extent reasonably necessary to remove, mitigate, or warn against an unreasonable risk of harm to Persons, their belongings, or health of Native Species on or about the Protected Property. Examples of such disturbance include cutting hazard trees and limbs (as defined by the USDA Forest Service) and removing Invasive Species. Landowner must take such steps as are reasonable under the circumstances to consult with Easement Holder prior to taking actions that, but for this provision, would not be permitted or would be permitted only after Review.

(3) Planting, replanting, and maintaining Native Species or, according to a Resource Management Plan subject to Review, planting, replanting, and maintaining other vegetation to advance the Conservation Values and Purposes of the Highest Protection Area.

(4) Removal of Invasive Species and, subject to Review, removal of other vegetation to accommodate replanting as permitted in this Section.

(5) Construction of permitted Improvements with prompt restoration of soil and vegetation disturbed by such activity.

(6) Vehicular use in the case of emergency and in connection with activities or uses permitted under this subsection.

(7) Cutting or removing invasive trees, including dead standing and fallen, but only to the extent consistent with maintaining forest ecological integrity and diversity. Any native tree, including oaks, hickories and maples with a diameter greater than 10 inches, 4 feet from the ground may not be cut or girded without the written permission of the Easement Holder.

(8) Application of manure and plant material (both well composted) and, subject to compliance with manufacturer's recommendations, substances to promote the health and growth of Native Species. These permitted substances do not include sludge, bio-solids, septic system effluent, and related substances. It is the intent of the parties that applications of biocides including chemical herbicides, pesticides, fungicides, and other toxic agents to, for example, control Invasive Species be minimized and, whenever used, be applied in strict accordance with manufacturer's recommendations.

(9) Piling of brush and other vegetation to the extent reasonably necessary to accommodate activities or uses permitted within the Highest Protection Area.

(10) Other activities that Easement Holder, without any obligation to do so, determines are consistent with maintenance or attainment of Conservation Values and Purposes and are conducted in accordance with the Resource Management Plan or other plan approved for that activity after Review.

(c) **Recreation and Education.** Recreational, educational, and scientific research activities are permitted that do not require Improvements and do not adversely affect the Conservation Values. Such activities include: (1) using existing trails or trails described and depicted by the Resource Management Plan for walking, hiking, and cross-country skiing; (2) reasonable use of self-propelled and power-driven mobility devices by persons who have mobility impairments; (3) bird watching, nature study, fishing, and hunting; and (4) wildlife and habitat monitoring and research consistent with and in furtherance of the Conservation Values.

3.3. Minimal Protection Area Improvements.

Improvements within the Minimal Protection Area are prohibited except as permitted herein below.

(a) **Permitted under Preceding Sections.** Improvements permitted under a preceding article are permitted.

(b) **Additional Improvements.** The following Additional Improvements are permitted subject to limits set forth in Section 3.1(c):

(1) Commercial Improvements. One building may be built in the Minimal Protection Area designated as Area #4 on Exhibit B (or the existing clubhouse renovated). If a new building is built its footprint must be equal to or less than the square feet of the clubhouse and its height shall not exceed 35 feet.

(2) Storm water managements and other site Improvements servicing activities, uses, or Improvements permitted within the Minimal Protection Areas.

(c) **Limitations on Improvements.** Improvements permitted within the Minimal Protection Area are limited as follows:

(1) Not more than one Improvement may be permitted in each of the Minimal Protection Areas.

(2) Signs and Utility Improvements, including storm water management (as shown on Exhibit B), are applicable permitted but subject to restrictions as set forth herein.

3.4 Minimal Protection Activities and Uses.

Activities and uses within the Minimal Protection Area are prohibited unless the activity or use: does not adversely affect the Conservation Values; does not introduce Invasive Species; and are permitted below in Section 3.4:

(a) **Permitted under Preceding Sections.** Activities and uses permitted under this Section 3 are allowable within the Minimal Protection Area.

(b) **Disturbance of Resources.** Disturbance of resources within the Minimal Protection Area is permitted for purposes reasonably related to activities or uses permitted within the Protected Property.

(c) **Commercial and Other Uses.**

(1) Commercial use is permitted in the Minimal Protection Areas, including the parking of up to 350 cars. In Minimal Protection Parking/Building Areas landowner shall adhere to restrictions in 4.1 (b) and in Minimal Protection Area designated as Area #4 on Exhibit B, one building not to exceed 2,000 square feet and 35 feet in height may be built. The existing parking areas may be resurfaced in gravel for the parking of cars, but no new impervious surfaces may be created in the Minimal Protection Areas and groundcover must be fescue grass, blue grass or another natural plant or material approved by the Easement Holder.

(2) Site improvements for generating and transmitting Renewable Energy that the Easement Holder, without any obligation to do so, approves after Review.

(3) Other uses that cannot be foreseen at the signing of this Conservation Easement that support and do not harm the High Protection Area uses may be approved by the Easement Holder, without any obligation to do so, after Review, as defined in Section 4.4.

SECTION 4. RIGHTS AND DUTIES OF EASEMENT HOLDER

4.1 Easement Holder Covenants.

In support of the Conservation Values and Conservation Purpose, Easement Holder declares the following covenants binding upon its easement interest in the Protected Property:

(a) **Exercise of Powers.** Easement Holder must exercise the powers granted to it by this Grant to block activities, uses, and Improvements of the Protected Property inconsistent with the terms of this Grant.

(b) **Must be Qualified Organization.** Easement Holder must be and remain at all times a Qualified Organization and must not transfer the Conservation Easement or otherwise assign its rights or responsibilities under this Grant to a Person other than a Qualified Organization committed to upholding the Conservation Purpose.

(c) **Proceeds Used for Conservation Purposes.** Easement Holder must use any funds received due to the release, termination, or extinguishment of the Conservation Easement in whole or in part in furtherance of its charitable conservation purposes.

(d) **Failure to Enforce, Remedy.** If Easement Holder fails to abide by the covenants of this section, a publicly supported, tax exempt organization described in Section 501(c)(3) of the Code, among whose purposes is the preservation of natural resources, or the State of Wisconsin may petition a court of competent jurisdiction to order the Conservation Easement transferred to a Qualified Organization ready, willing, and able to abide by such covenants.

4.2 Rights and Duties of Easement Holder.

This Grant vests the Easement Holder with the following rights and duties:

(a) **Enforcement.** To enter the Protected Property to investigate any and all suspected, alleged, or threatened violation(s) of the covenants and, if so found, to enforce the terms of this Grant by exercising Easement Holder's remedies in this Grant.

(b) **Inspection.** To enter and inspect the Protected Property for compliance with the requirements of this Grant upon reasonable notice, in a reasonable manner, at reasonable times and not less than once per calendar year. Reasonable notice is not required when Easement Holder determines immediate entry is necessary to prevent, terminate, or mitigate a violation of the Easement, and when Easement Holder does not have the name(s) and contact information for any or all of the legal owner(s) of the Protected Property or lessees in possession of the Protected Property. Landowner shall provide Easement Holder with any key, passcode, or other device or code that may be required by Easement Holder to gain immediate entry pursuant to this provision. Easement Holder shall secure such a key, passcode, or other device or code so as to prevent the use of said key, passcode, or other device or code by any person not authorized to gain access to the Protected Property.

(c) **Review.** To exercise rights of Review in accordance with the requirements of this Section.

(d) **Interpretation.** To interpret the terms of this Grant and, at the request of Landowner, furnish Easement Holder's explanation of the application of such terms to then-existing, proposed, or reasonably foreseeable conditions within the Protected Property.

4.3 Other Rights of Easement Holder.

The items set forth below are also rights vested in Easement Holder by this Grant; however, Easement Holder, in its discretion, may or may not exercise them:

(a) **Annual Meeting.** At least annually, and upon any change in ownership, to meet with Landowner or Landowner's authorized representative at the Protected Property, if possible, to review management and/or activities and uses undertaken in the previous year(s) and proposed management activities and uses for the upcoming year(s). At a minimum, during such meeting or conference, Landowner or the Landowner's authorized representative shall report on the status of the Protected Property as it relates to the Conservation Easement including future plans for the Protected Property and any activities that might require Easement Holder's review or approval.

(b) **Habitat & Wildlife Monitoring.** To monitor the condition of the plant and animal populations, communities, and natural habitats on the Protected Property, as they relate to the maintenance of the Conservation Values of the Protected Property.

(c) **Habitat Management.** To manage the habitat and natural communities of the Protected Property according to an approved Resource Management Plan. This provision is not intended to create an obligation on the Easement Holder.

(d) **Amendment.** If circumstances arise under which an amendment to or modification of this Conservation Easement is appropriate, Easement Holder may enter into an Amendment with Landowner by a written instrument recorded in the office of the Register of Deeds for Walworth County, provided Easement Holder first determines, in its sole discretion, that the Amendment: (1) is consistent with the Purpose of this Grant; (2) is consistent with the mission of the Easement Holder; (3) will not affect the qualification of this Grant or the status of Easement Holder under any Applicable Law; (4) will not affect the perpetual duration of the Grant; (5) will not release any portion of the Protected Property from permanent protection under this Grant absent extinguishment or as otherwise permitted by and pursuant to the terms of this Grant; (6) will have a net neutral or net beneficial effect upon and not adversely affect the Conservation Values of the Protected Property; (7) will not impair Easement Holder's power, enforceable in perpetuity, to block activities, uses, and Improvements of the Protected Property inconsistent with the terms of this Grant; (8) will not result in a private benefit or private inurement prohibited under the Code; (9) will be consistent with Easement Holder's Amendment Policy in place at the time of Amendment, and/or any other policy of the Easement Holder that applies to such an action that is in place at the time of Amendment; (10) does not violate any requirement of any funding source of this Grant; and (11) clearly serves the public interest.

The grant of an Amendment in any instance does not imply that an Amendment will be granted in any other instance.

(e) **Conservation Easement Assignment, Transfer.** The Easement Holder may convey, assign, or transfer its interests in this Conservation Easement to a unit of federal, state, or local government or to an organization that is (1) "qualified" within the meaning of Section 170(h)(3) of the Code, and in the regulations promulgated thereunder, or any successor provisions then applicable, and (2) qualified to hold conservation easements under Section 700.40 of the Wisconsin Statutes. As a condition of any assignment or transfer, any future holder of this Conservation Easement interest shall be required to carry out its Conservation Purpose in perpetuity. When feasible, Easement Holder agrees to notify and discuss with the Landowner any proposed assignment as soon as possible before the effective date of such assignment. A final decision shall be memorialized in writing and, when practicably feasible, Easement Holder will notify Landowner of the proposed assignment decision ninety (90) days before the date of such assignment. However, failure to give such notice shall not affect the validity of such assignment or limit its enforceability in any way.

(f) **Adverse Possession.** To defend this Conservation Easement against any claim of adverse possession.

(g) **Boundary lines.** Easement Holder may mark and maintain boundaries and corners of the Protected Property and of features or internal boundaries within the Protected Property, including, if necessary, obtaining a survey prepared and certified by a professional land surveyor licensed in the State of Wisconsin for such purposes. Easement Holder is vested with all rights necessary to carry out this provision including, with adequate notice to Landowner, the right to enter the property or cause the property to be entered by an appropriate professional to carry out the rights of this provision.

(h) **Signs.** To install one or more signs within the Protected Property identifying the interest of Easement Holder in the Conservation Easement. Such signs do not reduce the number or size of signs permitted to Landowner under this Grant. Signs must be installed in locations readable from the public right-of-way and otherwise reasonably acceptable to Landowner.

(i) **Proceedings.** To assert a claim, defend or intervene in, or appeal, any proceeding under Applicable Law that (1) pertains to the impairment of Conservation Values and Purposes; or (2) may result in a transfer, Improvement, or use that violates the terms of this Grant.

(j) **Right to Report.** To report any environmental concerns or conditions or any actual or potential violations of any environmental laws to appropriate regulatory agencies.

4.4 Review.

The following provisions are incorporated into any provision of this Grant that is subject to Review:

(a) **Notice to Easement Holder.** At least forty-five (45) days before Landowner intends to begin or allow an Improvement, activity, or use that is subject to Review, Landowner must notify Easement Holder in writing of the proposed change including with the notice such information as is reasonably sufficient to comply with Review Requirements and applicable provisions of this Grant, and otherwise describe the proposal and its potential impact on the Conservation Values and Purposes.

(b) **Notice to Landowner.** Easement Holder agrees to use reasonable diligence to respond to Landowner's notice within forty-five (45) days of receipt to provide Easement Holder's determination to: (1) accept Landowner's proposal in whole or in part; (2) reject Landowner's proposal in whole or in part; (3) accept Landowner's proposal conditioned upon compliance with conditions articulated in writing by Easement Holder; or (4) reject Landowner's proposal for insufficiency of information on which to base a determination. If Easement Holder gives conditional acceptance, commencement of the proposed Improvement, activity, or use constitutes acceptance by Landowner of all conditions set forth in Easement Holder's notice.

(c) **Failure to Notify.** Easement Holder's failure to notify Landowner within the forty-five (45) day period shall be deemed a constructive denial, and Landowner may seek relief as provided herein below.

(d) **Standard of Review.** Easement Holder may only accept, approve, or permit any proposed activity or use that is subject to Review that has been sufficiently established as not reasonably likely to result in an adverse impact of the Conservation Values or Purposes of this Conservation Easement. The phrase "without any obligation to do so," in relation to an approval or determination by Easement Holder, means that, in that particular case, Easement Holder's approval is wholly discretionary and may be given or withheld for any or no reason.

(e) **Dispute Notice.** Easement Holder's decision is final unless, within ten (10) days after receipt of Easement Holder's notice, Landowner delivers to Easement Holder a notice ("Landowner's Dispute Notice") that Landowner disputes Easement Holder's decision under the standards set forth herein and/or the reasons given, if any, for such determination. If Landowner and Easement Holder do not otherwise resolve the dispute within thirty (30) days following Landowner's Dispute Notice, the dispute shall be subject to Section 5.3 herein below.

4.5 Costs and Expenses.

Unless agreed upon in writing, Landowner must pay or reimburse, as the case may be, Easement Holder's costs and expenses (including Losses, Litigation Expenses, allocated personnel costs, and reasonably incurred liabilities) in connection with: (a) enforcement (including exercise of remedies) under the terms of this Grant; (b) response to requests by Landowner for Review, Waiver, or Amendment; and (c) compliance with Landowner's requests for information, interpretation, or other action pertaining to the

Grant. In the event that the parties pursue alternative dispute resolution per Section 5.3 herein below, the costs of mediation are to be borne equally (one-half each) by Landowner and Easement Holder.

SECTION 5. VIOLATION; TERMINATION, REMEDIES

5.1 Violation.

If Easement Holder determines that the terms of this Grant are being or have been violated or that a violation is threatened or imminent, then the provisions of this Section 7 will apply:

(a) **Notice.** Easement Holder must notify Landowner of the violation in writing, per Section 9.1 herein. Easement Holder's notice may include its recommendations of measures to be taken by Landowner to cure the violation and restore features of the Protected Property damaged or altered as a result of the violation.

(b) **Opportunity to Cure.** Landowner's cure period expires thirty (30) days after the date of Easement Holder's notice to Landowner subject to extension for the time reasonably necessary to cure but only if all of the following conditions are satisfied:

(1) Landowner ceases the activity constituting the violation promptly upon receipt of Easement Holder's notice;

(2) Landowner and Easement Holder agree, within the initial 30-day period, upon the measures Landowner will take to cure the violation;

(3) Landowner commences to cure within the initial 30-day period; and

(4) Landowner continues thereafter to use best efforts and due diligence to complete the agreed upon cure.

(c) **Imminent Harm.** No notice or cure period is required if Easement Holder determines circumstances (1) require prompt action to prevent or mitigate significant or irreparable harm or alteration to a Conservation Value or a natural resource that is a part of a Conservation Value; or (2) are otherwise inconsistent with or may significantly impede Easement Holder's ability to carry out the Conservation Purpose.

5.2 Remedies.

Upon expiration of the cure period (if any) described in the Section 7.1, Easement Holder may do one or more of the following:

(a) **Injunctive Relief.** Seek injunctive relief to specifically enforce the terms of this Grant, to restrain present or future violations of the terms of this Grant, and/or to compel restoration of resources destroyed or altered as a result of the violation. The restoration requirement shall not be construed to terminate any rights reserved by the Landowner under this Grant or to release the Landowner from any additional obligations that may be required under the Grant. The Landowner and Easement Holder recognize that restoration, regardless of cost, may be the only adequate remedy for certain violations of this Conservation Easement. The Easement Holder is entitled to seek expedited relief, *ex parte* if necessary, and shall not be required to post any bond applicable to a petition for such relief.

(b) **Civil Action.** Exercise Easement Holder's rights under Applicable Law to obtain a monetary judgment (together with interest thereon at the Default Rate). Without limiting the Landowner's liability, Easement Holder, in its discretion, may apply any damages recovered to the cost of undertaking any corrective action on the Protected Property.

(c) **Intervening Action.** When Section 7.1(c) applies, enter the Protected Property and take any action deemed necessary and/or appropriate by the Easement Holder to prevent or mitigate further damage to or alteration of Conservation Values or natural resources that are part of the Conservation Values of the Protected Property identified in this Grant.

5.3 Open Dialogue, Alternative Dispute Resolution.

Landowner and Easement Holder, in any question arising concerning compliance with the terms of this Grant, including any required notice or approval, shall demonstrate a good-faith effort to resolve any such question through open communication and dialogue or mediation rather than unnecessarily formal or adversarial action. To this end, if a party develops concerns about an actual or possible noncompliance with the terms of this Grant, wherever reasonably possible, the concerned party will notify the other party of the potential problem and explore the possibility of reaching an agreeable resolution prior to invoking the more formal steps herein.

(a) **Mediation.** If Landowner and Easement Holder do not resolve the matter by informal methods, and after Easement Holder has provided formal notice to Landowner as provided in either Section 6.4 or Section 7.1, as applicable, the dispute shall be referred to a mediator mutually agreeable to Landowner and Easement Holder. The mediator shall be an attorney licensed to practice law in Wisconsin who has experience with conservation easements, including applicable tax law, and training and experience in mediation. Mediation shall be conducted in the county in which the Protected Property is located, or at another mutually acceptable location. The mediator may engage a conservation, natural resource, or other appropriate professional to assist in finding a resolution of issues that meets the requirements for approval of a proposal subject to Review and is acceptable to Landowner and Easement Holder. Both the mediator and any professional engaged by the mediator must be independent and unaffiliated with either Landowner or Easement Holder. The costs of mediation are to be borne equally (one-half each) by Landowner and Easement Holder. If a mutually binding resolution of the dispute has not been achieved within sixty (60) days after the first substantive meeting, or if the parties are unable to agree to a mediator within sixty (60) days of formal notice to Landowner, neither Landowner nor Easement Holder is obliged to continue mediation. A party's refusal to agree to the selection of a mediator that can otherwise be established as independent and unaffiliated shall be considered bad faith.

(b) At any point during the above proceedings, per Section 7.5 herein, Easement Holder may take appropriate legal action including an injunction to stop an alleged violation.

5.4 Modification or Termination.

If the Conservation Easement is or is about to be modified or terminated (extinguished) by exercise of the power of eminent domain (condemnation) or adjudication of a court of competent jurisdiction, the following provisions apply:

(a) **Extinguishment.** In accordance with §1.170A-14(g)(6) of the Regulations, the undersigned Landowner and each successor Landowner agrees that (1) the grant of the Conservation Easement gives rise to a real estate interest, immediately vested in Easement Holder, that entitles Easement Holder to compensation upon any subsequent sale, exchange, or involuntary conversion of the Protected Property resulting in partial or complete extinguishment of the easement; and (2) extinguishment for unexpected changes that make impossible or impractical the continued use of the Protected Property for conservation purposes (as defined in the Regulations) can only be accomplished by judicial proceedings. The fair market value of the real estate interest is to be determined in accordance with the Regulations; i.e., it is at least equal to the proportionate value that the Conservation Easement as of the Effective Date bears to the value of the Protected Property as a whole as of the Effective Date (the "Proportionate Value"). If the Proportionate Value exceeds the compensation otherwise payable to Easement Holder under this Conservation Easement or Applicable Law, Easement Holder is entitled to payment of the Proportionate Value. Easement Holder must use funds received on account of the Proportionate Value for conservation purposes (as defined in the Regulations).

(b) **Compensatory Damages.** Easement Holder is entitled to collect, from the Person seeking the modification or termination, compensatory damages in an amount equal to the increase in Market Value of the Protected Property resulting from the modification or termination plus reimbursement of Litigation Expenses as if a violation had occurred. In the event of an extinguishment of this Conservation Easement, Easement Holder is entitled to the greater of the compensation provided under this section or the compensation provided under any other provision of this Grant.

(c) **Restitution.** Easement Holder is entitled to recover from the Person seeking the modification or termination: (1) restitution of amounts paid for this Grant (if any) and any other sums invested in the Protected Property for the benefit of the public as a result of rights vested by this Grant, plus (2) reimbursement of Litigation Expenses as if a violation had occurred.

(d) **Change in Economic Condition.** The undersigned Landowner, and by acquiring any interest in the Protected Property, each successor Landowner, shall be deemed to have considered the fact that any use of the Protected Property that is expressly prohibited by the terms of this Conservation Easement may become more economically valuable than uses permitted by the terms of this Conservation Easement, or that neighboring properties may, in the future, be put entirely to uses that are inconsistent with this Conservation Easement. The Landowner and Easement Holder intend that any such changes shall not be deemed to be circumstances justifying the termination or extinguishment of this Conservation Easement pursuant to Section 7.3. In addition, the inability of the Landowner or its successors or assigns, to conduct or implement any or all of the uses permitted under the terms of this Conservation Easement, or the unprofitability of doing so, shall not impair the validity of this Conservation Easement or be considered grounds for its termination or extinguishment.

(e) **Adverse Possession.** In the event a court having competent jurisdiction enters a judgment in favor of an adverse possessor and against the Landowner, the legal description of the real estate described in this Conservation Easement shall be automatically amended to comply with said court order. Such amendment shall be documented in an updated Baseline Documentation and reference said judgment.

5.5 Remedies Cumulative.

The description of Easement Holder's remedies in this Section does not preclude Easement Holder from exercising any other right or remedy that may at any time be available to Easement Holder under this Section or Applicable Law. If Easement Holder chooses to exercise one remedy, Easement Holder may nevertheless choose to exercise one or more of the other rights or remedies available to Easement Holder at the same time or at any other time.

5.6 Waivers.

(a) **No Waiver.** If Easement Holder does not exercise a right or remedy when it is available to Easement Holder, that is not to be interpreted as a waiver of any non-compliance with the terms of this Grant or a waiver of Easement Holder's rights to exercise its rights or remedies at another time.

(b) **No Material Effect.** Easement Holder in its discretion may provide a Waiver if Easement Holder determines that the accommodation is for a limited time and limited purpose and will have no material effect on the Conservation Values and Purposes.

(c) **Waiver of Certain Defenses.** Landowner hereby waives any equitable defense based on laches, balance of harms, estoppel, prescription, and the good faith purchaser defense under Section 706.09, Wis. Stat., or any successor provision against any action brought by Easement Holder with respect to this easement.

5.7 No Fault of Landowner, Force Majeure.

(a) Landowner shall provide oral or written notice to Easement Holder within ten (10) days of Landowner becoming aware of any injury to or change in the Protected Property or the Conservation Values thereof resulting from causes beyond the Landowner's reasonable control.

(b) Easement Holder will not bring any action against the Landowner for any injury to or change in the Protected Property resulting from causes beyond the Landowner's reasonable control, including, but not limited to: (1) natural disasters such as fire, flood, storm, natural earth movement, natural deterioration; (2) actions by neighbors or other third parties not under the control of the Landowner; or (3) prudent actions taken by the Landowner under emergency conditions to prevent or mitigate damage from such causes.

(c) Easement Holder will forego its right to reimbursement under this Section as to Landowner (but not other Persons who may be responsible for the violation) if Easement Holder is reasonably satisfied that the violation was not the fault of Landowner and could not have been anticipated or prevented by Landowner by reasonable means.

(d) In the event the terms of this Conservation Easement are violated by acts of third parties beyond the control of Landowner, including trespassers, or that Landowner could not reasonably have prevented, Landowner agrees, at Easement Holder's option, to (1) join in any suit against the third party or parties; (2) assign to Easement Holder a right of action against the third party or parties; and (3) take any action necessary to facilitate Easement Holder's pursuit of the third party for the purposes of enforcing, through judicial action or other dispute resolution means, the terms of this Conservation Easement against the third party or parties.

(e) All costs and attorney's fees incurred by Easement Holder in any such enforcement action to address any damage or injury caused by any third party, and which are not caused by or aggravated by any act or omission of Landowner, shall be borne by Easement Holder. Landowner hereby relinquishes any right or claim to any and all reimbursement of costs and fees, including but not limited to attorney fees, and any and all monetary damages or remedies provided, assigned, or directed to Easement Holder as a result of its pursuit of the third party and its pursuit of the restoration of the Protected Property, or both.

(f) Landowner agrees to make commercially reasonable efforts and take actions reasonably practicable to restore the Protected Property to its condition prior to the violation regardless of the outcome of any legal or other action against the third-party violator.

5.8 Multiple Landowners.

(a) **Multiple Lots.** If different Landowners own Lots within the Protected Property, only Landowner of the Lot in violation will be held responsible for the violation.

(b) **Single Lot**. If more than one Landowner owns the Lot in violation of the terms of this Conservation Easement, the Landowners of the Lot in violation are jointly and severally liable for the violation regardless of the form of ownership.

SECTION 6. LANDOWNER RESPONSIBILITIES, REPRESENTATIONS

6.1 Landowner Responsibilities, Costs, and Liabilities.

In general, the Landowner shall bear all responsibility, cost, and liability related to the ownership of the Protected Property, including, but not limited to, the following:

(a) **Operation, Upkeep, and Maintenance.** The Landowner is responsible for the operation, upkeep, and maintenance of the Protected Property.

(b) **Control.** Nothing in this Conservation Easement shall be construed as giving rise, in the absence of a judicial decree, to any right or ability in Easement Holder to exercise physical or managerial control over the day-to-day operations of the Protected Property; to become involved in the management decisions of the Landowner regarding the generation, handling, or disposal of hazardous substances; or otherwise to become an operator of the Protected Property within the meaning of the Comprehensive Environmental Response, Compensation, and Liability Act ("CERCLA") of 1980, as amended, or similar laws imposing legal liability on the owner or operator of real property.

(c) **Permits.** The Landowner remains solely responsible for obtaining applicable government permits and approvals for any Construction or other activity or use permitted by this Conservation Easement, and all such Construction, other activity, or use shall be undertaken in accordance with applicable federal, state, and local laws, regulations, and requirements. If requested by Easement Holder, the Landowner agrees to apply or co-apply with Easement Holder for any permits, approvals, licenses, or funding deemed necessary or desirable by Easement Holder for implementing rights granted to Easement Holder by the Conservation Easement. This shall not be construed as committing the Landowner to paying any portion of the cost of an activity undertaken by Easement Holder, or assuming any liability with respect to the permit, approval, license, or funding, unless approved in a separate agreement.

(d) **Taxes.** Landowner shall pay all taxes, assessments, fees, and charges of whatever description levied on or assessed against the Protected Property by competent authority (collectively "Taxes") including any taxes imposed upon or incurred as a result of this Conservation Easement and shall furnish Easement Holder with satisfactory evidence of payment upon request.

(e) **Boundary lines.** Landowner may mark and maintain boundaries and corners of the Protected Property and of the Minimal Protection Area, including, if necessary, obtaining a survey prepared and certified by a professional land surveyor licensed in the State of Wisconsin for such purposes.

6.2 Landowner Representation and Warranties.

The undersigned Landowner represents, warrants, and covenants to Easement Holder that:

(a) **Right to Convey.** The undersigned Landowner is the sole owner of the Protected Property in fee simple and has the right and ability to grant and convey this Conservation Easement to Easement Holder.

(b) **No Unrecorded Liens.** As of the Effective Date of this Grant, there are no unrecorded liens or mortgages outstanding against the Protected Property.

(c) **Liens Subordinated.** As of the date of this Conservation Easement, there are no liens or mortgages outstanding against the Protected Property, except any that are subordinated to Easement Holder's rights under this Conservation Easement as required under §1.170A-14 of the Regulations.. The Landowner has the right to use the Protected Property as collateral to secure the repayment of debt, provided that any lien or other rights granted for such purpose, regardless of date, are subordinate to Easement Holder's rights under this Conservation Easement. Under no circumstances may Easement Holder's rights be extinguished or otherwise affected by the recording, foreclosure, or any other action taken concerning any subsequent lien or other interest in the Protected Property.

(d) **Compliance with Law.** The undersigned Landowner and Protected Property are in compliance with all federal, state, and local laws, regulations, and requirements applicable to the Protected Property and its use.

(e) **No Litigation.** There is no pending or threatened civil or criminal proceedings or investigation in any way affecting, involving, or relating to the Protected Property, nor do there exist any facts or circumstances that the Landowner might reasonably expect to form the basis for any proceedings, investigations, notices, claims, demands, or orders.

(f) **No Hazardous Materials.** After reasonable investigation and to the best of the undersigned Landowner's knowledge, there has been no contamination on or from the Protected Property by any substance classified pursuant to any federal, state, or local law, regulation, or requirement as hazardous, toxic, polluting, or otherwise contaminating to the air, soil, surface, or groundwater, or in any way harmful or threatening to human health or the environment.

(g) **Storage Tanks.** There are not now, and to the best of the undersigned Landowner's knowledge, have not been, any underground storage tanks located on the Protected Property, whether presently in service or closed, abandoned, or decommissioned, and no underground storage tanks have been removed from the Protected Property in a manner not in compliance with applicable federal, state, and local laws, regulations, and requirements.

(h) **Condition of Protected Property.** The Baseline Documentation referenced in the recitals hereto that established the present condition of the Protected Property provides a true and correct representation of the Protected Property as the date hereof.

(i) **Knowing and Voluntary.** The undersigned Landowner has been represented by legal counsel of their selection (or had the opportunity to be so represented) and understand that they are permanently imposing restrictions on the future use and Development of the Protected Property that constrain the full use and Development of the Protected Property otherwise available under Applicable Law.

6.3 No Representation of Tax Benefits.

The undersigned Landowner represents, warrants, and covenants to Easement Holder that:

(a) The undersigned Landowner has not relied upon information or analyses furnished by Easement Holder with respect to either the availability, amount, or effect of a deduction, credit, or other benefit to the undersigned Landowner under Applicable Law; or the value of the Conservation Easement or the Protected Property.

(b) The undersigned Landowner has relied solely upon their own judgment and/or professional advice furnished by the appraiser and legal, financial, and accounting professionals engaged by the undersigned Landowner. If a Person providing services in connection with this Conservation Easement or the Protected Property was recommended by Easement Holder, the undersigned Landowner acknowledges that Easement Holder is not responsible in any way for the performance of services by these Persons.

(c) This Conservation Easement is not conditioned upon the availability or amount of a deduction, credit, or other benefit under Applicable Law.

6.4 Indemnity, Hold Harmless.

Landowner must indemnify and defend the Indemnified Parties against all Losses and Litigation Expenses arising out of or relating to: (a) a breach or violation of this Conservation Easement or Applicable Law; (b) personal injury (including death) and damage to personal belongings occurring on or about the Protected Property if and to the extent not caused by the negligent or wrongful acts or omissions of an Indemnified Party; (c) the violation or alleged violation of, or other failure to comply with, any federal, state, or local law or regulation, including without limitation, CERCLA, by any person other than the Indemnified Parties, in any way affecting, involving, or related to the Protected Property; and (d) the presence or release in, on, from, or about the Protected Property, at any time of any substance now or hereafter defined, listed, or otherwise classified pursuant to any federal, state, or local law, regulation, or requirement as hazardous, toxic, polluting, or otherwise contaminating to the air, water, or soil, or in any way harmful or threatening to human health or the environment, unless caused solely by any of the Indemnified Parties.

SECTION 7. MISCELLANEOUS

7.1 Notices.

(a) **Requirements.** Each Person giving notice pursuant to this Grant must do so in writing and must use one of the following methods of delivery: (1) personal delivery; (2) certified mail, return receipt requested and postage prepaid; (3) electronic mail; or (4) nationally recognized overnight courier, with all fees prepaid.

(b) **Address for Notices.** Each Person giving a notice must address the notice to the appropriate Person of the receiving party at the address listed below or to another address designated by that Person by notice to the other Person:

If to Landowner:	If no other address has been supplied by Landowner, notice to Landowner shall be sufficient if sent to the name and address shown on the current Walworth County real property estate tax records.
If to Easement Holder:	Geneva Lake Conservancy 398 Mill Street, P.O. Box 588 Fontana, WI 53125 Attn: Executive Director

(c) Electronic Mail. An electronic mailing address shall be considered to be established as an appropriate address for delivery of notice if that electronic mailing address (1) has previously been used to transmit communications and the receiving party has acknowledged receipt thereof; (2) is clearly identified by the receiving party as an appropriate address for receiving notice in a non-electronically delivered notice given pursuant to Sections 9.1(a) and (b); or, (3) in the case where the receiving party is the Easement Holder, is an electronic mailing address listed on a publicly available source of information including, but not limited to, the Easement Holder's website.

7.2 Governing Law.

The laws of the State of Wisconsin shall govern the interpretation and performance of this Grant. Any general rules of construction to the contrary, ambiguities in this Grant shall be construed in a manner that best effectuates the Purpose of the Conservation Easement and protection of the Conservation Values of the Protected Property.

7.3 Burdens; Benefits.

This Grant binds and benefits Landowner and Easement Holder and their respective personal representatives, successors, and assigns.

(a) **Binding on All Landowners.** This Grant vests a servitude running with the land binding upon the undersigned Landowner and, upon recordation in the Public Records, all Landowners of the Protected Property or any portion of the Protected Property are bound by its terms whether or not the Landowner had actual notice of this Grant and whether or not the deed of transfer specifically referred to the transfer being under and subject to this Grant.

(b) **Rights Exclusive to Easement Holder.** Except for rights of Beneficiaries (if any) under this Grant, only Easement Holder has the right to enforce the terms of this Grant and exercise other rights of Easement Holder. Landowners of Lots within the Protected Property do not have the right to enforce the terms of this Grant against Landowners of other Lots within the Protected Property. Only Landowners of the Lot that is the subject of a request for Review, Waiver, Amendment, interpretation, or other decision by Easement Holder have a right to notice of, or other participation in, such decision.

7.4 Conservation Easement to Survive Merger.

Landowner and Easement Holder agree and intend that the terms of this Grant shall survive any merger of the fee title and conservation easement interest in the Protected Property or any portion thereof.

7.5 Public Access.

This Grant shall give or grant to the public a right to enter upon or to use the Protected Property or any portion thereof for hiking and wildlife viewing and other passive recreation activities. Hours will be sunrise to sunset 7 days a week but the Landowner reserves the right to close the preserve for 30 days each year for maintenance and for special events. The Landowner shall have the right to enforce all applicable laws related to the use of public land, notify local law enforcement if any violations of local or state laws are noted and prohibit access to members of the public who have caused damage to the Protected Property, including, but not limited to the prairie restoration, its wildlife, or its Improvements. The public will be required to remain on the trails at all times. No hunting, trapping, camping, bonfires or bicycles shall be allowed on the Protected Property. No dogs, cats, house pets or other domestic animals shall be allowed on the Protected Property.

7.6 Documentation Requirements.

(a) **Between Easement Holder and Landowner.** No Amendment, Waiver, approval after Review, interpretation, or other decision by Easement Holder is valid or effective unless it is in writing and signed by an authorized signatory for Easement Holder. The grant of an Amendment or Waiver in any instance or with respect to any Lot does not imply that an Amendment or Waiver will be granted in any other instance.

(b) **Between Easement Holder and Assignee.** Any assignment of Easement Holder's rights under this Grant, if otherwise permitted under this Grant, must be in a document signed by both the assigning Easement Holder and the assignee Easement Holder. The assignment document must include a covenant by which the assignee Easement Holder assumes the covenants and other obligations of Easement Holder under this Grant. The assigning Easement Holder must deliver the Baseline Documentation and such other documentation in Easement Holder's possession reasonably needed to uphold the Conservation Values and Purposes.

7.7 Severability.

If any provision of this Grant is determined to be invalid, illegal, or unenforceable, the remaining provisions of this Conservation Easement remain valid, binding, and enforceable. To the extent permitted by Applicable Law, the parties waive application of any provision of Applicable Law that renders any provision of this Grant invalid, illegal, or unenforceable in any respect.

7.8 Counterparts.

This Grant may be signed in multiple counterparts, each of which constitutes an original, and all of which, collectively, constitute only one document. Each counterpart shall be deemed an original instrument as against any party who has signed it. In the event of any disparity between the counterparts produced, the recorded counterpart shall be controlling.

7.9 Recording, Re-recording.

The Easement Holder shall record this Grant in the Office of the Register of Deeds of the county in which the Protected Property is located. Further, in order to ensure the perpetual enforceability of this Grant, Easement Holder is authorized to re-record this instrument, or record or file any appropriate notices or instruments for such purpose. Landowner hereby appoints Easement Holder its attorney-in-fact to execute, acknowledge, and deliver any necessary instrument on Landowner's behalf. Without limiting the foregoing, the Landowner agrees to execute any such instrument upon request.

7.10 Guides to Interpretation.

(a) **Captions.** The descriptive headings of the sections, and subsections of this Grant are for convenience only and do not constitute a part of this Conservation Easement.

(b) **Glossary.** If a term defined in Section 10 is not used in this Grant, the defined term is to be disregarded.

(c) **Other Terms.**

(1) The word "including" means "including but not limited to."

(2) The words "shall" and "must" are obligatory; the word "may" is permissive and does not imply an obligation.

(3) The words "Landowner" and "Easement Holder", and any pronouns used in place thereof, shall mean either masculine or feminine, singular or plural, and shall include Landowner's and/or Easement Holder's respective personal representatives, heirs, successors, and assigns.

(d) **Uniform Conservation Easement Act.** This Grant is intended to be interpreted so as to convey to Easement Holder all of the rights and privileges of a holder of a conservation easement under Wisconsin Statute Section 700.40.

(e) **Restatement (Third) of the Law of Property: Servitudes.** This Grant is intended to be interpreted so as to convey to Easement Holder all of the rights and privileges of a holder of a conservation servitude under the Restatement (Third) of the Law of Protected Property: Servitudes.

7.11 Entire Agreement.

This is the entire agreement of Landowner, Easement Holder, and Beneficiaries (if any) pertaining to the subject matter of this Grant. The terms of this Grant supersede in full all statements and writings between Landowner, Easement Holder, and Beneficiaries (if any) pertaining to the transaction set forth in this Grant.

7.12 Incorporation by Reference.

Each Recital in this Grant and each exhibit attached to this Grant is incorporated into this Grant by this reference and constitutes integral terms and conditions of this Grant. The Baseline Documentation (whether or not attached to this Grant) is incorporated into this Grant by this reference.

7.13 Jurisdiction; Venue.

Easement Holder and Landowner submit to the exclusive jurisdiction of the courts of the State of Wisconsin located in the county in which the Protected Property is situated and agree that any legal action or proceeding relating to this Grant or the Conservation Easement interest may be brought only in those courts located in that county.

SECTION 8. GLOSSARY, OTHER DEFINED TERMS

"**Access Drive**" means a road, drive, or lane providing vehicular access.

"**Additional Improvement**" means an Improvement other than an Existing Improvement.

"**Agricultural Improvement**" means an Improvement used or usable in furtherance of Agricultural uses such as barn, stable, silo, spring house, green house, hoop house, high tunnel, riding arena (whether indoor or outdoor), horse walker, manure storage pit, storage building, farm stand, feeding and irrigation facilities.

"Agricultural or Agriculture" means one or more of the following:

a. Production for sale of grains, vegetables, fruits, seeds, nuts, and other plant products; mushrooms; aquatic produce including fish and shellfish; livestock and their products; bees and their products; and poultry and their products.

b. Production of field crops and forage.

c. Production of nursery stock to be removed and planted elsewhere.

d. Boarding, stabling, raising, feeding, grazing, exercising, riding, and training horses and instructing riders.

"Amendment" means an amendment, modification, or supplement to this Grant signed by Landowner and Easement Holder and recorded in the Public Records. The term "Amendment" includes an amendment and restatement of this Grant.

"**Animal Lot**" means a feedlot, pasture, barnyard, or other outdoor facility where livestock are concentrated for feeding or other purposes.

"Applicable Law" means federal, state, or local laws, statutes, codes, ordinances, standards, and regulations applicable to the Protected Property, the Conservation Easement, or this Grant as amended through the applicable date of reference. If this Grant is intended to meet the requirements of a qualified conservation contribution, then applicable provisions of the Code and the Regulations are also included in the defined term.

"Beneficiary" means a Person given rights under the terms of this Grant (other than Landowner or Easement Holder) over all or a portion of the Protected Property. A Beneficiary may include, for example, a partner land trust or a public agency that has been granted specific rights such as Review or other enforcement of the easement terms.

"Best Management Practices" mean a series of guidelines or minimum standards (sometimes referred to as BMP's) recommended or required by federal, state, and/or county resource management agencies or other natural resource organizations that certify best practices for farming and forestry operations; for preventing and reducing pollution of water resources and other disturbances of soil, water, and vegetative resources; and for protecting wildlife habitats.

"Buffer Area / Buffer Strip" means a type of conservation buffer consisting of small areas or strips of land in permanent vegetation designed to produce the following outcomes: (a) to protect water quality by filtering and removing sediment, organic matter, pesticides, sediment-borne phosphorus, and other pollutants from sheet flow runoff and subsurface flow through deposition, absorption, plant uptake, denitrification, or other processes; (b) to eliminate row crop production and associated pollutants adjacent to environmentally sensitive areas; and (c) to protect and stabilize the riparian zone and reduce flood water velocity.

"Building" means a permanent or temporary Structure having a roof supported by columns or walls that may be used as a shelter or an enclosure for persons, animals, or tangible personal property.

"Code" means the Internal Revenue Code of 1986, as amended through the applicable date of reference.

"Construction" means demolition, construction, reconstruction, maintenance, expansion, exterior alteration, installation, or erection of temporary or permanent Improvements; and, only when in connection with any of the foregoing and to the minimal extent necessary, excavation, filling, and/or removal of soil and underlying surficial materials. Unless otherwise provided for in this Grant, this definition is not intended to allow activities pertaining to mining or other resource extraction that disturb, consume, deplete, use, occupy, or alter the surface or surface estate, ecosystem, hydrology, or groundwater, including, but not limited to, exploration, extraction, collection, containment, transport, removal, processing, or refining of topsoil, metallic and non-metallic aggregate, or minerals, and fossil fuels such as oil and natural gas from the surface or substrata of the Protected Property.

"Default Rate" means an annual rate of interest equal at all times to two percent (2%) above the prime rate announced from time to time by the *Wall Street Journal* or, if that index is no longer available, another widely disseminated and generally accepted index of short-term interest rate charged by lending institutions to qualified borrowers that is adopted by Easement Holder by notice to Landowner.

"Development" means the process of constructing or placing, and thereafter modifying or altering, Improvements on or to land or water, including conversion of landforms or terrain from a natural or semi-natural state, and Subdivision.

"Dwelling Unit" means the use or intended use of an Improvement or portion of an Improvement for human habitation by one or more Persons (whether or not related). Existence of a separate kitchen accompanied by sleeping quarters is considered to constitute a separate Dwelling Unit.

"Environmental Corridor" means a generally linear area in the landscape that contains and connects natural areas, open spaces, and scenic or other resources. Environmental Corridors often lie along streams, rivers, or other natural landscape features, providing linkages in the natural landscape, avenues for fish and wildlife movement, and serving as buffers between natural and/or human communities.

"Existing Improvement" means an Improvement existing as of the Effective Date as identified in the Baseline Documentation.

"Existing Servitude" means an easement or other matter affecting title to the Protected Property (other than a Lien) accorded priority to the Conservation Easement by notice in the Public Records or other prior notice recognized under Applicable Law. Existing Servitudes may include, by way of example, utility and access easements.

"Forestry" means planting, growing, nurturing, managing, and harvesting trees whether for timber and other useful products, or for enhancing water quality, wildlife habitat, and other Conservation Values and Purposes.

"Height" means the vertical elevation of an Improvement measured from the average exterior ground elevation of the Improvement to a point, if the Improvement is roofed, midway between the highest and lowest points of the roof excluding chimneys, cupolas, ventilation shafts, weathervanes, and similar protrusions or, if the Improvement is unroofed, the top of the Improvement.

"Impervious Surface" means the footprints (including roofs, decks, stairs, and other extensions) of Improvements; paved or artificially covered surfaces such as crushed stone, gravel, concrete, and asphalt; impounded water (such as a man-made pond); and compacted earth (such as an unpaved roadbed). Also included in Impervious Surface are green roofs and porous pavement surfaces. Excluded from Impervious Surface are running or non-impounded standing water (such as a naturally occurring lake), bedrock and naturally occurring stone and gravel, and earth (whether covered with vegetation or not) so long as it has not been compacted by non-naturally occurring forces.

"Improvement" means a Building, Structure, or other infrastructure-type site enhancement, whether temporary or permanent, located on, above, or under the Protected Property. See also in this Section the related terms Agricultural Improvement, Residential Improvement, Site Improvement, and Utility Improvement.

"Indemnified Parties" mean Easement Holder, and their respective members, directors, officers, employees, and agents, and the heirs, personal representatives, successors, and assigns of each of them.

"Invasive Species" means a plant species that is non-native (or alien) to the ecosystem under consideration and whose introduction causes or is likely to cause economic or environmental harm or harm to human health. In cases of uncertainty, publications such as "Invasive Plants of the Upper Midwest: An Illustrated Guide to Their Identification and Control" (Czarapata, E.J., 2005. University of Wisconsin Press) or other guides published by the Invasive Plant Association of Wisconsin, the National Park Service and U.S. Fish and Wildlife Service, are to be used to identify Invasive Species.

"Landowner" means the undersigned landowner or landowners making this Grant, and all Persons after them who hold an interest in the Protected Property.

"Lien" means a mortgage, lien, or other encumbrance securing the payment of money.

"Litigation Expense" means any court filing fee, court cost, witness fee, and each other fee and cost of investigating and defending or asserting any claim of violation or claim for indemnification under this Grant including, in each case, attorneys' fees, other professionals' fees, and disbursements.

"Losses" mean any liability, loss, claim, settlement payment, cost, expense, interest, award, judgment, damages (including punitive damages), diminution in value, fines, fees, penalties, or other charge other than a Litigation Expense.

"Lot" means a unit, lot, or parcel of real estate separated or transferable for separate ownership or lease under Applicable Law.

"Market Value" means the fair value that a willing buyer, under no compulsion to buy, would pay to a willing seller, under no compulsion to sell, as established by appraisal in accordance with the then-current edition of Uniform Standards of Professional Appraisal Practice issued by the Appraisal Foundation or, if applicable, a qualified appraisal in conformity with §1.170A-13 of the Regulations.

"Native Species" mean a plant or animal indigenous to the locality under consideration. In cases of uncertainty, published atlases, particularly the on-line resource "Flora of Wisconsin: Consortium of Wisconsin Herbaria" are to be used to establish whether a species is native. In determining whether a species is native, consideration shall be made to account for the effects of climate change.

"**Nutrient Management Plan**" means a Best Management Practice plan prepared in accordance with Wisconsin Administrative Codes of the Department of Agriculture, Trade and Consumer Protection's *Soil and Water Resource Management Program* promulgated under ATCP 50, and the Department of Natural Resources' *Runoff Management Program* promulgated under NR 151, and any successor publications and regulations.

"Person" means an individual, organization, trust, government, or other legal entity.

"Public Records" mean the public records of the office for the recording of deeds in and for the county in which the Protected Property is located.

"Qualified Organization" means a governmental or charitable entity that (a) meets the criteria of a qualified organization under §1.170A-14(c)(1) of the Regulations and (b) is duly authorized to acquire and hold conservation easements under the Wisconsin's Uniform Conservation Easement Act.

"Regulations" mean the provisions of C.F.R. §1.170A-14, and any other regulations promulgated under the Code that pertain to qualified conservation contributions, as amended through the applicable date of reference.

"Regulatory Signs" mean signs (not exceeding one square foot each) to control access to the Protected Property or for informational, directional, or interpretive purposes.

"Renewable Energy" means energy that can be used without depleting its source such as solar, wind, geothermal, and movement of water (hydroelectric and tidal).

"Residential Improvements" mean dwellings and Improvements accessory to residential uses such as garage, swimming pool, pool house, tennis court, and children's play facilities.

"Resource Management Plan" means a record of the decisions and intentions of Landowner prepared by a qualified resource management professional for the purpose of protecting natural resources that the Conservation Values and Purposes aim to protect during certain operations potentially affecting those resources. It includes a resource assessment, identifies appropriate performance standards (based upon Best Management Practices where available and appropriate), and projects a multi-year description of planned activities for operations to be conducted in accordance with the plan as well as a timetable and budget.

"Review" means review and approval by Easement Holder under the procedure described in Section 4.4.

"Review Requirements" mean, collectively, any plans, specifications, or other information required for approval of the Subdivision, activity, use, or Improvement under Applicable Law (if any) plus the information required under (a) this Grant, (b) an exhibit incorporated into this Grant, (c) the Baseline Documentation, or (d) if the information described in items (a), (b) and (c) is inapplicable, unavailable, or insufficient under the circumstances, the guidelines for Review of submissions set by Easement Holder to provide sufficient information to conduct its Review.

"Site Improvement" means an unenclosed Improvement such as an Access Drive, Utility Improvement, walkway, boardwalk, retention/detention basin or other stormwater management facility, well, septic system, bridge, parking area or other pavement, lighting fixture, sign, mailbox, fence, wall, gate, man-made pond, berm, and landscaping treatment.

“Soil Conservation Plan” means a plan for soil conservation that meets the requirements of the Natural Resources Conservation Service as of the applicable date of reference and for erosion and sedimentation control under Applicable Law.

“Steep Slope Area” means an area greater than one acre having a slope greater than 15%.

“Structure” means a combination of materials, other than natural terrain or unaltered plant growth, erected or constructed to form a surface, container, tower, base, wall, sign, decoration, or any similar construct, either temporary or permanent. Examples include a driveway, a parking lot, a boat ramp or pier, a kiosk, an unenclosed storage lean-to, and an observation platform. Trailers shall be considered a Structure under this definition if used as a dwelling on the Protected Property for 30 calendar days of any calendar year or for more than 10 calendar days consecutively, or if it is located on the Protected Property anywhere other than the Minimal Protection Area for longer than 7 calendar days in any calendar year.]

“Subdivision” means any division of the Protected Property or any Lot within the Protected Property; and any creation of a unit, lot, or parcel of real estate, including subsurface portions of the Protected Property, for separate use or ownership by any means including by lease or by implementing the condominium form of ownership. Examples of Subdivision include, but are not limited to, legal or “de facto” division or subdivision, short subdivision into remainder tracts, platting, testamentary division, or other process by which property is divided in ownership or in which legal or equitable title to different portions of property are held by different owners. Subdivision also includes indirect division through, by way of example: the allocation of property rights among partners, shareholders, or membership of any legal entity; the creation of a horizontal property regime, interval, or time-share ownership; partitioning among tenants in common; or judicial partition.

“Sustainable Agriculture” means an integrated system of plant and animal production practices having a site-specific application that will, over the long-term, (a) satisfy human food and fiber needs; (b) enhance environmental quality and the natural resource base upon which the agriculture economy depends; (c) make the most efficient use of nonrenewable resources and on-farm resources and integrate, where appropriate, natural biological cycles and controls; (d) sustain the economic viability of farm operations; and (e) enhance the quality of life for farmers and society as a whole. [7 US Code §3103(19)] Such production practices include, by way of example, implementing Best Management Practices through programs of the Natural Resource Conservation Service of the U.S. Department of Agriculture that minimize chemical inputs, minimize soil erosion, manage nutrient applications, reduce or eliminate soil tillage and use of fossil fuels, build soil health, maintain perennial vegetative cover through cover crops and rotational grazing, and protect water quality through buffer strips.

“Sustainable Forestry” means an integrated system of management that conserves biological diversity and its associated values, water resources, soils, and unique and fragile ecosystems and landscapes, and, by so doing, maintains the ecological functions and the integrity of the forest. Examples of Best Management Practice approaches for Sustainable Forestry include implementing the principles and criteria promoted by the Forest Stewardship Council and the management standards and practices promoted by the Sustainable Forestry Initiative.

“Uniform Conservation Easement Act” means the Wisconsin act published April 26, 1982, (Chapter 261, Laws of 1981) as amended.

“Utility Improvement” means an Improvement for the reception, storage, or transmission of potable water, stormwater, sewage, electricity, gas, telecommunications, or other sources of power.

“Waiver” means a written commitment by which Easement Holder, without any obligation to do so, agrees to refrain from exercising one or more of its rights and remedies for a specific period of time with respect to a specific set of circumstances.

“Wet Area” means a watercourse, spring, wetland (including vernal pools), or non-impounded standing water, and the area within 100 feet of its edge.

“Woodland Area” means an area within the Protected Property described as “wooded” or “forested” in the Baseline Documentation or identified as such on the Easement Area Plan, or if not wooded or forested as **written above.**

TO HAVE AND TO HOLD unto Easement Holder, its successors, and assigns forever,

IN WITNESS WHEREOF Landowner and Easement Holder have set their hands on the day and year first written above.

LANDOWNER

_____

Liam Krehbiel, Chief Executive Officer
TOPOGRAPHY HOSPITALITY, LLC

By:
State of Wisconsin
WALWORTH COUNTY
Personally appeared before me this ____ day of _____, 2025, Liam Krehbiel to me known to be the persons who executed this Grant of Conservation Easement and acknowledged the same.

_____
Notary Public
(Seal) My commission expires _____

ACCEPTANCE

IN WITNESS WHEREOF, HOLDER hereby accepts the Holder's interest in this Grant of Conservation Easement as of this _____day of _____, 2025.

HOLDER
GENEVA LAKE CONSERVANCY, INC.

_____
Karen Yancey, Executive Director

ATTEST

_____
STATE OF WISCONSIN
COUNTY OF WALWORTH
Personally came before me this _____day of _____, 2023 the above-named _____ as Chairman and _____ of Geneva Lake Conservancy Inc., a Wisconsin nonstock not-for-profit corporation to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, Wisconsin
My Commission expires _____
(Notary Seal)

Drafted using the Wisconsin Model Conservation Easement, 2020 of the Effective Date, is designated as successional woodland area on the Easement Area Plan.







EXAMPLE PHOTOS OF BIOFILTRATION BASINS



HIGH PROTECTION AREA

MINIMAL PROTECTION AREA PARKING/BUILDING

MINIMAL PROTECTION AREA STORMWATER MANAGEMENT

PROTECTION AREA SUMMARY

HIGH PROTECTION	68.4 AC
MINIMAL PROTECTION PARKING/BUILDING	6.6 AC
MINIMAL PROTECTION STORMWATER MANAGEMENT	15.1 AC
TOTAL	90.1 AC

THE PRESERVE
VILLAGE OF WILLIAMS BAY, WI

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

CONSERVATION EASEMENT EXHIBIT

NO.	REVISIONS	BY	DATE

PLAN DATE 02.26.25
DESIGNED BY DKV
0 160'
SCALE
PROJECT NO.
24.0005
SHEET NO.

EXHIBIT

FILENAME: P:\Shared\1 – Projects\2024\24.0005 – Topography Property Holdings – George Williams College\CAD\Design\24.0005 Conservancy.dwg

PLOT DATE: 2/27/2025 2:30 PM

RESOLUTION NO. R-16-25

CREATING VILLAGE OF WILLAMS BAY WARD 5

WHEREAS, the Village of Williams Bay has recently annexed two parcels of real property previously located in the Town of Walworth; and

WHEREAS, because said properties are in a separate county supervisory district from the adjacent existing wards of the Village of Williams Bay, a new ward must be created for the property so annexed.

NOW, THEREFORE, the Village Board of the Village of Williams Bay do hereby resolve that the following ward of the Village of Williams Bay is hereby created with boundaries as described below:

I. Ward 5

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.

Said parcel contains 40.61 acres with a population of zero.

and

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.

Approved by the Village Board of the Village of Williams Bay this _____ day of _____, 2025.

VILLAGE OF WILLIAMS BAY

By: _____
William Duncan, President

Attest: _____
Tina Kolls, Clerk

VILLAGE OF WILLIAMS BAY
RESOLUTION NO. R-14-25

A RESOLUTION APPROVING RESTATED INTERGOVERNMENTAL AGREEMENT, AMENDING THE EXISTING INTERGOVERNMENTAL AGREEMENT (IGA) WITH THE VILLAGE OF FONTANA FOR EMERGENCY MEDICAL SERVICES (EMS)

WHEREAS, on May 1, 2022 the Village of Williams Bay (Williams Bay) entered into an Intergovernmental Agreement (IGA) with the Village of Fontana-On-Geneva Lake (Fontana) to provide critical emergency medical services for the Village of Williams Bay; and

WHEREAS, the purpose of the IGA is to provide adequate ambulance and emergency medical services for all persons within Williams Bay by means of the Fontana EMS on a fair and cost-efficient basis serving the interests of Fontana by the provision of additional resources to the Fontana EMS by Williams Bay as described in the IGA; and

WHEREAS, on July 17, 2023, the Village Board determined that it was in the best interests of the Village and its residents and approved the First Amendment to IGA; (1) Addendum A - Identified Costs and (2) Addendum B - Lease For Ambulance Use Agreement; and

WHEREAS, on January 30, 2025, the Protectives Services Committee and on February 25, 2025 the Finance and Personnel Committee determined that it is in the best interests of the Village and its residents and recommended approval of amendments to reflect the changes resulting from adding Fire/EMS services to the Town of Walworth.

WHEREAS, the Village Board of the Village of Williams Bay, being fully advised in the premises, have determined that it is in the best interests of the Village and its residents to approve the same.

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

Section I: Recitals. The foregoing recitals are hereby incorporated herein as findings of the Village Board of Trustees.

Section II: Approval. The President and Board of Trustees hereby approves the attached approves the attached Successor IGA and, therefore.

Approved by the Village Board of the Village of Williams Bay this 3rd day of March 2025..

VILLAGE OF WILLIAMS BAY

By: _____
William Duncan, President

Attest: _____
Tina Kolls, Clerk

DRAFT

INTERGOVERNMENTAL AGREEMENT
VILLAGE OF FONTANA
AND
VILLAGE OF WILLIAMS BAY

This Agreement entered into on _____,___, 2025 between the Village of Fontana-on-Geneva Lake, Walworth County, Wisconsin, a Wisconsin municipal corporation (Fontana), and the Village of Williams Bay, Walworth County, Wisconsin, a Wisconsin municipal corporation (Williams Bay), also collectively referred to as "the Parties," both of which are created and existing under Chapter 61 of the Wisconsin Statutes.

RECITALS

A. WHEREAS, Fontana and Willams Bay did previously enter into an Intergovernmental Agreement for ambulance and Emergency Medical Services dated May 1, 2022 and later amended on July 26, 2023; and

B. WHEREAS, Fontana and Williams Bay wish to enter into a new, successor Intergovernmental Agreement pursuant to which Fontana will provide ambulance and Emergency Medical Services for Williams Bay.

NOW, THEREFORE, in consideration of the above Recitals which are incorporated as a part of this Agreement and the mutual covenants contained herein, the Parties agree as follows:

1. PURPOSE. The purpose of this Agreement is to provide adequate ambulance and emergency medical services for all persons within Williams Bay by means of the Fontana EMS. It is the belief of the Parties that ambulance and emergency medical services within Williams Bay can best be provided through this Agreement on a fair and cost-efficient basis; and that this Agreement will serve the interests of Fontana by the provision of additional resources to the Fontana EMS by Williams Bay as described herein.

Furthermore, the Parties enter into this Agreement for the purpose of establishing a cost effective, coordinated, uniform delivery system for the provision of emergency medical services to individuals within the Village of Fontana and the Village of Williams Bay and for the purpose of determining the roles and responsibilities of each of the Parties and for determining the sharing of costs and/or fiscal responsibility for the provision of those services described in this Agreement.

2. AUTHORIZATION. This Agreement is entered into pursuant to the authorization granted under Sections 61.34 and 66.0301, Wis. Stats.

3. DEFINITIONS

For purposes of this Agreement, the following terms shall have the meanings set forth herein:

a. "Emergency medical technician or EMT" shall have the meaning set forth in sec. 256.01(6) of the Wisconsin Statutes.

b. "Advanced emergency medical technician or AEMT" shall have the meaning set forth in sec. 256.01(1k) of the Wisconsin Statutes.

c. "EMS" shall mean Emergency Medical Services as defined by DHS 110.04(22) Wisconsin Administrative Code.

d. "Full-time equivalent or FTE" shall represent a unit of measurement standardized to equal the number of hours worked by the typical full-time employee which is 49.8 hours per week.

e. "Paramedic" shall have the meaning set forth in section 256.01(14) of the Wisconsin Statutes.

4. SERVICES PROVIDED. Fontana agrees to provide ambulance and emergency medical services at an EMT or greater level upon call to any and all persons in need of its services within the corporate boundaries of Williams Bay. The ambulance and EMS will be available 24 hours a day, seven days a week, unless said ambulance and EMS resources are already utilized or unavailable.

Fontana shall, in good faith, pursue and maintain an "automatic aid" agreement with one or more municipalities as necessary so as to provide additional coverage to all portions of Williams Bay. Fontana agrees to share copies of any automatic aid agreements and mutual aid agreements affecting Williams Bay on an annual basis or as may be requested.

5. EQUIPMENT AND PERSONNEL. In providing ambulance and emergency medical services, the ambulance will be properly approved and licensed by the necessary authorities. Fontana agrees to maintain its ambulance and equipment in good working order as required by state law. Fontana also agrees to obtain all necessary licenses for operation of the ambulance services. All EMT's and paramedics serving as ambulance attendants will be licensed by the State of Wisconsin.

6. INSURANCE AND INDEMNITY. Each Party shall maintain general liability insurance with a limit of not less than five million dollars per occurrence, with coverage extending to both general liability and errors and omissions coverage, for services performed pursuant to this Agreement. Each Party shall be responsible for its own cost and expense for said insurance. Each Party shall name and endorse the other Party and its representatives, agents and employees as an additional insured in such insurance policy. Each Party shall maintain and extend insurance to all equipment owned by each Party to the extent utilized in providing services pursuant to this Agreement. Proof of said insurance shall be provided on the effective date of the Agreement and annually thereafter.

To the extent of each Party's proportionate share of negligence, each Party to this Agreement shall indemnify and hold harmless the other and its respective officers, agents and employees, from and against all claims, suits. damages, losses, costs, expenses, judgments, and liabilities, including but not limited to reasonable attorney's fees, costs and expenses, arising out of or in connection with the Party's performance of or failure to perform this Agreement, provided that any such claim, suit. damage, loss, costs, expenses, judgments, or liabilities are attributable to bodily injury, sickness, disease or death, or to injury or destruction of tangible personal property, including the loss of use

resulting therefrom, that is caused in whole or in part by any act or omission of the Party, anyone directly or indirectly employed by them or anyone for whose acts any of them may be liable. Except as expressly stated to the contrary herein, neither Party has any obligation to pay for any Party's legal defense costs prior to a final determination of each Party's liability or to pay any amount that exceeds the Party's finally determined percentage of liability based upon the comparative fault of the Parties and their employees, subcontractors, or anyone whose acts for which they may be legally liable.

Notwithstanding anything contained here into the contrary, neither Party to this Agreement waives the statutory limit on damages for which municipalities are liable or any defense of statutory immunity as provided by law.

7. BILLING. Fontana shall be responsible for billing and collecting all patient fees and charges at rates determined by Fontana. All fees and charges collected shall be retained by Fontana. On or before November 1 of each year, Fontana shall provide Williams Bay with a list of all charges for public service for the upcoming year. As to EMS services provided to the residents of Williams Bay, Fontana will not pursue collection of amounts for EMS charges that exceed the amount of health insurance available for said service to residents of Williams Bay. Fontana will not balance bill (insurance only billing) Williams Bay residents pursuant to the Office of Inspector General Advisory Opinion No. 06-07.

8. COMPENSATION. During the term of this Agreement, Williams Bay shall compensate Fontana for those costs set forth in Addendum "A" and Section 8.a herein (the "Costs"), as follows:

a. The intent of Fontana is to employ a total of 14 FTE EMS personnel at all times. Fontana shall bill Williams Bay for half the cost of hiring and employing up to 14 EMT's, AEMT's or Paramedics; further, Williams Bay shall pay Fontana for half the cost of the Fontana Fire Chief, half the cost of the Fontana Deputy Fire Chief and half the cost of part-time EMS personnel beyond the initial fourteen FTE EMS

personnel; all said costs per this Section 8.a. are set forth more specifically in Addendum "A", attached hereto and incorporated herein by reference.

b. Williams Bay shall lease one ambulance to Fontana which shall be provided with such equipment and accessories as determined necessary by the Chief of the Fire Department of Fontana. The lease shall be as set forth in Addendum "B" and Fontana shall remain the primary service provider. Williams Bay shall also be responsible for any costs associated with necessary repair or maintenance of the ambulance (not to include the cost of fuel). The ambulance will be located at a site to be determined by the Chief of the Fire Department of Fontana. If sufficient FTE EMS persons are on duty to staff two ambulances during daytime times, the Chief of the Fire Department of Fontana (or his/her designee) shall use his or her best efforts to ensure that one ambulance is located in Williams Bay unless operational needs require its presence elsewhere.

c. All billings for Costs by Fontana for the items described in this paragraph 8 shall be submitted and invoiced not more often than monthly, in writing, to the Williams Bay Treasurer. Williams Bay shall pay such invoices within thirty (30) days of receipt of same.

d. In the event of the non-payment or incomplete payment of compensation, as defined herein, owed by Williams Bay to Fontana within the time period called for by this Agreement, then Fontana may then provide written notice of delinquency to Williams Bay. Said written notice shall include a demand for payment in full within seven days. If the past due payment is not received in full by Fontana within seven days of said notice, then at any time thereafter Fontana may terminate this Agreement by written notice thereof to Williams Bay.

e. If a dispute arises between the Parties as it relates to this Agreement, or the alleged breach thereof, and if the dispute cannot be settled through direct negotiation, the Parties agree to first try in good faith to settle the dispute by mediation administered by a jointly selected mediator. The Parties shall each pay half the costs billed by the mediator for mediation services.

Any controversy or claim arising out of or relating to this Agreement, or the alleged breach thereof, not resolved through mediation shall be settled by arbitration administered by a jointly selected arbitrator. The judgment on award rendered by the arbitrator shall be binding on the Parties and may be entered in any court having jurisdiction thereof. The prevailing Party in such an arbitration shall be awarded its costs and reasonable attorney's fees, including those fees incurred during mediation. The Parties shall each pay half the costs billed by the arbitrator for arbitration services.

f. Payments from Williams Bay to Fontana shall continue in a timely manner "under protest" during the period of any dispute arising out this Agreement or services provided by this Agreement, subject to the final outcome of mediation or arbitration.

g. Fontana shall share, on an equal basis, funds received from other contracting municipalities for EMS services, other than funds received for Administrative Fees, for Fire Services or expenses not listed in this Agreement in Addendum "A".

9. TERM. This Agreement will commence on _____, 2025 and remain in effect for ten years until _____, 2035.

If Fontana Terminates this Agreement prior to the end date provided in Section 9, then Fontana shall continue to perform the services set forth in this Agreement for up to another six months, and on

the same terms, for as to allow Williams Bay to obtain alternate EMS coverage. In addition, Fontana shall reimburse Williams Bay for its actual cost of obtaining new EMS coverage, including, but not limited to reasonable Attorney, Consultant and start up fees. Said reimbursement shall be capped at $50,000.00.

If Williams Bay terminates this Agreement prior to the end of the term provided in Section 9, then Williams Bay shall pay Fontana for the "Costs" of any employees hired pursuant to Section 8. a. in excess of 9, up to a limit of 13, until the end of the Term or until the number of said employees is reduced to 9 or less through attrition, whichever occurs first.

Termination will be accomplished by the terminating Party providing written notice to the Clerk of the other Party. Such termination will become effective at the end of the calendar year in which the written notice is delivered, provided that if the written notice is not delivered to the Clerk of the other Party by June 30th of the calendar year at the end of which termination is directed, then the termination will not occur until the end of the following year.

10. CONSULTATION AND REPORTS. The Village Board of Fontana and the Village Board of Williams Bay agree to meet jointly not less than two times per year, with the first meeting prior to April 1st and the second meeting prior to September 1st of each year that this Agreement remains in place. The purpose of such meetings is to discuss the financial aspects of this Agreement prior to the establishment of the respective budgets of each Party.

a. Fontana shall provide Williams Bay with monthly reports containing details concerning EMS services provided to Williams Bay in the preceding month. Such reports shall be provided within twenty (20) days of the end of each month and will be submitted to the Williams Bay Clerk.

b. Joint Emergency Services Committee. There shall be established a Joint Emergency Services Committee ("Committee"). The purpose of the Committee is to provide review and comment regarding past, current and future fire and EMS budgets

and expenditures. All Committee members shall be entitled to vote. The Committee shall be comprised of the following members:

(1) Two representatives appointed by Fontana;

(2) Two representatives appointed by Williams Bay;

(3) One representative appointed by any municipality contracting for EMS services from Fontana;

(4) Fontana Fire Department Fire Chief or his or her designee.

The duties and membership of the Committee as set forth in this Agreement may be reviewed and amended by mutual agreement of the Parties.

The Committee shall meet not less than once annually and prior to October 15 each year. Additional Committee meetings may be held as needed. Committee meetings may be called at the request of any member municipality.

11. WILLIAMS BAY FIRE DEPARTMENT EMS PERSONNEL. Fontana agrees that Williams Bay Fire Department EMS personnel may have use of the ambulance and related equipment and accessories provided by Williams Bay to Fontana pursuant to paragraph 8.b. of this Agreement to provide EMS services during special activities occurring in Williams Bay such as athletic events, parades, events occurring in Village parks and other similar events. In that circumstance such EMS personnel shall be under the direction and supervision of the Fire Chief of the Williams Bay Fire Department. Should the Chief of the Fire Department of Fontana call upon Williams Bay Fire Department EMS personnel to assist Fontana EMS in Williams Bay, the Williams Bay EMS personnel shall provide such assistance under the direction and supervision of the Fire Chief of the Fire Department of Fontana. However, the Williams Bay personnel shall not be considered employees of Fontana and Williams Bay shall be responsible for all actions of said Williams Bay personnel as well as all benefits which may accrue to such Williams Bay personnel from providing such assistance.

12. MISCELLANEOUS.

a. Non-assignability. This is a personal services agreement between Fontana and Williams Bay. Neither Party may assign any of the obligations or rights contained in this Agreement to any other party without the consent of the other Party to this Agreement.

b. Amendment. This Agreement may be amended by the Parties only in a written document signed by the Parties.

c. Interpretation. This Agreement must be interpreted and construed reasonably and neither for or against either of the Parties, regardless of the degree to which either of the Parties participated in its drafting. The Parties intend that the authority granted to them by Wis. Stats. sec. 66.0301 be interpreted liberally in favor of cooperative action.

d. Public Record Law. The Parties to this Agreement agree to at all times cooperate with regard to Public Record Law requests as may be filed pursuant to Chapter 19 of the Wisconsin Statutes, including responding to each other with regard to individual record requests in a timely manner and without additional costs.

e. HIPAA Compliance. The Parties to this Agreement shall carry out their obligations under this Agreement in compliance with the Privacy regulations set forth in Public Law 104-191 of August 21, 1996, known as the Health Insurance Portability and Accountability Act of 1996, as amended, in order to protect the privacy of personally identifiable protected information that is collected, processed or learned as a result of services provided pursuant to this Agreement.

f. Notice. Any notice required to be given to either Party pursuant to this Agreement shall be provided as follows:

If notice is given to the Village of Fontana-on-Geneva Lake:

Attention Village Clerk, 175 Valley View Drive PO Box 200, Fontana, WI 53125

If notice is given to the Village of Williams Bay:

Attention Village Clerk, P.O. Box 580, Williams Bay, WI 53191

Notice shall be given either in person or by regular mail. If notice is given by regular mail, it shall be deemed received three calendar days from mailing.

g. Articles and Headings. The Article and Headings contained in this Agreement are for reference purposes only and shall not affect in any way the meaning or interpretation of this Agreement

h. Severability. If any provision of this Agreement shall be held or made invalid by court, decision, statute or rule, or shall otherwise be rendered invalid, the reminder of this Agreement shall not be affected thereby.

i. Entire Agreement. This Agreement and the Addenda attached hereto shall constitute the entire contract between the Parties to this Agreement, and no representation, inducement, promise, agreement, oral or otherwise, as it pertains to the obligations set forth in this Agreement shall be enforceable.

j. Authorization. The Parties to this Agreement, as a material inducement to enter into this Agreement, do hereby represent that all approvals required by Wisconsin Law have been fulfilled and that this Agreement has been legally approved by each Party municipality.

DATED: _____, 2025.

VILLAGE OF WILLIAMS BAY

By:_____

William Duncan, President

Attest: _____

Tina Kolls , Clerk

DATE: _____, 2025.

VILLAGE OF FONTANA-ON-GENEVA LAKE

By: _____

Patrick Kenny, President

Attest:_____

Bonnie Liptak, Clerk

ADDENDUM A

The "costs" to be billed by Fontana to Williams Bay shall be comprised of the following:

1) Those costs described in Section 8, herein.

2) The costs for hiring those persons described in Section 8 shall include:

   a. Gross Salary

   b. Employer paid taxes

   c. Employer paid insurance including worker's compensation insurance

   d. The Employer cost of all employee benefits, including but not limited to, health, dental and vision insurance, life insurance and pension

   e. The cost of uniforms and that equipment provided by employer to employee

   f. The cost of required employee training

   g. The cost of required employee certification or recertification

   h. The cost of disciplinary employees and post-employment costs or claims not based on employer misconduct

   i. Software required to maintain EMS employees and services, including but not limited to; scheduling, patient care reporting, controlled substance medication tracking, Training, National Fire Incident Reporting System (NFIRS) reporting

   j. Technology required to maintain EMS employees and services, including but not limited to; email licensing, Microsoft utilities, electronic Fire Station access

   k. Overnight accommodations including but not limited to; resources & furnishing for bunk room,

day room, and kitchen/dining areas of the Fontana Municipal Building

3) Capital Purchases – Purchases of items needed to ~~provide EMS services~~equip the Williams Bay ambulance.

4) ~~Fire Station Replacement~~Administration and Training – Williams Bay and Fontana shall make a good faith effort to ~~share obligations supporting a new Village of Fontana Fire Station through the terms of this Agreement. Costs shall include construction, furnishing, and~~ support costs associated ~~costs dedicated to Fire and~~with EMS ~~specific to~~ administrative and training facilities.

5) Administrative Fees – Annual administrative fees shall be billed independent of the operational and capital budget. Administrative fees will be shared equally among all municipalities contracting to be served by the Fontana Fire Department, including the Village of Fontana.

Total billed administrative fees shall be based on twenty percent of the most recent annual budgeted salaries and benefits for the Village of Fontana Administrator and fifteen percent of the most recent annual budgeted salaries and benefits Treasurer. (i.e. if split between three municipalities, each would contribute six and 2/3 percent for the Village Administrator expense and 5 percent of the Village Treasurer expense)

6) Reconciliation. At the end of each calendar year Fontana shall compare actual ~~Fontana Fire Department Fire and EMS~~ operating expenses to the annual budget and compare to the Williams Bay "costs" as paid by Williams Bay to Fontana per this Agreement for said calendar year. Fontana shall either reimburse the Village of Williams Bay for excess "costs" in the event actual expenses are less than annual budgeted expenses or bill the Village of Williams Bay for the deficiency in the event that actual expenses exceed the annual budget expenses.

7) The Parties agree to work together in good faith in order to reach agreement in the event that Williams Bay chooses to add fire protection services from Fontana.

ADDENDUM B

LEASE FOR AMBULANCE USE

This Lease Agreement (hereinafter "Agreement") is entered on July 26, 2023 by and between the Village of Fontana-on-Geneva Lake, Walworth County, Wisconsin, a Wisconsin municipal corporation (Fontana) and the Village of Williams Bay, Walworth County, Wisconsin, a municipal corporation (Williams Bay), together collectively referred to as "the ~~Patties~~Parties"

Recitals

A. The ~~Patties~~Parties are lawfully organized and existing in municipalities under the Constitution and laws of the State of Wisconsin.

B. Wisconsin Law provides that units of local government may contract among themselves to obtain or share services.

NOW, THEREFORE, in consideration of$10 (ten dollars), the mutual agreement contained herein, and in consideration of the mutual obligation set forth in the current Intergovernmental Agreement between the ~~Patties~~Parties, and upon the further consideration of the recitals herein set forth, the ~~Patties~~Parties agree as follows below:

1. **Ambulance Lease.** Williams Bay agrees to lease to Fontana an ambulance referred to as Village of Williams Bay 2022 Chevrolet Ambulance, and equipment related to the

Ambulance (the "Ambulance"). Fontana shall re-stock the Ambulance with medical or other supplies used by Fontana for patient care. Fontana shall pay $10 (ten dollars) as a first-year lease payment at the execution of this Agreement and said $10 (ten dollar) lease shall be paid annually at renewal thereafter for its term.

2. **Term and Termination.** The term of this Agreement shall begin on July 26, 2023 and shall be consistent with the term outlined in the Intergovernmental Agreement Village of Fontana-on-Geneva Lake and Village of Williams Bay, originally effective May I, 2022, as amended from time to time.
3. **Damage to Ambulance.** Fontana shall be responsible for any damage or destruction to the Ambulance when in use by Fontana.
4. **Insurance.** Fontana represents to Williams Bay that Fontana carries liability insurance in sufficient amounts to cover Fontana's use of the Ambulance as provided for by this Agreement.
5. **Hold Harmless.** To the extent permitted by law, Fontana shall save and hold harmless Williams Bay from and against all liabilities, claims, and demands of whatsoever kind of nature arising out of or connected with Fontana's use of the Ambulance and will defend at its own expense any actions against Williams Bay based thereon and shall pay all reasonable charges of attorneys and all reasonable costs and other expenses arising out of Fontana's own negligence or intentional misconduct.
6. **Notices.** All notices provided for in this Agreement to be given by either arty to the other shall be delivered or mailed to the respective Village Hall, as the case may be. Unless otherwise provided, a notice shall be deemed to be received by a patty (A) on the date of personal service; (B) five (5) calendar days after being sent by registered or certified mail, return receipt requested, postage prepaid, or (C) on the next business day if sent by overnight delivery service (such as Federal Express) with all fees prepared. Notice

may be sent to a provided e-mail

address, however, notice sent via e-mail shall be followed by notice delivered by a method described in subsections (A)-(C), unless such additional notice is waived in writing by the party receiving the notice via e-mail. If notice is affected by e-mail, notice shall be deemed received on the date the receiving party provides written notification to the other party that a delivery of notice by supplemental means is not required. Either party may change the designated contact by providing notice to the other party of the new information in accordance with this paragraph.

7. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, with the same effect as if the signatures thereto and hereto were upon the same instrument. Delivery of an executed ~~counterpmi~~counterpart of a signature page to this Agreement by facsimile or email shall be as effective as delivery of a manually signed counterpart to this Agreement.
8. **Waiver.** No waiver of any breach or default hereunder shall be considered valid unless in writing and signed by the party giving such waiver. No such waiver shall be deemed a waiver of any subsequent breach or default of the same or similar nature.
9. **Severability.** If any part of this Agreement shall be held invalid for any reason, the remainder of this Agreement shall remain valid to the maximum extent permitted by law.

IN WITNESS THEREOF, the ~~patties~~parties have executed this Agreement on the day and first written above.

DATED: _____, 2023. **VILLAGE OF WILLIAMS BAY**

By:_____

Attest: _____

DATED: _____, 2023. **VILLAGE OF FONTANA-ON-GENEVA LAKE**

By: _____

Attest: _____

2024 Budget Review & Intergovernmental Agreement Updates

Village of Williams Bay WISCONSIN

2024 Budge Summary

2024 EMS Budget Projections

Williams Bay Portion -2024 EMS Budget (50%)	Salaries	OT, Holiday & Shift Lead	Benefits	Total
Referendum - 14 Full-Time Personnel	$437,217	$78,946	$301,479	$817,642
Chief & Deputy Chief	$45,670	N/A	$13,552	$59,222
Part-time Personnel	$13,610	N/A	$2,034	$15,644
Williams Bay / Fontana Split Expenses	N/A	N/A	N/A	$38,125
	$496,497	**$78,946**	**$317,065**	**$930,633**

2024 Invoiced Totals

January 2024	$33,499.82
February 2024	$62,753.42
March 2024	$76,779.88
April 2024	$67,841.16
May 2024	$62,564.14
June 2024	$63,938.51
July 2024	$63,487.59
August 2024	$86,742.08
September 2024	$62,313.96
October 2024	$67,170.76
November 2024	$64,358.45
December 2024	$64,108.81
INVOICED TOTALS	**$775,558.58**

2024 Budge Summary

2024 WB Budget Summary	
2024 Projected WB EMS Budget	$930,633
2024 Actual WB Invoices	$775,559
Under Budget	$155,074

- **Referendum Projections Only Includes 14 FTE**
- **Expenses for all 2024 expenses $775,559**
- **Referendum amount - $928,077**
- **2024 Deferred Funding- $152,518**

14 FTE REFERENDUM PROJECTIONS THROUGH 2028*					
Year	Previous Yr	5% Incr.	Fontana	W.B.	TOTAL
2023	N/A	N/A	$727,173	$727,173	$1,454,346
2024	$727,173	$36,359	$763,531	$763,531	$1,527,063
2025	$763,531	$38,177	$801,708	$801,708	$1,603,416
2026	$801,708	$40,085	$841,793	$841,793	$1,683,587
2027	$841,793	$42,090	$883,883	$883,883	$1,767,766
2028	$883,883	$44,194	$928,077*	$928,077*	$1,856,154

9-11-24 JOINT BOARD MEETING

CONCEPT UNANIMOUSLY APPROVED BY FONTANA AND WILLIAMS BAY

PROPOSAL

10-year agreement to provide fire and emergency medical services to all of Walworth Township.

1. **Funding Use:** Additional funding would reduce the overall operational costs to Williams Bay and Fontana while adding the following resources:
   - Additional part-time staffing during peak hours and days of the year
   - Overtime opportunities during daytime hours on select Saturdays and Sundays.
   - Administrative work and future management needs.
2. **Operational Fee Scheule -Percentage of Operational Budget**. Annual fees proportionate to the call volume of 2023 for 2025 budget year, and a rolling two-year average thereafter. Based on 2023 response numbers, Fontana responded to 859 incidents and Walworth township had an additional 176 incidents equating to 17% of combined response. Fees would be shared with Williams Bay as follows.
   - Service fees for shared EMS expenses split 50/50 with Williams Bay (IGA in place)
   - Service fees for non-split fire / EMS expenses and capital retained 100% by Fontana.

9-11-24 JOINT BOARD MEETING MEMO

Service Availability: Walworth Township's call volume is relatively low and would have a minimal impact on service delivery, however there is a chance that local resources would not be available for Fontana or Williams Bay due to being committed to Walworth Township. These occasions may require the use of mutual aid.

Based on 2023 response data, one out of 430 responses in Williams Bay would have required use of mutual aid if responsible for Walworth Township (0.25%).

Improved Staffing During Peak Times: The intergovernmental agreement with Williams Bay has proven successful in providing additional staffing. Walworth Township would allow for improved service during peak service demand through select staffing increases. Most calls for service are during daytime hours, on Saturdays, and on Sundays (see response data below). The Department would recommend using a portion of Township funding to add additional part-time and overtime opportunities during these peak times. Additional full-time staff is NOT recommended.

Additional staffing will provide more EMS resources during peak times of the day further reducing the potential need for mutual aid

FIRE DISTRICTS

- **Cannot be established as a separate taxing body in Wisconsin**
- **“Paper Districts” based on Intergovernmental Agreements**
  - **Examples in Wisconsin larger combined departments with 30 to 80 full-time personnel (Western Lakes & Lakeside)**
  - **Employees are outside the municipal umbrellas**
  - **Additional resources required**
  - **Fire stations, apparatus, and equipment purchasing / use established in the IGA**
  - **Not typically with split services (EMS for some and Fire/EMS for others)**

UPDATED IGA

- **Services Provided- Maintain and share automatic aid agreements**
- **Insurance and Indemnity updates**
- **Billing – Defines insurance only billing for ambulance transport**
- **Compensation**
  - **Clarifies shared expenses**
  - **Payment and dispute resolution clauses**
  - **<u>Shared revenue from other contracting municipalities</u>**
- **Term – Early Termination**
  - **Fontana provides funding for WB to obtain new service**
  - **WB to hire / provide funding of full time employees in excess of nine, not to exceed 13, until reduced through attrition.**

UPDATED IGA

- **Consultation & Reports – Establishes a Joint Emergency Services Committee (previously approved by WB Board)**
- **Miscellaneous – Language updates**
- **Addendum A**
  - **Capital Purchases for the WB Ambulance**
  - **Administrative and Training facilities**
  - **Administrative Fees (Previously approved by WB Board)**
  - **Reconciliation – Standardized monthly fees with true up the following year.**

2025 WB Proposed Budget without Walworth Township

PRELIMINARY PROJECTIONS PRESENTED AT 9-11-24 JOINT BOARD MEETIMNG

2025 SUMMARY	BUDGETED
14 FTE / Referendum	$919,908.6
Chiefs / Part-time / Admin	$87,459.5
EMS Operations	$37,500.0
WB Ambulance / Equipment	$3,325.0
TOTAL	$1,048,193.1

- **Final WB Budget for 2025 $1,050,125**
- **Dose not account for Walworth Township Revenue**
- **Billed monthly based on actual costs**

2025 Budget with Shared Walworth Township Revenue

Description	2025 OLD	2025 NEW	Increase	Williams Bay		Walworth Twp.		Notes
Salaries Expense	$1,245,895	$1,301,489	$55,594	$650,745	50%	$221,253	17%	Additional Hours - 1125 Part Time / 660 OT
FICA & Medicare	$95,311	$99,564	$4,253	$49,782	50%	$16,926	17%	Increase due to additional hours
Retirement	$168,881	$173,395	$4,514	$86,698	50%	$29,477	17%	Increase due to additional hours
Health & Dental Ins	$403,809	$403,809	$0	$201,904	50%	$68,647	17%	Based on Family Coverage
Vision Ins	$5,042	$5,042	$0	$2,521	50%	$857	17%	
Life Ins	$2,620	$2,620	$0	$1,310	50%	$445	17%	
WB Split Uniform Expense	$37,600	$41,360	$3,760	$20,680	50%	$7,031	17%	Includes Turnout Gear - 10% Increase PT
WB Split Professional Services	$7,000	$7,000	$0	$3,500	50%	$1,190	17%	Mercy Health New Hires -
WB Split Communication Expense	$5,500	$5,500	$0	$2,750	50%	$935	17%	
WB Split Technology Expense	$10,000	$10,000	$0	$5,000	50%	$1,700	17%	Software
WB Split Subscription/Dues Expense	$1,500	$1,500	$0	$750	50%	$255	17%	
WB Split Travel Expense	$2,000	$2,000	$0	$1,000	50%	$340	17%	
WB Split EMS Educational Expense	$12,000	$12,000	$0	$6,000	50%	$2,040	17%	
FAP Expenses	$7,000	$7,000	$0	$3,500	50%	$1,190	17%	
ACT 102	$3,000	$3,000	$0	$1,500	50%	$510	17%	
Insurance	$64,202	$64,202	$0	$32,101	50%	$10,914	17%	Workers Comp
TOTALS	**$2,071,360**	**$2,139,482**	**$68,122**	**$1,069,741**		**$363,712**		**Twp fees split 50% with WB ($181,856)**

VILLAGE ADMINISTRATION								
Description	2025 OLD	2025 NEW	Increase	Williams Bay		Walworth Twp.		Notes
Admin Fees	$31,089	$84,140	$53,051	$17,070	Fixed	$50,000	Fixed	$17,070 FONT. $17,070 WB, $50,000 TWP

WILLIAMS BAY EXPENSES					
Description	2025 OLD	2025 NEW	Increase	Williams Bay	
3793 Amb Expense (100% WB)	$1,900	$1,900	$0	$1,900	100%
3793 Equipment Repairs (100%WB)	$2,000	$2,000	$0	$2,000	100%
TOTALS	**$3,900**	**$3,900**	**$0**	**$3,900**	

2025 Budget with Shared Walworth Township Revenue

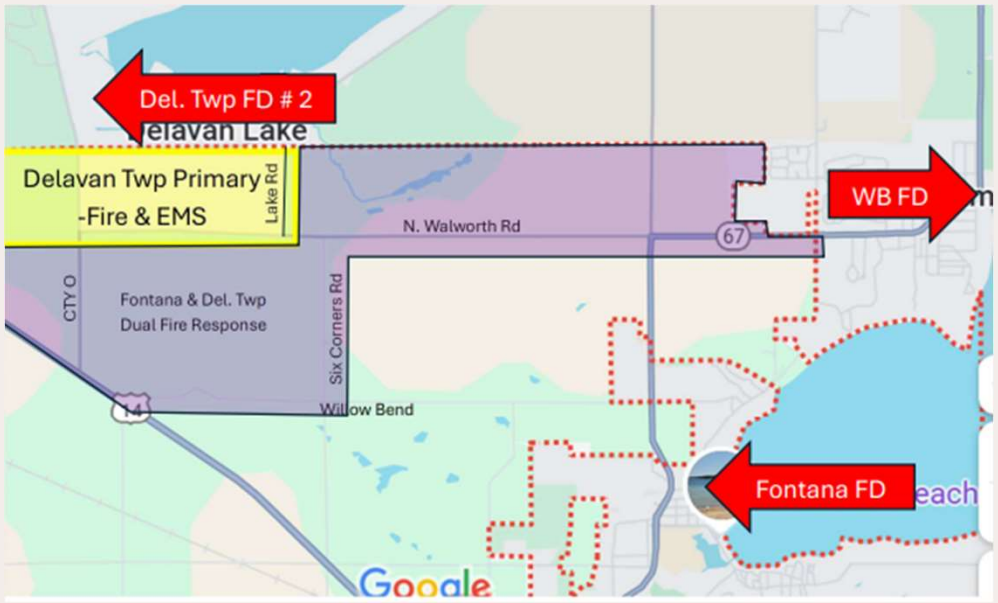
Description	2025	2025 NEW	Difference
SPLIT EMS OPERATIONS	$1,030,680	$1,069,741	$39,061
WB AMBULANCE	$3,900	$3,900	$0
ADMIN FEES	$15,545	$17,070	$1,525
	$1,050,125	**$1,090,711**	**$40,586**
TOWNSHIP CREDIT	**NA**	-$181,856	-$181,856
	$1,050,125	**$908,855**	**-$141,270**

- **Operating Expenses increased by $39,061 for additional day-time staffing**
- **Admin Fees increased by $1,525 (based on 20% of Village Administrator and 15% of Village Treasure expenses)**
- **Net reduction in budgeted fees $141,270**
- **Actual invoiced expenses anticipated to be less**

Walworth Township Service

Delavan Township Proposal

- **Defers a portion of Walworth Township service are to Delavan Township (Yellow)**
- **Includes a joint response area for fires and vehicle accidents (Purple)**
- **Approximately $35,000 of Walworth Township revenue allocated to Delavan Township**



FONTANA FIRE DEPARTMENT BUDGET 2025 - AMENDED

EMS DIVISION

SPLIT EXPENSES - WILLIAMS BAY, WALWORTH TWP AND FONTANA

Line Item	Description	2025 OLD	2025 NEW	Increase	Williams Bay		Walworth Twp.		Notes
200-52335-110	Salaries Expense	$1,245,895	$1,301,489	$55,594	$650,745	50%	$221,253	17%	Additional Hours - 1125 Part Time / 660 OT
200-52335-131	FICA & Medicare	$95,311	$99,564	$4,253	$49,782	50%	$16,926	17%	Increase due to additional hours
200-52335-133	Retirement	$168,881	$173,395	$4,514	$86,698	50%	$29,477	17%	Increase due to additional hours
200-52335-134	Health & Dental Ins	$403,809	$403,809	$0	$201,904	50%	$68,647	17%	Based on Family Coverage
200-52335-135	Vision Ins	$5,042	$5,042	$0	$2,521	50%	$857	17%	
200-52335-136	Life Ins	$2,620	$2,620	$0	$1,310	50%	$445	17%	
200-52335-181	WB Split Uniform Expense	$37,600	$41,360	$3,760	$20,680	50%	$7,031	17%	Includes Turnout Gear - 10% Increase PT
200-52335-211	WB Split Professional Services	$7,000	$7,000	$0	$3,500	50%	$1,190	17%	Mercy Health New Hires -
200-52335-223	WB Split Communication Expense	$5,500	$5,500	$0	$2,750	50%	$935	17%	
200-52335-316	WB Split Technology Expense	$10,000	$10,000	$0	$5,000	50%	$1,700	17%	Software
200-52335-321	WB Split Subscription/Dues Expense	$1,500	$1,500	$0	$750	50%	$255	17%	
200-52335-331	WB Split Travel Expense	$2,000	$2,000	$0	$1,000	50%	$340	17%	
200-52335-336	WB Split EMS Educational Expense	$12,000	$12,000	$0	$6,000	50%	$2,040	17%	
200-52335-340	FAP Expenses	$7,000	$7,000	$0	$3,500	50%	$1,190	17%	
200-52335-341	ACT 102	$3,000	$3,000	$0	$1,500	50%	$510	17%	
200-52335-510	Insurance	$64,202	$64,202	$0	$32,101	50%	$10,914	17%	Workers Comp
	TOTALS	**$2,071,360**	**$2,139,482**	**$68,122**	**$1,069,741**		**$363,712**		**Twp fees split 50% with WB ($181,856)**

WILLIAMS BAY EXPENSES

Line Item	Description	2025 OLD	2025 NEW	Increase	Williams Bay		Walworth Twp.		Notes
52335-346	3793 Amb Expense (100% WB)	$1,900	$1,900	$0	$1,900	100%	N/A	0%	Paid 100% by WB
52335-351	3793 Equipment Repairs (100%WB)	$2,000	$2,000	$0	$2,000	100%	N/A	0%	Paid 100% by WB
	TOTALS	**$3,900**	**$3,900**	**$0**	**$3,900**		**$0**		

SPLIT EXPENSES - WALWORTH TOWNSHIP AND FONTANA

Line Item	Description	2025 OLD	2025 NEW	Increase	Williams Bay		Walworth Twp.		Notes
200-52335-210	Professional Services Expense	$2,000	$2,000	$0	N/A	0%	$340	17%	POC EMS Expenses
200-52335-315	Technology Expense	$2,500	$2,500	$0	N/A	0%	$425	17%	Fontana & Township
200-52335-345	3790 & 3791Truck & Auto Expense	$3,500	$3,500	$0	N/A	0%	$595	17%	Fontana & Township
200-52335-350	3790 & 3791 Equipment Repairs	$3,800	$3,800	$0	N/A	0%	$646	17%	Fontana & TWP- $3,500 new Reserve Amb
200-52335-355	Fuel	$15,000	$16,500	$1,500	N/A	0%	$2,805	17%	10% Increase for additional EMS Responses
200-53225-800	EMS Capital Outlay	$34,000	$34,000	$0	N/A	0%	$5,780	17%	
	TOTALS	**$60,800**	**$62,300**	**$1,500**	**$0**		**$10,591**		

FONTANA EXPENSES

Line Item	Description	2025 OLD	2025 NEW	Increase	Williams Bay		Walworth Twp.		Notes
200-52334-214	EMS Billing Service	$14,000	$15,400	$1,400	N/A	0%	N/A	0%	Billing covered by Fontana Per IGA
200-52335-305	Medical Supplies	$37,000	$40,700	$3,700	N/A	0%	N/A	0%	Medical Supplies Paid by Fontana per IGA
	TOTALS	**$51,000**	**$56,100**	**$5,100**	**$0**		**$0**		

ADMINSTRATION EXPENSES

200-52335-115	Admin Fees	$31,089	$84,140	$53,051	$17,070	Fixed	$50,000	Fixed	$17,070 FONT. $17,070 WB, $50,000 TWP
	EMS GRAND TOTAL	**$2,218,149**	**$2,345,921**	**$127,772**	**$1,090,711**		**$424,303**		

FIRE PROTECTION DIVISION									
SPLIT EXPENSES - WALWORTH TWP AND FONTANA									
Line Item	**Description**	**2025 OLD**	**2025 NEW**	**Increase**	**Williams Bay**		**Walworth Twp.**		**Notes**
52200-110	Admin (Assistant Chief / Captain)	$9,500	$9,500	$0	N/A	0%	$1,615	17%	
52200-115	Fire Wages - On Call	$23,300	$23,300	$0	N/A	0%	$3,961	17%	
52200-131	FICA	$2,500	$2,500	$0	N/A	0%	$425	17%	
52200-222	Communication Expense	$10,000	$10,000	$0	N/A	0%	$1,700	17%	
52200-300	Supplies Expense	$8,000	$8,000	$0	N/A	0%	$1,360	17%	
52200-310	Office Supplies Expense	$3,200	$3,200	$0	N/A	0%	$544	17%	
52200-315	Technology Expense	$6,000	$6,000	$0	N/A	0%	$1,020	17%	
52200-330	Travel Expense	$3,000	$3,000	$0	N/A	0%	$510	17%	
52200-335	Education Expense	$3,000	$5,000	$2,000	N/A	0%	$850	17%	Rural Operations Training
52200-340	Fire Equipment Expenditure (2%)	$35,000	$35,000	$0	N/A	0%	$5,950	17%	
52200-345	Truck & Automobile Expense	$12,000	$12,000	$0	N/A	0%	$2,040	17%	
52200-350	Fire Equipment Repairs and Maint.	$12,000	$12,000	$0	N/A	0%	$2,040	17%	
52200-355	Fuel	$5,000	$5,500	$500	N/A	0%	$935	17%	10% Increase
52200-510	Insurance	$13,000	$13,000	$0	N/A	0%	$2,210	17%	
52200-800	Fire Capital Outlay	$30,000	$30,000	$0	N/A	0%	$5,100	17%	Fire Station Alerting
52200-810	Fire Capital Equipment	$31,000	$31,000	$0	N/A	0%	$5,270	17%	Fire Hose, Nozzles, Extrication Equipment
WALWORTH TOWNSHIP EXPENSES									
New Line Item	Twp Tender / UTV Equipment	$0	$2,000	$2,000	N/A	0%	$2,000	$100	Paid 100% By Township
New Line Item	Twp Tender / UTV Maintenance	$0	$1,900	$1,900	N/A	0%	$1,900	$100	Paid 100% By Township
		$206,500	**$212,900**	**$6,400**	**$0**		**$39,430**		

WILLIAMS BAY SUMARY				
Description	**2025**	**2025 NEW**	**Difference**	
SPLIT EMS OPERATIONS	$1,030,680	$1,069,741	$39,061	Additional Personnel / FAP and Act 102 Shared Expenses
WB AMBULANCE	$3,900	$3,900	$0	No Changes
ADMIN FEES	$15,545	$17,070	$1,525	Increase due to Administrator and Treasurer Calculations
	$1,050,125	**$1,090,711**	**$40,586**	
TOWNSHIP CREDIT	**NA**	-$181,856	-$181,856	Pro-Rata shared revenue based on Split EMS expenses
	$1,050,125	**$908,855**	**-$141,270**	

VILLAGE OF WILLIAMS BAY
RESOLUTION NO. R-15-25

A RESOLUTION AUTHORIZING PROPOSAL FOR TRANSFERING VILLAGE COURT RECORDS TO THE COUNTRY CLERK OF COURTS

WHEREAS, it having been recommended to the Village Board by the Building, Zoning and Ordinance committee that the Municipal Court be abolished in order to avail the Village of the efficiencies of processing and prosecuting in the Circuit Court for Walworth County citations issued by the Village of Williams Bay for the violation of Village ordinances; and

WHEREAS, on July 1, 2024 the Village Board approved Ordinance 2024-03 An Ordinance Repealing Sections 22-1 Through 22-6, And Amending Sections 1-4d. (2), 19-2g. (1) And 19-5 Of The Code Of Ordinances Of The Village Of Williams Bay Relating To The Municipal Court abolishing the Village of Willias Bay Municipal Court; and

WHEREAS, on February 25, 2025 the Finance & Personnel Committee recommended approval of a proposal from the Municipal Court Clerk to transfer court records to the County Clerk of Courts for $3,000; and

WHEREAS, on March 3, 2025, the Village of Williams Village Board, as recommended by the Village Finance & Personnel Committee, has determined that it is in the best interests of the Village and its residents to approve the proposal.

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

Section I: Recitals. The foregoing recitals are hereby incorporated herein as findings of the Village Board of Trustees.

Section II: Approval. The President and Board of Trustees hereby approves the recommended proposal, therefore.

Approved by the Village Board of the Village of Williams Bay this 3rd day of March 2025.

VILLAGE OF WILLIAMS BAY

By: _____
William Duncan, President

Attest: _____
Tina Kolls, Clerk

DRAFT