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 17, 2025 AT 6:30 PM

Village Hall Council Room
250 Williams Street
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. Minutes

A. Village Board Meeting Minutes of March 3, 2025

VI. Consent Agenda

A. Resolution R-17-25 Authorizing A Quote From Northland Equipment Company for the New Public Works Water & Sewer Truck

B. Resolution R-18-25 Authorizing Proposals from Hydrocorp for Renewal of Residential and Non-residential Cross Connection Program

C. Resolution R-19-25 Authorizing Change Order # 1 for Theatre Road Restroom Building Remodel

VII. Presentation of accounts and petitions

A. Payroll ending 03-07-2025 in the amount of $48,862.35

B. Accounts Payable Unpaids dated 03-14-2025 in the amount of $1,252,397.56

C. Library Accounts Payable Unpaids dated 03-13-2025 in the amount of $14,033.22

D. Monthly EFT Payments for February 2025 in the amount of $182,949.08

E. January 2025 Financial Statement

VIII. Plan Commission

A. Plan Commission <u>Recommended Approval</u> of Conditional Use Permit

APPLICANT: Jim Tostrud & Denise MacDonald (Owners)
TAX KEY: WUW 00010
STREET ADDRESS: 501 Willabay Dr, Williams Bay, WI 53191
Applicant request a conditional use permit per Section 390-0803.D (2) and (4) *Access Standards:*
D. Number of access points.
(2) No lot shall be permitted more than one access point on any one street if its frontage on said street is less than 100 linear feet (as measured along the right-of-way line).
(4) For residential uses, two access points serving the same street frontage may be approved as a conditional use.
The applicant is requesting two driveway access points to Willabay Drive.

B. Plan Commission <u>Recommended Approval</u> of the Condominium Plat
APPLICANT: Dancing Dudes, LLC (Owner), Attorney Christina Green (Agent)
TAX KEY: WOP 00088
STREET ADDRESS: 77 N. Walworth Ave, Williams Bay, WI 53191
Applicant requests a recommendation to the Village Board for a condominium plat for ownership purposes and will consist of 6 separately conveyable commercial units.

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. 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. Topography The Preserve Development.

B. 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). Topography The Preserve Development.

C. Resolution R-20-25 Authorizing Lions Field Repairs and Improvements Proposal

XI. Committee Reports

A. Protective Services, Chair - Trustee Vlach

1. Williams Bay Police Department Referendum Presentation - Police Chief Timm

XII. 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.

XIII. Other Items for Discussion, Consideration, or Action

A. Discussion and Possible Action on Resolution R-21-25 Approving the Development Agreement Between the Village of Williams Bay and Topography re: The Preserve Development

XIV. 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: 03/14/2025 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 03/03/2025 MEETING
MONDAY, MARCH 3, 2025 AT 6:00 PM
WILLIAMS BAY SCHOOL
500 WEST GENEVA STREET (HWY 67)
WILLIAMS BAY, WI

I. Call to Order

President Duncan called the meeting to order at 06:00 pm.

II. Roll Call

Present: President Bill Duncan, Trustees George Vlach, Jim D'Alessandro, Robert Umans, and Adam Jaramillo
Present Remotely: Trustees Lowell Wright and Steven Russell
Also Present: Administrator David Lothspeich, Attorney Mark Schroeder, Police Chief Justin Timm, Police Lieutenant William Kostock, Fire Chief Doug Smith, Fontana Fire Chief Richard Manthy Jr., Village Engineer Doug Snyder, Public Works Director Wayne Edwards, Recreation Director Ryan Knop, Library Director Joy Schnupp, Assistant Library Director Emily Sanders, Village Code Enforcement/TreeCommissioner Allison Schwark, Treasure Jennifer Wiese, Clerk Tina Kolls

III. Pledge of Allegiance

The Pledge of Allegiance was recited by all.

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*.

The Motion to Convene 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* was initiated by Trustee Umans and seconded by Trustee Vlach at 06:02 pm.

Votes:
Yes: President Duncan, Trustees Jaramillo, D'Alessandro, Wright, Umans, Vlach, Russell
No: None
Abstain: None

Result: Passes

B. Motion to Reconvene into Open Session

The Motion to Reconvene into Open Session was initiated by Trustee Umans and seconded by Trustee Vlach at 06:48 pm. Unanimously carried.

C. Possible Action on Matters Discussed in Closed Session

Motion to make the Draft Development Agreement by and among The Village of Williams Bay and Topography Property Holdings, LLC (The Preserve) public and for the Village Clerk to publish it on the Village website on Tuesday, March 4, 2025 was initiated by Trustee Umans and seconded by Trustee Vlach. Unanimously carried.

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

The motion to approve the Village Board Meeting Minutes of February 17, 2025 was initiated by Trustee Umans and seconded by Trustee Jaramillo. Unanimously carried.

VII. Presentation of Accounts and Petitions

A. Payroll ending 02-21-2025 in the amount of $45,926.63

The motion to approve the Payroll ending 02-21-2025 in the amount of $45,926.63 was initiated by Trustee Umans and seconded by Trustee Vlach. Unanimously carried.

B. Accounts Payable Prepaids dated 2-18-2025 in the amount of $64,108.85

The motion to approve the Accounts Payable Prepaids dated 2-18-2025 in the amount of $64,108.85 was initiated by Trustee Umans and seconded by Trustee Vlach. Unanimously carried.

C. Accounts Payable Unpaids dated 02-28-2025 in the amount of $1,308,657.26

The motion to approve the Accounts Payable Unpaids dated 02-28-2025 in the amount of $1,308,657.26 was initiated by Trustee Umans and seconded by Trustee Vlach. Unanimously carried.

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

Jim Killian, 91 Potawatomi Rd, Spoke in support of the Conservation easement, asked that it be made a contingency.
Don Parker, 354 Forest Dr, Spoke on behalf of the Geneva Lake Conservancy, Spoke in support of the Conservation Easement.
Sandra Johnson, 2327 Theatre Rd, Spoke regarding Vision Hill asking that it be removed from the development plan.
Jennifer Nix, 333 Constance Blvd, Women's Leadership Center, Spoke regarding the Buffer Landscaping.
Peter Vargulich, 333 Constance Blvd, Women's Leadership Center, Spoke regarding the Buffer Landscaping.
Wendy Dury, 542 Wilmette Rd, Spoke regarding the Buffer Landscaping.

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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

The motion to Approve the first reading 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 was initiated by Trustee Umans and seconded by Trustee Jaramillo.

Votes:
Yes: President Duncan, Trustees, Jaramillo, D'Alessandro, Wright, Umans, Vlach, Russell
No: None
Abstain: None

Result: Passes

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).

The motion to Approve the 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) was initiated by None and seconded by None.

Votes:
Yes: President Duncan, Trustees Jaramillo, Wright, Umans, Vlach, Russell
No: Trustee D'Alessandro
Abstain: None

The amended motion to Approve the 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) amended to include the following 3 recommended conditions: (1) compliance with Village Engineer review; (2) alternative building descriptions with elimination of reference as “accessory” buildings; and (3) additional landscape screening along east property line was initiated by Umans and seconded by Vlach.

Votes:
Yes: President Duncan, Trustees, Jaramillo, Wright, Umans, Vlach, Russell
No: Trustee D'Alessandro
Abstain: None

Result: Passes

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

The motion to approve Resolution R-16-25 Creating Village of Williams Bay Ward 5. "South 40" EW 200020 and "North 40" EW 200019 was initiated by Trustee Umans and seconded by Trustee Jaramillo. Unanimously carried.

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)

The motion to approve Resolution R-14-25 Approving Restated Intergovernmental Agreement, Amending the Existing Intergovernmental Agreement (IGA) with the Village of Fontana for Emergency Medical Services (EMS) was made by Committee, no second required. Unanimously carried.

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

The motion to approve 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 was made initiated by Trustee Umans and seconded by Trustee Vlach. Unanimously carried.

XI. Public Comments

Tom Shaughnessy, 45 Liechty Dr, Requested that the parcels be shown on a map so that people know where they are.

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XII. Adjournment

The motion to adjourn was initiated by Trustee Umans and seconded by Trustee Vlach at 08:03 pm. Unanimously carried.

/s/ Tina Kolls, Village Clerk

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

VILLAGE OF WILLIAMS BAY
RESOLUTION NO. R-17-25

A RESOLUTION AUTHORIZING THE PURCHASE OF A
REPLACEMENT WATER SEWER DEPARTMENT TRUCK BOX
(Northland Equipment Company)

WHEREAS, the Village of Wiliams Bay Capital Improvement Plan includes $50,000 for the purchase of a replacement Water and Sewer Department truck in 2026; and

WHEREAS, on February 17, 2025, the Village of Williams Village Board, as recommended by the Finance & Personnel Committees, determined that it is in the best interests of the Village and its residents to authorize the Quote for the purchase of a new International Chassis from Lynch Truck Center for a new 2025 Silverado, 3500 Single Axel Chassis (***Chassis***) in the amount of $46,903.30.

WHEREAS, the Director of Public Works requested quotes and requested approval of the enclosed quote from Northland Equipment Company for the new box for the Chassis in the amount of $18,575.00; and

WHEREAS, the authorization to auction the existing truck will be presented for approval in the future; and

WHEREAS, on March 3, 2025, the Village of Williams Bay Water & Sewer Committee and Finance & Personnel Committee determined that it is in the best interests of the Village to recommend approval of the attached quote from Northland to purchase a new box "Exhibit A" from borrowed funds; and

WHEREAS, on March 17, 2025, the Village of Williams Village Board, as recommended by the Committees, determined that it is in the best interests of the Village and its residents to authorize the Quote from Northland Equipment Company in the amount of $18,575.00 for the purchase of a new box for the Chassis.

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 authorizes the recommended purchase, therefore.

Approved by the Village Board of the Village of Williams Bay this 17th day of March 2025.

VILLAGE OF WILLIAMS BAY

By: _____
William Duncan, Village President

Attest: _____
Tina Kolls, Village Clerk

DRAFT

EXHIBIT A

(Northland Equipment Quote for Box)

DRAFT

NORTHLAND EQUIPMENT CO.
306 W. State St.
Janesville, WI 53546-2556

(608) 754-6608 (800) 458-1123
fax: (608) 754-0675
www.NorthlandEquipment.com

Quote
#: 0085685

Date: 2/12/2025
Created By: JAY
Salesperson: JAY
Customer #: VOWB

Sold To:
VILLAGE OF WILLIAMS BAY
P.O. BOX 580
230 WILLIAMS ST.
Williams Bay, WI 53191

Ship To:
VILLAGE OF WILLIAMS BAY
P.O. BOX 580
230 WILLIAMS ST.
Williams Bay, WI 53191

Confirm To: WAYNE **Customer P.O.:** **Terms:** Net due on receipt of goods

Ordered	Unit	Item Number	Description	Price	Amount
1.00	EACH	/SALES UTILITY	Utility body Sales 3070	15,690.00	15,690.00

READING CLASSIC II SERVICE BODY
SPACEMAKER BODY
MODEL - U98ASWHH WR LH-2 FF QM
98" LENGTH ID - 48 1/2" WIDTH ID - 77 1/2" WIDTH OD
40" O.A.H. - 14 1/2" COMPARTMENT DEPTH
COMPARTMENT DIMENSIONS:
C/S & R/S FRONT VERTICAL - 28" WIDTH ID - 40" HEIGHT ID - 14 1/2" DEPTH
C/S & R/S HORIZONTAL - 47" LENGTH ID - 18 1/2" HEIGHT ID - 14 1/2" DEPTH
C/S & R/S REAR VERTICAL - 23" WIDTH ID - 40" HEIGHT ID - 14 1/2" DEPTH
SPACEMAKER FLIP LIDS ON C/S & R/S
(8) TOTAL ADJUSTABLE AND REMOVABLE SHELVES
(2) IN EACH FRONT VERTICAL - (1) IN EACH REAR VERTICAL
(1) IN EACH HORIZONTAL - 16 TOTAL DIVIDERS
18 GA G60 SPANGLE GALVANIZED SHELVING - 250# STATIC CAPACITY
ENTIRE UNDERSTRUCTURE UNDERCOATED
12 GA 2-SIDED A-60 GLAVANNEAL STEEL TREADPLATE CARGO FLOOR
CLEAR UNOBSTRUCTED STORAGE SPACE - "NO WHEELBOXES"
DOOR CONSTRUCTION:
DOUBLE PANEL CONSTRUCTION - 1 1/4" THICK
10 GA RECESSED HEAVY DUTY HIDDEN HINGES
STAINLESS STEEL ROTARY PADDLE LATCHES
DOUBLE BITTED AUTOMOTIVE STYLE LOCK CYLINDERS
GAS STRUT DOOR CLOSURES ON ALL VERTICAL DOORS
PLATED CHAIN SUPPORTS ON HORIZONTAL DOORS
DUAL PRO DOOR SEALS:
SLAM ACTION PICK-UP STYLE TAILGATE

Continued

NORTHLAND EQUIPMENT CO.
306 W. State St.
Janesville, WI 53546-2556

(608) 754-6608 (800) 458-1123
fax: (608) 754-0675
www.NorthlandEquipment.com

Quote
#: 0085685

Date: 2/12/2025
Created By: JAY
Salesperson: JAY
Customer #: VOWB

Sold To:
VILLAGE OF WILLIAMS BAY
P.O. BOX 580
230 WILLIAMS ST.
Williams Bay, WI 53191

Ship To:
VILLAGE OF WILLIAMS BAY
P.O. BOX 580
230 WILLIAMS ST.
Williams Bay, WI 53191

Confirm To: WAYNE **Customer P.O.:** **Terms:** Net due on receipt of goods

Ordered	Unit	Item Number	Description	Price	Amount
			10 GA 2-SIDED A-60 GALVANNEAL STEEL STRAIGHT POOCHED REAR BUMPER L.E.D. S/T/T & REVERSE LIGHTS IN REAR BODY PANELS UNIT PRIMED IN ACRYLIC ELECTRO-CATHODIC DIP PRIMER UNIT INTERIOR AND EXTERIOR POWDER COATED G7C- GM RED READING CAB CAB GUARD INSTALLED 2" RECEIVER - 7-PIN RV TRAILER PLUG RELOCATE OEM BACK UP CAMERA REPROGRAM OF L.E.D. LIGHTS NOT INCLUDED IF NEEDED MUST INCLUDE FUEL FILL KIT IF A BED REMOVAL ALL COMPONENTS INSTALLED AND CERTIFIED F.O.B.- JANESVILLE, WI TO REMOVE OEM PICK UP BED. INCLUDES FUEL FILL KIT ADD $700.00		
1.00	EACH	/SALES REFLEX	Reflex Sales 3850 REFLEX BED LINER FLOOR, WALLS, INNER TAIL GATE, FRONT OF BODY F.O.B.- JANESVILLE, WI	1,500.00	1,500.00
1.00	EACH	/SALES PICKUP	Pickup Accessories 3400 AMBER STROBE PACKAGE (1) MINI LIGHT BAR INSTALLED ON EITHER ON CAB ROOF OR CAB GUARD (2) FLUSH MOUNT STROBES INSTALLED ON REAR OF BODY WIRED TO OEM CAB SWITCH F.O.B.- JANESVILLE, WI	1,385.00	1,385.00

Office: Tax Terms Time Sn Vin Parts $'s

Close Direct-ship Deposit

Called

QUOTE VALID FOR 7 DAYS

ES 41400

WI Exemption Sales (no tax)

Net Order:	18,575.00
Less Discount:	0.00
Freight:	0.00
Sales Tax:	0.00
Order Total:	**$18,575.00**
Less Deposit:	0.00
Order Balance:	**$18,575.00**

Customer Acceptance: _____ Date:_____ PO#:_____

Signature: I understand that by signing this document I am entering into an agreement with Northland Equipment Co., Inc. for the services, products, and terms stated. Payment due on receipt of goods unless otherwise written. A late payment charge of 1.5% on the past due balance will be assessed monthly. Credit card payments over $3000.00 are subject to a 3% processing fee. Returns for stock items must be made within 5 business days of receipt. All special order items require written authorization, may be subject to restocking fees, and are at the manufacturer's discretion. Limited Warranty: Northland Equipment Co., Inc. will warranty all in-house workmanship for 90 days unless otherwise written. The warranty work must be completed by Northland Equipment Co., Inc. or it's assignees. All products are covered separately by the manufacturer's warranty. Northland Equipment Co., Inc. will not be liable for any other warranties, either expressed or implied, and the warranty of MERCHANTABILITY and the WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE are hereby specifically waived. Under no circumstances will Northland Equipment Co., Inc. be liable for any consequential damages as a result of any defective parts, material or labor supplied by it. Any warranty by a manufacturer of the parts, materials, or devices installed by Northland Equipment Co., Inc., which is different than the warranty stated herein, will be assigned by Northland Equipment Co.,Inc. to customer.

VILLAGE OF WILLIAMS BAY
RESOLUTION NO. R-18-25

A RESOLUTION APPROVING AGREEMENTS FOR RENEWAL OF RESIDENTIAL AND COMMERCIAL CROSS CONNECTION CONTROL PROGRAM WITH HYDRO CORP.

WHEREAS, to protect public water systems, the State of Wisconsin mandates that municipalities have an active cross-connection control services program; and

WHEREAS, the Village of Williams Bay contracts with Hydro Corp (Hydro) for the Village water system cross-connection control services for residential and commercial buildings; and

WHEREAS, Hydro submitted the attached Professional Services Agreements (Agreements) renewal proposals to continue to provide these services; and

WHEREAS, on March 3, 2025, the Village of Williams Bay Water & Sewer Committee and Finance & Personnel Committee determined that it is in the best interests of the Village and its residents to authorize approval of the residential and commercial Agreements from Hydro in the total amount of $44,448.50 (478 residential for $34,392.48 and 68 commercial for $10,456.02); and

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 Agreements.

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 and authorizes an agreement, therefore.

Approved by the Village Board of the Village of Williams Bay this 17th day of March 2025.

VILLAGE OF WILLIAMS BAY

By: _____
William Duncan, President

Attest: _____
Tina Kolls, Clerk

DRAFT

Renewal Service Agreement

DEVELOPED FOR

Wayne Edwards

Williams Bay, Village of

250 Williams St

Williams Bay, WI, 53191

1/13/2025

KEEPING DRINKING WATER SAFE FOR INDUSTRIES AND MUNICIPALITIES

For over 30 years, HydroCorp™ has been dedicated to safe drinking water for companies and communities across North America. Fortune 500 firms, metropolitan centers, utilities, small towns and businesses – all rely on HydroCorp to protect their water systems, averting backflow contamination and the acute health risks and financial liabilities it incurs.

HYDROCORP™

THE SAFE WATER AUTHORITY™

CROSS-CONNECTION CONTROL / BACKFLOW PREVENTION

WATER SYSTEM SURVEYS / AUDITS

PIPE SYSTEM MAPPING AND LABELING

WATER SAMPLING AND ANALYSIS / RISK ASSESSMENTS

PROGRAM AND PROJECT MANAGEMENT

COMPLIANCE ASSISTANCE / DOCUMENTATION



MICHIGAN CORPORATE OFFICE
5700 Crooks Road, Suite 100
Troy, MI 48098
800.690.6651 TOLL FREE
248.250.5000 PHONE
248.786.1788 FAX GENERAL
info@hydrocorpinc.com EMAIL

SCOPE OF WORK 3-4

PROFESSIONAL SERVICE AGREEMENT. 5-9

APPENDIX - QUALIFICATIONS 10

Statement of Work

HydroCorp™ will provide the following services to the Williams Bay, Village of. This project is a continued effort for an ongoing Cross-Connection Control Program and will provide the Williams Bay, Village of with the necessary data and information to maintain compliance with the Wisconsin Department of Natural Resources, Bureau of Drinking Water and Groundwater Cross Connection Control Regulations. Once this project has been approved and accepted by the Williams Bay, Village of and HydroCorp, you may expect completion of the following elements within a 24 month period. The components of the project include:

1.1. Program Review and Program Start-up Meeting**.** Company will conduct a Program Startup Meeting for the Cross-Connection Control/Backflow Prevention Program. Items for discussion/review will include the following:

- Review state & local regulations
- Review and/or provide assistance in establishing local Cross-Connection Control Ordinance
- Review/establish wording and timeliness for program notifications including:
  - Inspection Notice
  - Compliance Notice
  - Non-Compliance Notices 1-2, Penalty Notices
- Special Program Notices
- Electronic use of notices/program information
- Obtain updated facility listing, address information and existing program data from Utility.
- Prioritize Inspections (Residential Homes)
- Review/establish procedure for vacant homes.
- Establish facility inspection schedule.
- Review/establish procedures and protocols for addressing specific hazards.
- Review/establish procedures including supplemental information/notification that may be requested from these types of homes in order to achieve program compliance.
- Review/establish program reporting procedures including electronic reporting tools.
- Review/establish educational and public awareness brochures.

1.2. Inspections. Company will perform initial inspections, compliance inspections, and re-inspections at residential homes within the utility served by the public water supply for cross-connections. Inspections will be conducted in accordance with the Wisconsin Department of Natural Resources, Bureau of Drinking Water and Groundwater Cross Connection Control Rules.

1.3. Inspection Schedule. Company shall determine and coordinate the inspection schedule. Inspection personnel will check in/out on a daily basis with the Client Contract Manager. The initial check-in will include a list of inspections scheduled. An exit interview will include a list of inspections completed.

1.4. Program Data. Company will generate and document the required program data for the Facility Types listed in the Services using the Company's Software Data Management Program. Program Data shall remain property of Client; however, Company's Software Data Management program shall remain the property of Company and can be purchased for an additional fee.

(a) Prioritize and schedule inspections
(b) Notify users of inspections, backflow device installation and testing requirements, if applicable
(c) Monitor inspection compliance using Company's online software management program
(d) Maintain the program to comply with all Wisconsin Department of Natural Resources, Bureau of Drinking Water and Groundwater regulations

1.5. Management Reports. Company will submit comprehensive management reports in electronic, downloadable format on a quarterly & annual basis to Client.

1.6. Review of Cross-Connection Control Ordinance. Company will review or assist in the development of a cross-connection control ordinance.

1.7. Public Relations Program. Company will assist Client with a community-wide public relations program, including general awareness brochures and website cross-connection control program content. The utility/city will provide HydroCorp with an electronic copy of the utility logo or utility letterhead and all envelops for the mailing of all official program correspondence only (300 dpi in either .eps, or other high-quality image format)

1.8. Support. Company will provide ongoing support via phone, fax, text, website, or email for the Term.

1.9. Facility Types. The facility types included in the program are as follows: residential.

1.10. Inspection Terms. Company will perform approximatley (468) initial surveys and a maximum of 478.00 inspections over the Renewal Term. The total inspections include all initial inspections, compliance, and re-inspections. Additional Inspections above the contract terms will be billed separately at a rate of $71.95. Company Personnel will not enter confined spaces. *Vacant facilities that have been provided to Company, scheduled no show, or refusal of inspection will count as an inspection/site visit for purposes of the contract*.

1.11. Compliance with Wisconsin Department of Natural Resources, Bureau of Drinking Water and Groundwater . Company will assist in compliance with Wisconsin Department of Natural Resources, Bureau of Drinking Water and Groundwater cross-connection control program requirements for all residential homes.

1.12. Policy Manual. Company will review and/or develop a comprehensive cross-connection control policy manual/plan and submit to the appropriate regulatory agency for approval on behalf of Client.

1.13. Inventory. Company shall inventory all accessible (ground level) backflow prevention assemblies and devices. Documentation will include: location, size, make, model, and serial number (if applicable).

1.14. Data Management. Company shall provide data management and program notices for all inspection services throughout the Term.

1.15. Annual Year-End Review. Company will conduct an on-site annual or year-end review meeting to discuss the overall program status and specific program recommendations.

1.16.

The above services will be provided for:

Year	Monthly Amount	Annual Amount
1	$1,404.92	$16,859.06
2	$1,461.12	$17,533.42
Contract Total	$34,392.48	

Contract Amount is based upon a 24 Months and shall renew in 12-month increments after unless written cancellation by either party is received at least 60 days prior to next renewal. HydroCorp will invoice in Monthly Amounts. Pricing is valid for 90 days from the date of the proposal.

SIGNATURES

IN WITNESS WHEREOF, the parties have duly executed this Agreement effective as of the date of 5/1/2025.

Williams Bay, Village of

_____

By:

Title:

HydroCorp



_____

By: Paul M. Patterson

Its: Senior Vice President

HYDROCORP, LLC
TERMS AND CONDITIONS FOR PROFESSIONAL SERVICES

1. Applicability. These terms and conditions (these "**Terms**") are the only terms which govern the provision of the professional services ("**Services**") by HydroCorp, LLC, a Michigan limited liability company ("**Company**") to the customer named on the attached statement of work, order form, proposal, or purchase order ("**Client**", and together with Company the "Parties" and each individually a "**Party**"). The attached statement of work, order form, proposal, or purchase order (the "**Proposal**") and these Terms (collectively, this "**Agreement**") comprise the entire agreement between the parties, and supersede all prior or contemporaneous understandings, agreements, negotiations, representations and warranties, and communications, both written and oral. The Proposal is limited to and conditional upon Client's acceptance of these Terms exclusively. Any additional or different terms proposed by Client, whether in the Proposal or otherwise, are unacceptable to Company, are expressly rejected by Company, and will not become a part of the Proposal.

2. Performance of Services; Company Obligations. Company shall provide to Client the Services described and in accordance with the terms and conditions set forth in this Agreement. Additional Services may be added only by executing a new Proposal. Company shall provide Client with an electronic file copy of the utility logo or utility letterhead and all envelopes for the mailing of all official program correspondence only.

3. Client Obligations. Client shall: (a) designate one of its employees or agents to serve as its primary contact with respect to this Agreement and to act as its authorized representative with respect to matters pertaining to this Agreement (the "**Client Contract Manager**"), with such designation to remain in force unless and until a successor Client Contract Manager is appointed; (b) require that the Client Contract Manager respond promptly to any reasonable requests from Company for instructions, information, or approvals required by Company to provide the Services; (c) cooperate with Company in its performance of the Services and provide access to Client's premises, employees, contractors, and equipment as required to enable Company to provide the Services; (d) take all steps necessary, including obtaining any required licenses or consents, to prevent Client-caused delays in Company's provision of the Services; (e) comply with all responsibilities listed on the Proposal in connection with Company's provision of the Services.

4. Fees and Expenses. In consideration of the provision of the Services by Company and the rights granted to Client under this Agreement, Client shall pay the fees set out in the applicable Proposal. Payment to Company of such fees and the reimbursement of expenses pursuant to this Section 4 shall constitute payment in full for the performance of the Services. Unless otherwise provided in the applicable Proposal, all payments shall be due and payable within thirty (30) days of the date set forth on an invoice. Client shall reimburse Company for all reasonable expenses incurred in accordance with the Proposal if such expenses have been pre-approved, in writing by the Client Contract Manager, within thirty (30) days of receipt by Client of an invoice from Company accompanied by receipts and reasonable supporting documentation. Client shall be responsible for all sales, use and excise taxes, and any other similar taxes, duties and charges of any kind imposed by any federal, state or local governmental entity on any amounts payable by Client hereunder; and to the extent Company is required to pay any such sales, use, excise, or other taxes or other duties or charges, Client shall reimburse Company in connection with its payment of fees and expenses as set forth in this Section 4. Notwithstanding the previous sentence, in no event shall Client pay or be responsible for any taxes imposed on, or regarding, Company's income, revenues, gross receipts, personnel, or real or personal property or other assets.

5. Intellectual Property; Ownership.

(a) Except as set forth in Section 5(c), Client is, and shall be, the sole and exclusive owner of all right, title, and interest in and to the Deliverables (as defined herein) upon full payment of any fees owed to Company, including all Intellectual Property Rights (as defined herein) therein. Company agrees, and will cause its employees or contractors (the "**Company Representatives**") to agree, that with respect to any Deliverables that may qualify as "work made for hire" as defined in 17 U.S.C. § 101, such Deliverables are hereby deemed a "work made for hire" for Client. To the extent that any of the Deliverables do not constitute a "work made for hire", Company hereby irrevocably assigns, and shall cause the Company Representatives to irrevocably assign to Client, in each case without additional consideration, all right, title, and interest throughout the world in and to the Deliverables, including all Intellectual Property Rights therein. Company shall cause the Company Representatives to irrevocably waive, to the extent permitted by applicable law, any and all claims such Company Representatives may now or hereafter have in any jurisdiction to so-called "moral rights" or rights of droit moral with respect to the Deliverables. As used herein: (a) "**Deliverables**" mean all documents, work product, and other materials that are delivered to Client hereunder or prepared by or on behalf of Company in the course of performing the Services; and (b) "**Intellectual Property Rights**" means all (i) patents, patent disclosures, and inventions (whether patentable or not), (ii) trademarks, service marks, trade dress, trade names, logos, corporate names, and domain names, together with all of the goodwill associated therewith, (iii) copyrights and copyrightable works (including computer programs), and rights in data and databases, (iv) trade secrets, know-how, and other confidential information, and (v) all other intellectual property rights, in each case whether registered or unregistered and including all applications for, and renewals or extensions of, such rights, and all similar or equivalent rights or forms of protection in any part of the world.

(b) Upon Client's reasonable request, Company shall, and shall cause the Company Representatives to, promptly take such further actions, including execution and delivery of all appropriate instruments of conveyance, as may be necessary to assist Client to prosecute, register, perfect, or record its rights in or to any Deliverables.

(c) Company and its licensors are, and shall remain, the sole and exclusive owners of all right, title, and interest in and to the Pre-Existing Materials (as defined herein), including all Intellectual Property Rights therein. Company hereby grants Client a limited,

irrevocable, perpetual, fully paid-up, royalty-free, non-transferable, non-sublicenseable, worldwide license to use, perform, display, execute, reproduce, distribute, transmit, modify (including to create derivative works), import, make, have made, sell, offer to sell, and otherwise exploit any Pre-Existing Materials to the extent incorporated in, combined with or otherwise necessary for the use of the Deliverables solely to the extent reasonably required in connection with Client's receipt or use of the Services and Deliverables. All other rights in and to the Pre-Existing Materials are expressly reserved by Company. As used herein, "**Pre-Existing Materials**" means all documents, data, know-how, methodologies, software, and other materials, including computer programs, reports, and specifications, provided by or used by Company in connection with performing the Services, in each case developed or acquired by Company prior to the commencement or independently of this Agreement.

(d) Client and its licensors are, and shall remain, the sole and exclusive owner of all right, title, and interest in and to the Client Materials (as defined herein), including all Intellectual Property Rights therein. Company shall have no right or license to use any Client Materials except solely during the Term to the extent necessary to provide the Services to Client. All other rights in and to the Client Materials are expressly reserved by Client. As used herein, "**Client Materials**" means any documents, data, know-how, methodologies, software, and other materials provided to Company by Client.

6. Access to Company's Software Data Management Program; Management Reports.

(a) Subject to the terms and conditions in this Section 6, Client may, at Client's option, elect to access and use Company's Software Data Management Program (the "**Software**") during the Term. Company will generate and document the required program data for the facility types listed in the Proposal using the Software. Any Client Materials inserted into the Software by or on behalf of Client, or any Deliverables produced as a result of the Software, shall remain property of Client; however, the Software shall remain the property of HydroCorp.

(b) Client agrees to not (i) copy, modify, or create derivative works of the Software, in whole or in part; (ii) rent, lease, lend, sell, sublicense, assign, distribute, publish, transfer, or otherwise make available the Software; (iii) reverse engineer, disassemble, decompile, decode, adapt or otherwise attempt to derive the source code of the Software, in whole or in part; (iv) remove any proprietary notices from the Software; or (v) use the Software in any manner or for any purpose that infringes, misappropriates, or otherwise violates any intellectual property rights of Company.

(c) Client acknowledges that, as between Client and Company, Company owns all right, title and interest, including all intellectual property rights in and to the Software and any derivative works thereof, including all changes, modification, improvements, updates, version, and new releases or any information or data generated by the Software.

(d) Company warrants as of the date of the Proposal, the Software is in functioning condition and is not delivered with viruses or malicious code. EXCEPT FOR THE WARRANTY SET FORTH ABOVE, THE SOFTWARE IS PROVIDED "AS IS" AND COMPANY DISCLAIMS ALL WARRANTIES, WHETHER EXPRESS, IMPLIED, STATUTORY, OR OTHERWISE, INCLUDING BUT NOT LIMITED TO ALL IMPLIED WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. COMPANY MAKES NO WARRANTY (i) THAT CLIENT'S USE OF THE SOFTWARE WILL MEET CLIENT'S REQUIREMENTS, BE ACCURATE, OR BE ERROR FREE, (ii) THAT THE SOFTWARE WILL BE AVAILABLE AT ANY PARTICULAR TIME OR LOCATION; (iii) THAT ANY DEFECTS OR ERRORS WILL BE CORRECTED; (iv) THAT CLIENT MAY RELY ON THE SOFTWARE FOR COMPLIANCE WITH ANY STATUTORY OR REGULATORY REQUIREMENTS AND/OR REPORTING OBLIGATIONS; OR (v) THAT THE SOFTWARE WILL BE COMPATIBLE WITH ANY HARDWARE OR SYSTEMS SOFTWARE CONFIGURATION.

(e) Comprehensive management reports in electronic, downloadable format on a, as applicable to Client, monthly, quarterly, and/or annual basis shall be available for access by Client. Reports to include the following information: (i) name, location, and date of inspections; (ii) number of facilities inspected/surveyed; and (iii) number of facilities compliant/non-compliant.

7. Confidentiality. From time to time during the Term, either Party (as the "**Disclosing Party**") may disclose or make available to the other Party (as the "**Receiving Party**"), non-public, proprietary, and confidential information of Disclosing Party, whether disclosed in writing or orally, and whether or not labeled as "confidential" ("**Confidential Information**"); provided, however, that Confidential Information does not include any information that: (a) is or becomes generally available to the public other than as a result of Receiving Party's breach of this Section 6; (b) is or becomes available to the Receiving Party on a non-confidential basis from a third-party source that was not legally or contractually restricted from disclosing such information; (c) the Receiving Party establishes by documentary evidence, was in Receiving Party's possession prior to Disclosing Party's disclosure hereunder; or (d) the Receiving Party establishes by documentary evidence, was or is independently developed by Receiving Party or its personnel without using any of the Disclosing Party's Confidential Information. The Receiving Party shall: (i) protect and safeguard the confidentiality of the Disclosing Party's Confidential Information with at least the same degree of care as the Receiving Party would protect its own Confidential Information, but in no event with less than a commercially reasonable degree of care; (ii) not use the Disclosing Party's Confidential Information, or permit it to be accessed or used, for any purpose other than to exercise its rights or perform its obligations under this Agreement; and (iii) not disclose any such Confidential Information to any person or entity, except to the Receiving Party's Representatives (as hereinafter defined) who need to know the Confidential Information to assist the Receiving Party, or act on its behalf, to exercise its rights or perform its obligations under this Agreement. If the Receiving Party becomes legally compelled to disclose any Confidential Information, the Receiving Party shall provide: (A) prompt written notice of such requirement so that the Disclosing Party may seek, at its sole cost and expense, a protective order or other remedy; and (B) reasonable assistance, at the Disclosing Party's sole cost and expense, in opposing such disclosure or seeking a protective order or other limitations on disclosure. If, after providing such notice and assistance as required herein, the Receiving Party remains required by applicable law to disclose any Confidential Information, the Receiving Party shall disclose no more than that portion of the Confidential Information which, on the advice of the Receiving Party's legal counsel, the Receiving Party is legally required to disclose and, upon the Disclosing Party's request, shall use commercially reasonable efforts to obtain assurances from the applicable court or agency that such Confidential Information will be afforded confidential treatment. As used herein, "**Representatives**" mean a Party's affiliates and each of their respective employees, agents, contractors,

subcontractors, officers, directors, partners, shareholders, attorneys, third-party advisors, successors and permitted assigns.

8. Indemnification. Client shall defend, indemnify, and hold harmless Company and its affiliates and its and their respective members, managers, officers, directors, employees, agents, successors, and permitted assigns from and against all Losses (as defined herein) arising out of or resulting from any third-party claim arising out of or resulting from: (a) bodily injury, death of any person, or damage to real or tangible, personal property resulting from the grossly negligent or willful acts or omissions of Client; or (b) Client's breach of any representation, warranty, or obligation of Client in this Agreement. As used herein, "**Losses**" mean all losses, damages, liabilities, deficiencies, actions, judgments, interest, awards, penalties, fines, costs, or expenses of whatever kind, including reasonable attorneys' fees and the cost of enforcing any right to indemnification hereunder and the cost of pursuing any insurance providers.

9. Representations and Warranties. Each Party represents and warrants to the other Party that: (a) if an entity, it is duly organized, validly existing and in good standing as a corporation or other entity as represented herein under the laws and regulations of its jurisdiction of incorporation, organization, or chartering, or, if a municipal agency, it has the authority under the laws of its state of jurisdiction; (b) it has the full right, power, and authority to enter into this Agreement, to grant the rights and licenses granted hereunder, and to perform its obligations hereunder; (c) the execution of this Agreement by its representative whose signature is set forth at the end hereof has been duly authorized by all necessary corporate action of the party; and (d) when executed and delivered by such party, this Agreement will constitute the legal, valid, and binding obligation of such party, enforceable against such party in accordance with its terms.

10. Limited Warranty.

(a) Company warrants that it shall perform the Services: (i) in accordance with the terms and subject to the conditions set out in the respective Proposal and this Agreement; (ii) using personnel of industry standard skill, experience, and qualifications; and (iii) in a timely, workmanlike, and professional manner in accordance with generally recognized industry standards for similar services.

(b) Company's sole and exclusive liability and Client's sole and exclusive remedy for breach of this warranty shall be as follows:

i. Company shall use commercially reasonable efforts to promptly cure any such breach; provided, that if Company cannot cure such breach within a reasonable time (but no more than thirty (30) days) after Client's written notice of such breach, Client may, at its option, terminate the Agreement by serving written notice of termination in accordance with Section 12.

ii. In the event the Agreement is terminated pursuant to Section 10(b)(i) above, Company shall within thirty (30) days after the effective date of termination, refund to Client any fees paid by Client as of the date of termination for the Service or Deliverables, less a deduction equal to the fees for receipt or use of such Deliverables or Service up to and including the date of termination on a pro-rated basis.

iii. The foregoing remedy shall not be available unless Client provides written notice of such breach within thirty (30) days after delivery of such Service or Deliverable to Client.

iv. COMPANY MAKES NO WARRANTIES EXCEPT FOR THAT PROVIDED IN SECTION 10(a) ABOVE. ALL OTHER WARRANTIES, EXPRESS AND IMPLIED, ARE EXPRESSLY DISCLAIMED.

11. Limitation of Liability. IN NO EVENT SHALL COMPANY BE LIABLE TO CLIENT OR TO ANY THIRD PARTY FOR ANY LOSS OF USE, REVENUE, OR PROFIT OR LOSS OF DATA OR DIMINUTION IN VALUE, OR FOR ANY CONSEQUENTIAL, INCIDENTAL, INDIRECT, EXEMPLARY, SPECIAL, OR PUNITIVE DAMAGES WHETHER ARISING OUT OF BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE), OR OTHERWISE, REGARDLESS OF WHETHER SUCH DAMAGE WAS FORESEEABLE AND WHETHER OR NOT COMPANY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, AND NOTWITHSTANDING THE FAILURE OF ANY AGREED OR OTHER REMEDY OF ITS ESSENTIAL PURPOSE. IN NO EVENT SHALL COMPANY'S AGGREGATE LIABILITY ARISING OUT OF OR RELATED TO THIS AGREEMENT, WHETHER ARISING OUT OF OR RELATED TO BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE), OR OTHERWISE, EXCEED THE AGGREGATE AMOUNTS PAID TO COMPANY PURSUANT TO THE APPLICABLE PROPOSAL GIVING RISE TO THE CLAIM.

12. Term and Termination. This Agreement shall commence on the Effective Date and shall continue thereafter until terminated by either Party as set forth herein (the "**Term**"). Upon commencement of each Proposal, Client acknowledges and agrees that the fees owed by Client to Company shall be subject to an annual increase equal to the Consumer Price Index for All Urban Consumers (CPI-U); U.S. City Average; All items, not seasonally adjusted, 1982–1984=100 reference base, as of such annual fee increase date, or 4%, whichever is greater. Either party may terminate this Agreement, effective upon written notice to the other party (the "**Defaulting Party**"), if the Defaulting Party: (a) breaches this Agreement, and such breach is incapable of cure, or with respect to a breach capable of cure, the Defaulting Party does not cure such breach within thirty (30) days after receipt of written notice of such breach; (b) becomes insolvent or admits its inability to pay its debts generally as they become due; (c) becomes subject, voluntarily or involuntarily, to any proceeding under any domestic or foreign bankruptcy or insolvency law, which is not fully stayed within seven (7) business days or is not dismissed or vacated within forty-five (45) days after filing; (d) is dissolved or liquidated or takes any corporate action for such purpose; (e) makes a general assignment for the benefit of creditors; or (f) has a receiver, trustee, custodian, or similar agent appointed by order of any court of competent jurisdiction to take charge of or sell any material portion of its property or business. Termination of this Agreement will not terminate any outstanding Proposal, and the applicable Proposal shall continue in full force and effect until completion.

13. Insurance.

(a) During the term of this Agreement, Client shall, at its own expense, maintain and carry insurance with financially sound and reputable insurers, in full force and effect that includes, but is not limited to, commercial general liability on an all-risk basis and including extended coverage for matters set forth in this Agreement with financially sound and reputable insurers. Upon Company's request, Client shall provide Company with a certificate of insurance from Client's insurer evidencing the insurance coverage specified in this Agreement. The certificate of insurance shall name Company as an additional insured. Client shall provide Company with thirty (30) days' advance written notice in the event of a cancellation or material change in Client's insurance policy. Except where prohibited by law,

Client shall require its insurer to waive all rights of subrogation against Company's insurers and Company.

(b) During the term of this Agreement, Company shall, at its own expense, maintain and carry the following types of insurance: (i) Comprehensive General Liability with limits no less than one million dollars ($1,000,000) per occurrence and two million dollars ($2,000,000) in the aggregate; (ii) Excess Umbrella Liability with limits no less than five million dollars ($5,000,000) per occurrence and five million dollars ($5,000,000) in the aggregate; (iii) Automobile Liability with limits no less than one million dollars ($1,000,000), combined single limit; (iv) Worker's Compensation with limits no less than one million dollars ($1,000,000) per occurrence; and (v) Errors and Omissions Liability with limits no less than two million dollars ($2,000,000) per occurrence and two million dollars ($2,000,000) in the aggregate. Upon Client's request, Company shall provide Client with a certificate of insurance from Company's insurer evidencing the insurance coverage specified in this Agreement. The certificate of insurance for the Comprehensive General Liability policy shall name Client as an additional insured. Company shall provide Client with thirty (30) days' advance written notice in the event of a cancellation or material change in Client's insurance policy.

14. Entire Agreement. This Agreement, including and together with any related Proposals, exhibits, schedules, attachments, and appendices, constitutes the sole and entire agreement of the Parties with respect to the subject matter contained herein, and supersedes all prior and contemporaneous understandings, agreements, representations, and warranties, both written and oral, regarding such subject matter.

15. Notices. All notices, requests, consents, claims, demands, waivers, and other communications under this Agreement (each, a "**Notice**") must be in writing and addressed to the other Party at its address set forth on the Proposal (or to such other address that the receiving Party may designate from time to time in accordance with this Section 15). Unless otherwise agreed herein, all Notices must be delivered by personal delivery, nationally recognized overnight courier or certified or registered mail (in each case, return receipt requested, postage prepaid). Except as otherwise provided in this Agreement, a Notice is effective only (a) on receipt by the receiving Party; and (b) if the Party giving the Notice has complied with the requirements of this Section 15.

16. Severability. If any term or provision of this Agreement is found by a court of competent jurisdiction to be invalid, illegal, or unenforceable in any jurisdiction, such invalidity, illegality, or unenforceability shall not affect any other term or provision of this Agreement or invalidate or render unenforceable such term or provision in any other jurisdiction.

17. Waiver. No waiver by any Party of any of the provisions of this Agreement shall be effective unless explicitly set forth in writing and signed by the Party so waiving. Except as otherwise set forth in this Agreement, no failure to exercise, or delay in exercising, any right, remedy, power, or privilege arising from this Agreement shall operate or be construed as a waiver thereof, nor shall any single or partial exercise of any right, remedy, power, or privilege hereunder preclude any other or further exercise thereof or the exercise of any other right, remedy, power, or privilege.

18. Assignment; Successors and Assigns. Client shall not assign, transfer, delegate, or subcontract any of its rights or delegate any of its obligations under this Agreement without the prior written consent of Company. Any purported assignment or delegation in violation of this Section 18 shall be null and void. No assignment or delegation shall relieve Client of any of its obligations under this Agreement. Company may assign any of its rights or delegate any of its obligations to any affiliate or to any person acquiring all or substantially all of Company's assets without Client's consent. This Agreement is binding on and inures to the benefit of the Parties to this Agreement and their respective permitted successors and permitted assigns.

19. Relationship of the Parties. The relationship between the Parties is that of independent contractors. The details of the method and manner for performance of the Services by Company be under its own control, Client being interested only in the results thereof. Company shall be solely responsible for supervising, controlling, and directing the details and manner of the completion of the Services. Nothing in this Agreement shall give Client the right to instruct, supervise, control, or direct the details and manner of the completion of the Services. The Services must meet Client's final approval and shall be subject to Client's general right of inspection throughout the performance of the Services and to secure satisfactory final completion. Nothing contained in this Agreement shall be construed as creating any agency, partnership, joint venture, or other form of joint enterprise, employment, or fiduciary relationship between the parties, and neither party shall have authority to contract for or bind the other party in any manner whatsoever.

20. No Third-Party Beneficiaries. This Agreement benefits solely the Parties to this Agreement and their respective permitted successors and assigns and nothing in this Agreement, express or implied, confers on any other person or entity any legal or equitable right, benefit, or remedy of any nature whatsoever under or by reason of this Agreement.

21. Choice of Law. This Agreement and all related documents including all exhibits attached hereto and all matters arising out of or relating to this Agreement, whether sounding in contract, tort, or statute are governed by, and construed in accordance with, the laws of the State in which Client's principal place of business in located, without giving effect to the conflict of laws provisions thereof to the extent such principles or rules would require or permit the application of the laws of any jurisdiction other than those of the State in which Client's principal place of business in located.

22. Waiver of Jury Trial. EACH PARTY ACKNOWLEDGES THAT ANY CONTROVERSY THAT MAY ARISE UNDER THIS AGREEMENT, INCLUDING EXHIBITS, SCHEDULES, ATTACHMENTS, AND APPENDICES ATTACHED TO THIS AGREEMENT, IS LIKELY TO INVOLVE COMPLICATED AND DIFFICULT ISSUES AND, THEREFORE, EACH SUCH PARTY IRREVOCABLY AND UNCONDITIONALLY WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN RESPECT OF ANY LEGAL ACTION ARISING OUT OF OR RELATING TO THIS AGREEMENT, INCLUDING ANY EXHIBITS, SCHEDULES, ATTACHMENTS, OR APPENDICES ATTACHED TO THIS AGREEMENT, OR THE TRANSACTIONS CONTEMPLATED HEREBY.

23. Force Majeure. No Party shall be liable or responsible to the other Party, or be deemed to have defaulted under or breached this Agreement, for any failure or delay in fulfilling or performing any term of this Agreement (except for any obligations of Client to make payments to Company hereunder), when and to the extent such

failure or delay is caused by or results from acts beyond the impacted party's ("**Impacted Party**") reasonable control, including, without limitation, the following force majeure events ("**Force Majeure Event(s)**"): (a) acts of God; (b) flood, fire, earthquake, pandemics, epidemics, or explosion; (c) war, invasion, hostilities (whether war is declared or not), terrorist threats or acts, riot, or other civil unrest; (d) government order, law, or actions; (e) embargoes or blockades in effect on or after the date of this Agreement; (f) national or regional emergency; (g) strikes, labor stoppages, or slowdowns, or other industrial disturbances; (h) telecommunication breakdowns, power outages or shortages, lack of warehouse or storage space, inadequate transportation services, or inability or delay in obtaining supplies of adequate or suitable materials; and (i) other similar events beyond the reasonable control of the Impacted Party. The Impacted Party shall give notice within ten (10) days of the Force Majeure Event to the other Party, stating the period of time the occurrence is expected to continue. The Impacted Party shall use diligent efforts to end the failure or delay and ensure the effects of such Force Majeure Event are minimized. The Impacted Party shall resume the performance of its obligations as soon as reasonably practicable after the removal of the cause. In the event that the Impacted Party's failure or delay remains uncured for a period of fifteen (15) days following written notice given by it under this Section 23, the other Party may thereafter terminate this Agreement upon fifteen (15) days' written notice.

Appendix

Specific Qualifications & Experience

HydroCorp™ is a professional service organization that specializes in Cross Connection Control Programs. Cross Connection Control Program Management & Training is the main core and focus of our business. We are committed to providing water utilities and local communities with a cost-effective and professionally managed cross-connection control program in order to assist in protecting the public water supply.

- HydroCorp conducts over 70,000 Cross Connection Control Inspections ***annually***.
- HydroCorp tracks and manages over 135,000+ backflow prevention assemblies for our Municipal client base.
- Our highly trained staff works in an efficient manner in order to achieve maximum productivity and keep program costs affordable. We have a detailed **system** and **process** that each of our field inspectors follow in order to meet productivity and quality assurance goals.
- Our municipal inspection team is committed to providing outstanding customer service to the water users in each of the communities we serve. We teach and train customer service skills in addition to the technical skills since our team members act as representatives of the community that we service.
- Our municipal inspection team has attended training classes and received certification from the following recognized Cross Connection Control Programs: UF TREEO, UW-Madison, and USC – Foundation for Cross Connection Control and Hydraulic Research, American Backflow Prevention Association (ABPA), American Society for Sanitary Engineering (ASSE). HydroCorp recognizes the importance of Professional Development and Learning. We invest heavily in internal and external training with our team members to ensure that each Field Service and Administrative team member has the skills and abilities to meet the needs of our clients.
- We have a trained administrative staff to handle client needs, water user questions and answer telephone calls in a professional, timely, and courteous manner. Our administrative staff can answer most technical calls related to the cross-connection control program and have attended basic cross-connection control training classes.
- HydroCorp currently serves over 370 communities in Michigan, Wisconsin, Maryland, Delaware, Virginia & Florida. We still have our first customer!
- HydroCorp and its' staff are active members in many water industry associations including: National Rural Water Association, State Rural Water Associations, National AWWA, State AWWA Groups, HydroCorp is committed to assisting these organizations by providing training classes, seminars, and assistance in the area of Cross Connection Control.
- Several Fortune 500 companies have relied on HydroCorp to provide Cross Connection Control Surveys, Program Management & Reporting to assist in meeting state/local regulations as well as internal company guidelines.

Renewal Service Agreement

DEVELOPED FOR

Wayne Edwards

Williams Bay, Village of

250 Williams St

Williams Bay, WI, 53191

1/13/2025

KEEPING DRINKING WATER SAFE FOR INDUSTRIES AND MUNICIPALITIES

For over 30 years, HydroCorp™ has been dedicated to safe drinking water for companies and communities across North America. Fortune 500 firms, metropolitan centers, utilities, small towns and businesses – all rely on HydroCorp to protect their water systems, averting backflow contamination and the acute health risks and financial liabilities it incurs.

HYDROCORP™

THE SAFE WATER AUTHORITY™

CROSS-CONNECTION CONTROL / BACKFLOW PREVENTION

WATER SYSTEM SURVEYS / AUDITS

PIPE SYSTEM MAPPING AND LABELING

WATER SAMPLING AND ANALYSIS / RISK ASSESSMENTS

PROGRAM AND PROJECT MANAGEMENT

COMPLIANCE ASSISTANCE / DOCUMENTATION



MICHIGAN CORPORATE OFFICE
5700 Crooks Road, Suite 100
Troy, MI 48098
800.690.6651 TOLL FREE
248.250.5000 PHONE
248.786.1788 FAX GENERAL
info@hydrocorpinc.com EMAIL

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APPENDIX - QUALIFICATIONS 10

Statement of Work

HydroCorp™ will provide the following services to the Williams Bay, Village of. This project is a continued effort for an ongoing Cross-Connection Control Program and will provide the Williams Bay, Village of with the necessary data and information to maintain compliance with the Wisconsin Department of Natural Resources, Bureau of Drinking Water and Groundwater Cross Connection Control Regulations. Once this project has been approved and accepted by the Williams Bay, Village of and HydroCorp, you may expect completion of the following elements within an 24 month period. The components of the project include:

1.1. Program Review and Program Start-up Meeting**.** Company will conduct a Program Startup Meeting for the Cross-Connection Control/Backflow Prevention Program. Items for discussion/review will include the following:

- Review state & local regulations
- Review and/or provide assistance in establishing local Cross-Connection Control Ordinance
- Review/establish wording and timeliness for program notifications including:
  - Inspection Notice
  - Compliance Notice
  - Non-Compliance Notices 1-2, Penalty Notices
- Special Program Notices
- Electronic use of notices/program information
- Obtain updated facility listing, address information and existing program data from Utility.
- Prioritize Inspections (Utility owned buildings, schools, high hazard facilities, special circumstances.)
- Review/establish procedure for vacant facilities.
- Establish facility inspection schedule.
- Review/establish procedures and protocols for addressing specific hazards.
- Review/establish high-hazard, complex facilities and large industrial facility inspection/containment procedures including supplemental information/notification that may be requested from these types of facilities in order to achieve program compliance.
- Review/establish program reporting procedures including electronic reporting tools.
- Review/establish educational and public awareness brochures.

1.2. Inspections. Company will perform initial inspections, compliance inspections, and re-inspections at individual industrial, commercial, institutional facilities and miscellaneous water users within the utility served by the public water supply for cross-connections. Inspections will be conducted in accordance with the Wisconsin Department of Natural Resources, Bureau of Drinking Water and Groundwater Cross Connection Control Rules.

1.3. Inspection Schedule. Company shall determine and coordinate the inspection schedule. Inspection personnel will check in/out on a daily basis with the Client Contract Manager. The initial check-in will include a list of inspections scheduled. An exit interview will include a list of inspections completed.

1.4. Program Data. Company will generate and document the required program data for the Facility Types listed in the Services using the Company's Software Data Management Program. Program Data shall remain property of Client; however, Company's Software Data Management program shall remain the property of Company and can be purchased for an additional fee. Services include:

(a) Prioritize and schedule inspections
(b) Notify users of inspections, backflow device installation and testing requirements, if applicable
(c) Monitor inspection compliance using Company's online software management program
(d) Maintain the program to comply with all Wisconsin Department of Natural Resources, Bureau of Drinking Water and Groundwater regulations

1.5. Management Reports. Company will submit comprehensive management reports in electronic, downloadable format on a quarterly & annual basis to Client.

1.6. Review of Cross-Connection Control Ordinance. Company will review or assist in the development of a cross-connection control ordinance.

1.7. Public Relations Program. Company will assist Client with a community-wide public relations program, including general awareness brochures and website cross-connection control program content. The utility/city will provide HydroCorp with an electronic copy

of the utility logo or utility letterhead and all envelops for the mailing of all official program correspondence only (300 dpi in either .eps, or other high-quality image format)

1.8. Support. Company will provide ongoing support via phone, fax, text, website, or email for the Term.

1.9. Facility Types. The facility types included in the program are as follows: industrial; institutional; commercial; miscellaneous water users; and multifamily. Large industrial and high-hazard complexes or facilities may require inspection/survey services outside the scope of this Agreement. Company typically allows a maximum of up to three (3) hours of inspection time per facility. An independent cross-connection control survey (at the business owner's expense) may be required at these larger/complex facilities, and the results submitted to Client to help verify program compliance.

1.10. Inspection Terms. Company will perform approximatly (60) initial surveys and a maximum of 68.00 inspections over the Renewal Term. The total number of inspections include all initial inspections, compliance, and re-inspections. Additional Inspections above the contract terms will be billed separately at a rate of $153.77. Company Personnel will not enter confined spaces. *Vacant facilities that have been provided to Company, scheduled no show, or refusal of inspection will count as an inspection/site visit for purposes of the contract*.

1.11. Compliance with Wisconsin Department of Natural Resources, Bureau of Drinking Water and Groundwater . Company will assist in compliance with Wisconsin Department of Natural Resources, Bureau of Drinking Water and Groundwater cross-connection control program requirements for all commercial, industrial, institutional, residential, multifamily, and public authority facilities.

1.12. Policy Manual. Company will review and/or develop a comprehensive cross-connection control policy manual/plan and submit to the appropriate regulatory agency for approval on behalf of Client.

1.13. Inventory. Company shall inventory all accessible (ground level) backflow prevention assemblies and devices. Documentation will include: location, size, make, model, and serial number (if applicable).

1.14. Data Management. Company shall provide data management and program notices for all inspection services throughout the Term.

1.15. Annual Year-End Review. Company will conduct an on-site annual or year-end review meeting to discuss the overall program status and specific program recommendations.

1.16.

The above services will be provided for:

Year	Monthly Amount	Annual Amount
1	$427.13	$5,125.50
2	$444.21	$5,330.52
Contract Total	$10,456.02	

Contract Amount is based upon a 24 Months and shall renew in 12-month increments after unless written cancellation by either party received at least 60 days prior to next renewal. HydroCorp will invoice in Monthly Amounts. Pricing is valid for 90 days from the date of the proposal.

SIGNATURES

IN WITNESS WHEREOF, the parties have duly executed this Agreement effective as of the date of 5/1/2025.

Williams Bay, Village of

_____

By:

Title:

HydroCorp



_____

By: Paul M. Patterson

Its: Senior Vice President

HYDROCORP, LLC

TERMS AND CONDITIONS FOR PROFESSIONAL SERVICES

1. Applicability. These terms and conditions (these "**Terms**") are the only terms which govern the provision of the professional services ("**Services**") by HydroCorp, LLC, a Michigan limited liability company ("**Company**") to the customer named on the attached statement of work, order form, proposal, or purchase order ("**Client**", and together with Company the "Parties" and each individually a "**Party**"). The attached statement of work, order form, proposal, or purchase order (the "**Proposal**") and these Terms (collectively, this "**Agreement**") comprise the entire agreement between the parties, and supersede all prior or contemporaneous understandings, agreements, negotiations, representations and warranties, and communications, both written and oral. The Proposal is limited to and conditional upon Client's acceptance of these Terms exclusively. Any additional or different terms proposed by Client, whether in the Proposal or otherwise, are unacceptable to Company, are expressly rejected by Company, and will not become a part of the Proposal.

2. Performance of Services; Company Obligations. Company shall provide to Client the Services described and in accordance with the terms and conditions set forth in this Agreement. Additional Services may be added only by executing a new Proposal. Company shall provide Client with an electronic file copy of the utility logo or utility letterhead and all envelopes for the mailing of all official program correspondence only.

3. Client Obligations. Client shall: (a) designate one of its employees or agents to serve as its primary contact with respect to this Agreement and to act as its authorized representative with respect to matters pertaining to this Agreement (the "**Client Contract Manager**"), with such designation to remain in force unless and until a successor Client Contract Manager is appointed; (b) require that the Client Contract Manager respond promptly to any reasonable requests from Company for instructions, information, or approvals required by Company to provide the Services; (c) cooperate with Company in its performance of the Services and provide access to Client's premises, employees, contractors, and equipment as required to enable Company to provide the Services; (d) take all steps necessary, including obtaining any required licenses or consents, to prevent Client-caused delays in Company's provision of the Services; (e) comply with all responsibilities listed on the Proposal in connection with Company's provision of the Services.

4. Fees and Expenses. In consideration of the provision of the Services by Company and the rights granted to Client under this Agreement, Client shall pay the fees set out in the applicable Proposal. Payment to Company of such fees and the reimbursement of expenses pursuant to this Section 4 shall constitute payment in full for the performance of the Services. Unless otherwise provided in the applicable Proposal, all payments shall be due and payable within thirty (30) days of the date set forth on an invoice. Client shall reimburse Company for all reasonable expenses incurred in accordance with the Proposal if such expenses have been pre-approved, in writing by the Client Contract Manager, within thirty (30) days of receipt by Client of an invoice from Company accompanied by receipts and reasonable supporting documentation. Client shall be responsible for all sales, use and excise taxes, and any other similar taxes, duties and charges of any kind imposed by any federal, state or local governmental entity on any amounts payable by Client hereunder; and to the extent Company is required to pay any such sales, use, excise, or other taxes or other duties or charges, Client shall reimburse Company in connection with its payment of fees and expenses as set forth in this Section 4. Notwithstanding the previous sentence, in no event shall Client pay or be responsible for any taxes imposed on, or regarding, Company's income, revenues, gross receipts, personnel, or real or personal property or other assets.

5. Intellectual Property; Ownership.

(a) Except as set forth in Section 5(c), Client is, and shall be, the sole and exclusive owner of all right, title, and interest in and to the Deliverables (as defined herein) upon full payment of any

fees owed to Company, including all Intellectual Property Rights (as defined herein) therein. Company agrees, and will cause its employees or contractors (the "**Company Representatives**") to agree, that with respect to any Deliverables that may qualify as "work made for hire" as defined in 17 U.S.C. § 101, such Deliverables are hereby deemed a "work made for hire" for Client. To the extent that any of the Deliverables do not constitute a "work made for hire", Company hereby irrevocably assigns, and shall cause the Company Representatives to irrevocably assign to Client, in each case without additional consideration, all right, title, and interest throughout the world in and to the Deliverables, including all Intellectual Property Rights therein. Company shall cause the Company Representatives to irrevocably waive, to the extent permitted by applicable law, any and all claims such Company Representatives may now or hereafter have in any jurisdiction to so-called "moral rights" or rights of droit moral with respect to the Deliverables. As used herein: (a) "**Deliverables**" mean all documents, work product, and other materials that are delivered to Client hereunder or prepared by or on behalf of Company in the course of performing the Services; and (b) "**Intellectual Property Rights**" means all (i) patents, patent disclosures, and inventions (whether patentable or not), (ii) trademarks, service marks, trade dress, trade names, logos, corporate names, and domain names, together with all of the goodwill associated therewith, (iii) copyrights and copyrightable works (including computer programs), and rights in data and databases, (iv) trade secrets, know-how, and other confidential information, and (v) all other intellectual property rights, in each case whether registered or unregistered and including all applications for, and renewals or extensions of, such rights, and all similar or equivalent rights or forms of protection in any part of the world.

(b) Upon Client's reasonable request, Company shall, and shall cause the Company Representatives to, promptly take such further actions, including execution and delivery of all appropriate instruments of conveyance, as may be necessary to assist Client to prosecute, register, perfect, or record its rights in or to any Deliverables.

(c) Company and its licensors are, and shall remain, the sole and exclusive owners of all right, title, and interest in and to the Pre-Existing Materials (as defined herein), including all Intellectual Property Rights therein. Company hereby grants Client a limited, irrevocable, perpetual, fully paid-up, royalty-free, non-transferable, non-sublicenseable, worldwide license to use, perform, display, execute, reproduce, distribute, transmit, modify (including to create derivative works), import, make, have made, sell, offer to sell, and otherwise exploit any Pre-Existing Materials to the extent incorporated in, combined with or otherwise necessary for the use of the Deliverables solely to the extent reasonably required in connection with Client's receipt or use of the Services and Deliverables. All other rights in and to the Pre-Existing Materials are expressly reserved by Company. As used herein, "**Pre-Existing Materials**" means all documents, data, know-how, methodologies, software, and other materials, including computer programs, reports, and specifications, provided by or used by Company in connection with performing the Services, in each case developed or acquired by Company prior to the commencement or independently of this Agreement.

(d) Client and its licensors are, and shall remain, the sole and exclusive owner of all right, title, and interest in and to the Client Materials (as defined herein), including all Intellectual Property Rights therein. Company shall have no right or license to use any Client Materials except solely during the Term to the extent necessary to provide the Services to Client. All other rights in and to the Client Materials are expressly reserved by Client. As used herein, "**Client Materials**" means any documents, data, know-how, methodologies, software, and other materials provided to Company by Client.

6. Access to Company's Software Data Management Program; Management Reports.

(a) Subject to the terms and conditions in this Section 6, Client may, at Client's option, elect to access and use Company's Software Data Management Program (the "**Software**") during the Term. Company will generate and document the required program data for the facility types listed in the Proposal using the Software. Any Client Materials inserted into the Software by or on behalf of Client, or any Deliverables produced as a result of the Software, shall remain property of Client; however, the Software shall remain the property of HydroCorp.

(b) Client agrees to not (i) copy, modify, or create derivative works of the Software, in whole or in part; (ii) rent, lease, lend, sell, sublicense, assign, distribute, publish, transfer, or otherwise make available the Software; (iii) reverse engineer, disassemble, decompile, decode, adapt or otherwise attempt to derive the source code of the Software, in whole or in part; (iv) remove any proprietary notices from the Software; or (v) use the Software in any manner or for any purpose that infringes, misappropriates, or otherwise violates any intellectual property rights of Company.

(c) Client acknowledges that, as between Client and Company, Company owns all right, title and interest, including all intellectual property rights in and to the Software and any derivative works thereof, including all changes, modification, improvements, updates, version, and new releases or any information or data generated by the Software.

(d) Company warrants as of the date of the Proposal, the Software is in functioning condition and is not delivered with viruses or malicious code. EXCEPT FOR THE WARRANTY SET FORTH ABOVE, THE SOFTWARE IS PROVIDED "AS IS" AND COMPANY DISCLAIMS ALL WARRANTIES, WHETHER EXPRESS, IMPLIED, STATUTORY, OR OTHERWISE, INCLUDING BUT NOT LIMITED TO ALL IMPLIED WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. COMPANY MAKES NO WARRANTY (i) THAT CLIENT'S USE OF THE SOFTWARE WILL MEET CLIENT'S REQUIREMENTS, BE ACCURATE, OR BE ERROR FREE, (ii) THAT THE SOFTWARE WILL BE AVAILABLE AT ANY PARTICULAR TIME OR LOCATION; (iii) THAT ANY DEFECTS OR ERRORS WILL BE CORRECTED; (iv) THAT CLIENT MAY RELY ON THE SOFTWARE FOR COMPLIANCE WITH ANY STATUTORY OR REGULATORY REQUIREMENTS AND/OR REPORTING OBLIGATIONS; OR (v) THAT THE SOFTWARE WILL BE COMPATIBLE WITH ANY HARDWARE OR SYSTEMS SOFTWARE CONFIGURATION.

(e) Comprehensive management reports in electronic, downloadable format on a, as applicable to Client, monthly, quarterly, and/or annual basis shall be available for access by Client. Reports to include the following information: (i) name, location, and date of inspections; (ii) number of facilities inspected/surveyed; and (iii) number of facilities compliant/non-compliant.

7. Confidentiality. From time to time during the Term, either Party (as the "**Disclosing Party**") may disclose or make available to the other Party (as the "**Receiving Party**"), non-public, proprietary, and confidential information of Disclosing Party, whether disclosed in writing or orally, and whether or not labeled as "confidential" ("**Confidential Information**"); provided, however, that Confidential

Information does not include any information that: (a) is or becomes generally available to the public other than as a result of Receiving Party's breach of this Section 6; (b) is or becomes available to the Receiving Party on a non-confidential basis from a third-party source that was not legally or contractually restricted from disclosing such information; (c) the Receiving Party establishes by documentary evidence, was in Receiving Party's possession prior to Disclosing Party's disclosure hereunder; or (d) the Receiving Party establishes by documentary evidence, was or is independently developed by Receiving Party or its personnel without using any of the Disclosing Party's Confidential Information. The Receiving Party shall: (i) protect and safeguard the confidentiality of the Disclosing Party's Confidential Information with at least the same degree of care as the Receiving Party would protect its own Confidential Information, but in no event with less than a commercially reasonable degree of care; (ii) not use the Disclosing Party's Confidential Information, or permit it to be accessed or used, for any purpose other than to exercise its rights or perform its obligations under this Agreement; and (iii) not disclose any such Confidential Information to any person or entity, except to the Receiving Party's Representatives (as hereinafter defined) who need to know the Confidential Information to assist the Receiving Party, or act on its behalf, to exercise its rights or perform its obligations under this Agreement. If the Receiving Party becomes legally compelled to disclose any Confidential Information, the Receiving Party shall provide: (A) prompt written notice of such requirement so that the Disclosing Party may seek, at its sole cost and expense, a protective order or other remedy; and (B) reasonable assistance, at the Disclosing Party's sole cost and expense, in opposing such disclosure or seeking a protective order or other limitations on disclosure. If, after providing such notice and assistance as required herein, the Receiving Party remains required by applicable law to disclose any Confidential Information, the Receiving Party shall disclose no more than that portion of the Confidential Information which, on the advice of the Receiving Party's legal counsel, the Receiving Party is legally required to disclose and, upon the Disclosing Party's request, shall use commercially reasonable efforts to obtain assurances from the applicable court or agency that such Confidential Information will be afforded confidential treatment. As used herein, "**Representatives**" mean a Party's affiliates and each of their respective employees, agents, contractors, subcontractors, officers, directors, partners, shareholders, attorneys, third-party advisors, successors and permitted assigns.

8. Indemnification. Client shall defend, indemnify, and hold harmless Company and its affiliates and its and their respective members, managers, officers, directors, employees, agents, successors, and permitted assigns from and against all Losses (as defined herein) arising out of or resulting from any third-party claim arising out of or resulting from: (a) bodily injury, death of any person, or damage to real or tangible, personal property resulting from the grossly negligent or willful acts or omissions of Client; or (b) Client's breach of any representation, warranty, or obligation of Client in this Agreement. As used herein, "**Losses**" mean all losses, damages, liabilities, deficiencies, actions, judgments, interest, awards, penalties, fines, costs, or expenses of whatever kind, including reasonable attorneys' fees and the cost of enforcing any right to indemnification hereunder and the cost of pursuing any insurance providers.

9. Representations and Warranties. Each Party represents and warrants to the other Party that: (a) if an entity, it is duly organized, validly existing and in good standing as a corporation or other entity as represented herein under the laws and regulations of its jurisdiction of incorporation, organization, or chartering, or, if a municipal agency, it has the authority under the laws of its state of jurisdiction; (b) it has the full right, power, and authority to enter into this Agreement, to grant the rights and licenses granted hereunder, and to perform its obligations hereunder; (c) the execution of this Agreement by its representative whose signature is set forth at the end hereof has been duly authorized by all necessary corporate action of the party; and (d) when executed and delivered by such party, this Agreement will constitute the legal, valid, and binding obligation of such party, enforceable against such party in accordance with its terms.

10. Limited Warranty.

(a) Company warrants that it shall perform the Services: (i) in accordance with the terms and subject to the conditions set out in the respective Proposal and this Agreement; (ii) using personnel of industry standard skill, experience, and qualifications; and (iii) in a timely, workmanlike, and professional manner in accordance with generally recognized industry standards for similar services.

(b) Company's sole and exclusive liability and Client's sole and exclusive remedy for breach of this warranty shall be as follows:

i. Company shall use commercially reasonable efforts to promptly cure any such breach; provided, that if Company cannot cure such breach within a reasonable time (but no more than thirty (30) days) after Client's written notice of such breach, Client may, at its option, terminate the Agreement by serving written notice of termination in accordance with Section 12.

ii. In the event the Agreement is terminated pursuant to Section 10(b)(i) above, Company shall within thirty (30) days after the effective date of termination, refund to Client any fees paid by Client as of the date of termination for the Service or Deliverables, less a deduction equal to the fees for receipt or use of such Deliverables or Service up to and including the date of termination on a pro-rated basis.

iii. The foregoing remedy shall not be available unless Client provides written notice of such breach within thirty (30) days after delivery of such Service or Deliverable to Client.

iv. COMPANY MAKES NO WARRANTIES EXCEPT FOR THAT PROVIDED IN SECTION 10(a) ABOVE. ALL OTHER WARRANTIES, EXPRESS AND IMPLIED, ARE EXPRESSLY DISCLAIMED.

11. Limitation of Liability. IN NO EVENT SHALL COMPANY BE LIABLE TO CLIENT OR TO ANY THIRD PARTY FOR ANY LOSS OF USE, REVENUE, OR PROFIT OR LOSS OF DATA OR DIMINUTION IN VALUE, OR FOR ANY CONSEQUENTIAL, INCIDENTAL, INDIRECT, EXEMPLARY, SPECIAL, OR PUNITIVE DAMAGES WHETHER ARISING OUT OF BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE), OR OTHERWISE, REGARDLESS OF WHETHER SUCH DAMAGE WAS FORESEEABLE AND WHETHER OR NOT COMPANY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, AND NOTWITHSTANDING THE FAILURE OF ANY AGREED OR OTHER REMEDY OF ITS ESSENTIAL PURPOSE. IN NO EVENT SHALL COMPANY'S AGGREGATE LIABILITY ARISING OUT OF OR RELATED TO THIS AGREEMENT, WHETHER ARISING OUT OF OR RELATED TO BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE), OR OTHERWISE, EXCEED THE AGGREGATE AMOUNTS PAID TO COMPANY PURSUANT TO THE APPLICABLE PROPOSAL GIVING RISE TO THE CLAIM.

12. Term and Termination. This Agreement shall commence on the Effective Date and shall continue thereafter until terminated by either Party as set forth herein (the "**Term**"). Upon commencement of each Proposal, Client acknowledges and agrees that the fees owed by Client to Company shall be subject to an annual increase equal to the Consumer Price Index for All Urban Consumers (CPI-U); U.S. City Average; All items, not seasonally adjusted, 1982–1984=100 reference base, as of such annual fee increase date, or 4%, whichever is greater. Either party may terminate this Agreement, effective upon written notice to the other party (the "**Defaulting Party**"), if the Defaulting Party: (a) breaches this Agreement, and such breach is incapable of cure, or with respect to a breach capable of cure, the Defaulting Party does not cure such breach within thirty (30) days after receipt of written notice of such breach; (b) becomes insolvent or admits its inability to pay its debts generally as they become due; (c) becomes subject, voluntarily or involuntarily, to any proceeding under any domestic or foreign bankruptcy or insolvency law, which is not fully stayed within seven (7) business days or is not dismissed or vacated within forty-five (45) days after filing; (d) is dissolved or liquidated or takes any corporate action for such purpose; (e) makes a general assignment for the benefit of creditors; or (f) has a receiver, trustee, custodian, or similar agent appointed by order of any court of competent jurisdiction to take charge of or sell any material portion of its property or business. Termination of this Agreement will not terminate any outstanding Proposal, and the applicable Proposal shall continue in full force and effect until completion.

13. Insurance.

(a) During the term of this Agreement, Client shall, at its own expense, maintain and carry insurance with financially sound and reputable insurers, in full force and effect that includes, but is not limited to, commercial general liability on an all-risk basis and including extended coverage for matters set forth in this Agreement with financially sound and reputable insurers. Upon Company's request, Client shall provide Company with a certificate of insurance from Client's insurer evidencing the insurance coverage specified in this Agreement. The certificate of insurance shall name Company as an additional insured. Client shall provide Company with thirty (30) days' advance written notice in the event of a cancellation or material change in Client's insurance policy. Except where prohibited by law, Client shall require its insurer to waive all rights of subrogation against Company's insurers and Company.

(b) During the term of this Agreement, Company shall, at its own expense, maintain and carry the following types of insurance: (i) Comprehensive General Liability with limits no less than one million dollars ($1,000,000) per occurrence and two million dollars ($2,000,000) in the aggregate; (ii) Excess Umbrella Liability with limits no less than five million dollars ($5,000,000) per occurrence and five million dollars ($5,000,000) in the aggregate; (iii) Automobile Liability with limits no less than one million dollars ($1,000,000), combined single limit; (iv) Worker's Compensation with limits no less than one million dollars ($1,000,000) per occurrence; and (v) Errors and Omissions Liability with limits no less than two million dollars ($2,000,000) per occurrence and two million dollars ($2,000,000) in the aggregate. Upon Client's request, Company shall provide Client with a certificate of insurance from Company's insurer evidencing the insurance coverage specified in this Agreement. The certificate of insurance for the Comprehensive General Liability policy shall name Client as an additional insured. Company shall provide Client with thirty (30) days' advance written notice in the event of a cancellation or material change in Client's insurance policy.

14. Entire Agreement. This Agreement, including and together with any related Proposals, exhibits, schedules, attachments, and appendices, constitutes the sole and entire agreement of the Parties with respect to the subject matter contained herein, and supersedes all prior and contemporaneous understandings, agreements, representations, and warranties, both written and oral, regarding such subject matter.

15. Notices. All notices, requests, consents, claims, demands, waivers, and other communications under this Agreement (each, a "**Notice**") must be in writing and addressed to the other Party at its address set forth on the Proposal (or to such other address that the receiving Party may designate from time to time in accordance with this Section 15). Unless otherwise agreed herein, all Notices must be delivered by personal delivery, nationally recognized overnight courier or certified or registered mail (in each case, return receipt requested, postage prepaid). Except as otherwise provided in this Agreement, a Notice is effective only (a) on receipt by the receiving Party; and (b) if the Party giving the Notice has complied with the requirements of this Section 15.

16. Severability. If any term or provision of this Agreement is found by a court of competent jurisdiction to be invalid, illegal, or unenforceable in any jurisdiction, such invalidity, illegality, or unenforceability shall not affect any other term or provision of this Agreement or invalidate or render unenforceable such term or provision in any other jurisdiction.

17. Waiver. No waiver by any Party of any of the provisions of this Agreement shall be effective unless explicitly set forth in writing and signed by the Party so waiving. Except as otherwise set forth in this Agreement, no failure to exercise, or delay in exercising, any right, remedy, power, or privilege arising from this Agreement shall operate or be construed as a waiver thereof, nor shall any single or partial exercise of any right, remedy, power, or privilege hereunder preclude any other or further exercise thereof or the exercise of any other right, remedy, power, or privilege.

18. Assignment; Successors and Assigns. Client shall not assign, transfer, delegate, or subcontract any of its rights or delegate any of its obligations under this Agreement without the prior written consent of Company. Any purported assignment or delegation in violation of this Section 18 shall be null and void. No assignment or delegation shall relieve Client of any of its obligations under this Agreement. Company may assign any of its rights or delegate any of its obligations to any affiliate or to any person acquiring all or substantially all of Company's assets without Client's consent. This Agreement is binding on and inures to the benefit of the Parties to this Agreement and their respective permitted successors and permitted assigns.

19. Relationship of the Parties. The relationship between the Parties is that of independent contractors. The details of the method and manner for performance of the Services by Company be under its own control, Client being interested only in the results thereof. Company shall be solely responsible for supervising, controlling, and directing the details and manner of the completion of the Services. Nothing in this Agreement shall give Client the right to instruct, supervise, control, or direct the details and manner of the completion of the Services. The Services must meet Client's final approval and shall be subject to Client's general right of inspection throughout the performance of the Services and to secure satisfactory final

completion. Nothing contained in this Agreement shall be construed as creating any agency, partnership, joint venture, or other form of joint enterprise, employment, or fiduciary relationship between the parties, and neither party shall have authority to contract for or bind the other party in any manner whatsoever.

20. No Third-Party Beneficiaries. This Agreement benefits solely the Parties to this Agreement and their respective permitted successors and assigns and nothing in this Agreement, express or implied, confers on any other person or entity any legal or equitable right, benefit, or remedy of any nature whatsoever under or by reason of this Agreement.

21. Choice of Law. This Agreement and all related documents including all exhibits attached hereto and all matters arising out of or relating to this Agreement, whether sounding in contract, tort, or statute are governed by, and construed in accordance with, the laws of the State in which Client's principal place of business in located, without giving effect to the conflict of laws provisions thereof to the extent such principles or rules would require or permit the application of the laws of any jurisdiction other than those of the State in which Client's principal place of business in located.

22. Waiver of Jury Trial. EACH PARTY ACKNOWLEDGES THAT ANY CONTROVERSY THAT MAY ARISE UNDER THIS AGREEMENT, INCLUDING EXHIBITS, SCHEDULES, ATTACHMENTS, AND APPENDICES ATTACHED TO THIS AGREEMENT, IS LIKELY TO INVOLVE COMPLICATED AND DIFFICULT ISSUES AND, THEREFORE, EACH SUCH PARTY IRREVOCABLY AND UNCONDITIONALLY WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN RESPECT OF ANY LEGAL ACTION ARISING OUT OF OR RELATING TO THIS AGREEMENT, INCLUDING ANY EXHIBITS, SCHEDULES, ATTACHMENTS, OR APPENDICES ATTACHED TO THIS AGREEMENT, OR THE TRANSACTIONS CONTEMPLATED HEREBY.

23. Force Majeure. No Party shall be liable or responsible to the other Party, or be deemed to have defaulted under or breached this Agreement, for any failure or delay in fulfilling or performing any term of this Agreement (except for any obligations of Client to make payments to Company hereunder), when and to the extent such failure or delay is caused by or results from acts beyond the impacted party's ("**Impacted Party**") reasonable control, including, without limitation, the following force majeure events ("**Force Majeure Event(s)**"): (a) acts of God; (b) flood, fire, earthquake, pandemics, epidemics, or explosion; (c) war, invasion, hostilities (whether war is declared or not), terrorist threats or acts, riot, or other civil unrest; (d) government order, law, or actions; (e) embargoes or blockades in effect on or after the date of this Agreement; (f) national or regional emergency; (g) strikes, labor stoppages, or slowdowns, or other industrial disturbances; (h) telecommunication breakdowns, power outages or shortages, lack of warehouse or storage space, inadequate transportation services, or inability or delay in obtaining supplies of adequate or suitable materials; and (i) other similar events beyond the reasonable control of the Impacted Party. The Impacted Party shall give notice within ten (10) days of the Force Majeure Event to the other Party, stating the period of time the occurrence is expected to continue. The Impacted Party shall use diligent efforts to end the failure or delay and ensure the effects of such Force Majeure Event are minimized. The Impacted Party shall resume the performance of its obligations as soon as reasonably practicable after the removal of the cause. In the event that the Impacted Party's failure or delay remains uncured for a period of fifteen (15) days following written notice given by it under this Section 23, the other Party may thereafter terminate this Agreement upon fifteen (15) days' written notice.

Appendix

Specific Qualifications & Experience

HydroCorp™ is a professional service organization that specializes in Cross Connection Control Programs. Cross Connection Control Program Management & Training is the main core and focus of our business. We are committed to providing water utilities and local communities with a cost-effective and professionally managed cross-connection control program in order to assist in protecting the public water supply.

- HydroCorp conducts over 110,000 Cross Connection Control Inspections ***annually***.
- HydroCorp tracks and manages over 135,000+ backflow prevention assemblies for our Municipal client base.
- Our highly trained staff works in an efficient manner in order to achieve maximum productivity and keep program costs affordable. We have a detailed **system** and **process** that each of our field inspectors follow in order to meet productivity and quality assurance goals.
- Our municipal inspection team is committed to providing outstanding customer service to the water users in each of the communities we serve. We teach and train customer service skills in addition to the technical skills since our team members act as representatives of the community that we service.
- Our municipal inspection team has attended training classes and received certification from the following recognized Cross Connection Control Programs: UF TREEO, UW-Madison, and USC – Foundation for Cross Connection Control and Hydraulic Research, American Backflow Prevention Association (ABPA), American Society for Sanitary Engineering (ASSE). HydroCorp recognizes the importance of Professional Development and Learning. We invest heavily in internal and external training with our team members to ensure that each Field Service and Administrative team member has the skills and abilities to meet the needs of our clients.
- We have a trained administrative staff to handle client needs, water user questions and answer telephone calls in a professional, timely, and courteous manner. Our administrative staff can answer most technical calls related to the cross-connection control program and have attended basic cross-connection control training classes.
- HydroCorp currently serves over 550 communities in Michigan, Wisconsin, Minnesota, Maryland, Delaware, Virginia, California, Idaho, Utah & Florida. We still have our first customer!
- HydroCorp and its' staff are active members in many water industry associations including: National Rural Water Association, State Rural Water Associations, National AWWA, State AWWA Groups, HydroCorp is committed to assisting these organizations by providing training classes, seminars, and assistance in the area of Cross Connection Control.
- Several Fortune 500 companies have relied on HydroCorp to provide Cross Connection Control Surveys, Program Management & Reporting to assist in meeting state/local regulations as well as internal company guidelines.

VILLAGE OF WILLIAMS BAY
RESOLUTION NO. R-19-25

A RESOLUTION AUTHORIZING CHANGE ORDER #1 FOR RENOVATION AND REPAIRS OF THE THEATRE ROAD RESTROOMS (Glen Fern Construction)

WHEREAS, on September 16, 2024, the Village of Williams Village Board, as recommended by the Village Parks & Lakefront Committee and Finance & Personnel Committee, approved the Glen Fern Construction bid in the amount of $216,400 using the remaining ARPA Funds totaling $189,035 with difference of $27,365 to be paid by other funds; and

WHEREAS, the Village Engineer requested and received pricing from Glen Fern Construction for the following change orders; (1) Provide Sloan Elongated ADA Pressure Assist Toilets in the amount of $432; and (2) Provide Epoxy Flake Floor in the amount of $2,400 for a total amount of $2,832; and

WHEREAS, on March 3, 2024, the Village Parks & Lakefront Committee and Finance & Personnel Committee, determined that it is in the best interests of the Village to recommend approval of the Glen Fern Construction Change Order #1 in the amount of $2,832 (attached Exhibit A); and

WHEREAS, on March 17, 2024, the Village Board, as recommended by Committees, determined that it is in the best interests of the Village and its residents to authorize the Change Order #1 to be paid by borrowed funds; and

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

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 Change Order #1, therefore.

Approved by the Village Board of the Village of Williams Bay this 17th day of March 2025.

VILLAGE OF WILLIAMS BAY

By: _____
William Duncan, President

Attest: _____
Tina Kolls, Clerk

DRAFT

EXHBIT A

(Glen Fern Construction Theatre Road Bathrooms Change Order #1)

DRAFT

GLEN FERN CONSTRUCTION LLC
705 Madison St. #101,
Lake Geneva, WI 53147
Office: (262) 203-7034

PROJECT CHANGE ORDER #1

Project: **Theatre Road Restroom Building Remodeling**
for the Village of Williams Bay, Walworth County, WI

Job No. 24-172
Date: 2/10/2025

Owner:
Village of Williams Bay
250 Williams Street
Williams Bay, WI 53191

Contractor:
Glen Fern Construction
705 Madison Street
Lake Geneva, WI

Distribution:
Owner ____
A/E X
File ____
Other ____

We propose to provide for the following change(s) to our contract for the above referenced Project, with the Contract amount being adjusted by Contract Change Order by the amount(s) stated:

Accepted Change Oder Requests included in Change Order #1

1	Provide Sloan Elongated ADA Pressure Assist Toilets (3)	$	432.00
2	Provide Epoxy Flake Floor in lieu of Epoxy Floor - additional labor and material	$	2,400.00
3			
4			
5			
6			
7			
8			
9			
10			
11			
	Total Contract Adjustment for the changes.	**$**	**2,832.00**

Contract Summary

Original Contract Value	$ 216,400.00
Previous Change Orders Accepted	$ -
Contract Value Prior to This Change	$ 216,400.00
Current Change Order	$ 2,832.00
Current Contract Value	**$ 219,232.00**

X Submitted By:
Glen Fern Construction Company By: Gregory E. Odden (Signature) 2/10/2025 (Date)

X AE Acceptance:
Baxter & Woodman By: Amy Snyder (Signature) 02-14-2025 (Date)

X Owner Acceptance:
Village of Williams Bay By: _____ (Signature) _____ (Date)

02/22/2025 - 03/07/2025

Pay Date: 3/14/2025

Department	Gross Regular Wages	Gross OT Wages	Payroll Taxes & Deductions	Net Wages
Crossing Guard	$846.00	$0.00	$71.57	$774.43
General Administration	$12,229.59	$18.29	$6,077.40	$6,170.48
KNC	$3,250.71	$0.00	$967.31	$2,283.40
Lakefront/Beach	$0.00	$0.00	$0.00	$0.00
Library	$7,802.65	$0.00	$3,025.04	$4,777.61
Municipal Court	$1,457.35	$0.00	$207.35	$1,250.00
Parks	$0.00	$0.00	$0.00	$0.00
Police	$26,913.02	$1,592.49	$9,543.82	$18,961.69
Protective Services (F&R)	$5,087.94	$0.00	$853.44	$4,234.50
Public Works/W&S	$12,692.59	$20.31	$5,028.26	$7,684.64
Recreation Department	$3,936.54	$0.00	$1,210.94	$2,725.60
Village Board	$0.00	$0.00	$0.00	$0.00
Total Net Wages				$48,862.35

GL Account and Title	Description	Amount	GL Period
125			
MONROE TRUCK EQUIPMENT			
100-54310-150 STREETS EQUIP REPAIRS/MAINT	HYD MOTOR	377.67	125
Total MONROE TRUCK EQUIPMENT:		377.67	
Total 125:		377.67	
225			
AMAZON CAPITAL SERVICES			
100-52360-160 RESCUE DEPT SUPPLIES	FIREHOUSE CLEANING SUPPLI	22.86	225
100-52360-160 RESCUE DEPT SUPPLIES	FIREHOUSE CLEANING SUPPLI	24.27	225
100-52360-160 RESCUE DEPT SUPPLIES	FIREHOUSE CLEANING SUPPLI	58.25	225
100-52360-160 RESCUE DEPT SUPPLIES	FIREHOUSE CLEANING SUPPLI	24.94	225
100-55210-270 REC DEPT ATHLETIC PROGRAM EXP	BASEBALL & SOFTBALL	184.99	225
100-55210-270 REC DEPT ATHLETIC PROGRAM EXP	BASEBALL & SOFTBALL	434.50	225
100-55210-270 REC DEPT ATHLETIC PROGRAM EXP	BASEBALL & SOFTBALL	154.99	225
Total AMAZON CAPITAL SERVICES:		904.80	
BAKER TILLY VIRCHOW KRAUSE LLP			
100-51570-000 AUDIT EXPENSE	PROGRESS BILLING #4 2024 A	10,437.00	225
200-57925-000 WATER AUDIT EXPENSE	PROGRESS BILLING #4 2024 A	10,437.00	225
300-58972-000 SEWER AUDIT EXPENSE	PROGRESS BILLING #4 2024 A	10,437.00	225
200-57925-100 WATER RATE STUDY EXPENSE	WATER RATE STUDY PROGRE	4,615.80	225
Total BAKER TILLY VIRCHOW KRAUSE LLP:		35,926.80	
CITY OF LAKE GENEVA			
100-51412-000 ELECTION EXPENSE	ELECTION NOTICE SPRING PRI	28.85	225
Total CITY OF LAKE GENEVA:		28.85	
COPIES & PRINTS PLUS			
100-51410-160 GEN ADMIN SUPPLIES	REFERENDUM MAILER PRINTS	699.00	225
Total COPIES & PRINTS PLUS:		699.00	
CORE & MAIN			
200-57651-150 WATER MAINS REPAIRS/MAINT	REPAIR CLAMP WATER MAIN	264.16	225
200-57651-150 WATER MAINS REPAIRS/MAINT	REPAIR CLAMP WATER MAIN	751.98	225
200-57651-150 WATER MAINS REPAIRS/MAINT	REPAIR CLAMP WATER MAIN	815.40	225
Total CORE & MAIN:		1,831.54	
ELKHORN NAPA AUTO PARTS			
200-57933-150 WATER TRANSP REPAIRS/MAINT	HYD HOSE	98.54	225
Total ELKHORN NAPA AUTO PARTS:		98.54	
GORDON FLESCH			
100-55210-130 REC DEPT TECHNOLOGY/IT	REC DEPT COPIER LEASE	48.46	225
100-51410-162 GEN ADMIN COPIER EXPENSE	VH COPIER LEASE	181.47	225
Total GORDON FLESCH:		229.93	
GOVERNMENT FORMS AND SUPPLIES			
100-51412-000 ELECTION EXPENSE	PROVISION BALLOT CERTIFICA	99.25	225

GL Account and Title	Description	Amount	GL Period
Total GOVERNMENT FORMS AND SUPPLIES:		99.25	
GRAYMONT WESTERN LIME INC.			
200-57631-160 WATER TREATMENT CHEMICALS	LIME	5,149.73	225
Total GRAYMONT WESTERN LIME INC.:		5,149.73	
GUNNAR OLSEN LANDSCAPING			
100-51670-000 MUNI SERVICES COST RECOVERY	SNOW SHOVELING NOT DONE	575.00	225
Total GUNNAR OLSEN LANDSCAPING:		575.00	
HEYER TRUE VALUE HARDWARE			
100-54310-150 STREETS EQUIP REPAIRS/MAINT	CRACK SEALANT	16.48	225
100-55410-150 PARKS REPAIRS/MAINT	PAINT/ MISC HARDWARE	75.56	225
200-57935-150 WATER PLANT REPAIRS/MAINT	CONDUIT HANGER/ TRASH BA	22.78	225
Total HEYER TRUE VALUE HARDWARE:		114.82	
HYDRO CORP			
200-57656-150 CROSS CONNECTION INSPECTION	CROSS CONNECTION PROGRA	1,351.00	225
200-57656-150 CROSS CONNECTION INSPECTION	CROSS CONNECTION PROGRA	459.00	225
Total HYDRO CORP:		1,810.00	
KUNES COUNTRY CHEVROLET GMC BUICK			
100-52120-150 POLICE REPAIRS/MAINT	SQAUD 294 OIL & MISFIRE REP	131.78	225
100-52120-150 POLICE REPAIRS/MAINT	SQUAD CAR 294 OIL CHANGE	115.44	225
100-52120-150 POLICE REPAIRS/MAINT	SQUAD 293 WATER PUMP PD M	1,286.64	225
Total KUNES COUNTRY CHEVROLET GMC BUICK:		1,533.86	
PATS SERVICES INC			
200-57631-160 WATER TREATMENT CHEMICALS	LIME SLUDGE	240.00	225
200-57631-160 WATER TREATMENT CHEMICALS	LIME SLUDGE	180.00	225
200-57631-160 WATER TREATMENT CHEMICALS	LIME SLUDGE	240.00	225
200-57631-160 WATER TREATMENT CHEMICALS	LIME SLUDGE	160.00	225
Total PATS SERVICES INC:		820.00	
PREMIUM WATERS INC			
100-51730-160 VH BLDG SUPPLIES	DRINKING WATER VILLAGE HA	33.24	225
100-55210-160 REC DEPT SUPPLIES/MATERIALS	DRINKING WATER REC DEPT	24.49	225
Total PREMIUM WATERS INC:		57.73	
RITEWAY HEATING COOLING & PLUMBING SERV			
200-57935-150 WATER PLANT REPAIRS/MAINT	HEATER REPAIR	843.31	225
Total RITEWAY HEATING COOLING & PLUMBING SERV:		843.31	
SAFEBUILT LLC			
100-53100-211 BLDG INSPECTION CONTRACT	FEBRUARY BUILDER PERMITS	2,597.02	225
Total SAFEBUILT LLC:		2,597.02	

GL Account and Title	Description	Amount	GL Period
TOP PACK DEFENSE LLC			
100-52120-125 POLICE UNIFORMS	POLICE UNIFORM MARTINEZ	150.98	225
100-52120-125 POLICE UNIFORMS	POLICE UNIFORM ERICKSON	18.99	225
100-52120-125 POLICE UNIFORMS	POLICE UNIFORMS CARRIERE	4,552.00	225
Total TOP PACK DEFENSE LLC:		4,721.97	
TRIEBOLD IMPLEMENT			
100-55410-150 PARKS REPAIRS/MAINT	FILTERS	55.75	225
Total TRIEBOLD IMPLEMENT:		55.75	
VANGUARD COMPUTERS INC.			
500-52120-140 POLICE DEPT CAPITAL OUTLAY	CAPFITAL OUTLAY EV/LT COMP	1,779.83	225
Total VANGUARD COMPUTERS INC.:		1,779.83	
WELDERS SUPPLY CO.			
100-52360-160 RESCUE DEPT SUPPLIES	OXYGEN	8.68	225
Total WELDERS SUPPLY CO.:		8.68	
WISCONSIN PROFESSIONAL POLICE			
100-21262 UNION DUES PAYABLE	MARCH UNION DUES	274.20	225
Total WISCONSIN PROFESSIONAL POLICE:		274.20	
Total 225:		60,160.61	
325			
ABT MAILCOM			
100-51410-160 GEN ADMIN SUPPLIES	REFERENDUM MAILER	653.31	325
Total ABT MAILCOM:		653.31	
ACCURATE APPRAISAL			
100-51520-000 ASSESSOR CONTRACT	MONTHLY ASSESSMENT SERVI	2,500.00	325
Total ACCURATE APPRAISAL:		2,500.00	
AMAZON CAPITAL SERVICES			
100-54310-150 STREETS EQUIP REPAIRS/MAINT	GARAGE DOOR OPENER	36.52	325
100-54310-150 STREETS EQUIP REPAIRS/MAINT	GARAGE DOOR OPENER 2	73.98	325
200-57935-150 WATER PLANT REPAIRS/MAINT	PRINTER INK	63.90	325
100-55410-150 PARKS REPAIRS/MAINT	TRASH PICKER TOOL	39.99	325
100-54310-150 STREETS EQUIP REPAIRS/MAINT	3 X 5 FLAGS	84.90	325
100-54310-150 STREETS EQUIP REPAIRS/MAINT	LARGE ZIP TIES	22.35	325
100-51730-150 VH BLDG REPAIRS/MAINT	LED RETRO FIT BULBS	72.18	325
100-54310-150 STREETS EQUIP REPAIRS/MAINT	MILWAUKEE TOOL BATTERIES	110.00	325
100-51410-160 GEN ADMIN SUPPLIES	CARBONE MONOXIDE DETECT	19.15	325
100-51410-160 GEN ADMIN SUPPLIES	LAMINATE REFILLS	27.39	325
100-51410-160 GEN ADMIN SUPPLIES	FILE STORAGE BOXES	75.90	325
100-51410-160 GEN ADMIN SUPPLIES	FILE STORAGE BOXES	22.49	325
Total AMAZON CAPITAL SERVICES:		648.75	
AUGUST WINTERS & SONS INC			
200-57610-140 WATER FUND CAPITAL OUTLAY	WATER TREATMENT FACILITY P	197,505.00	325

GL Account and Title	Description	Amount	GL Period
200-57610-140 WATER FUND CAPITAL OUTLAY	WATER TREATMENT FACILITY P	248,045.00	325
Total AUGUST WINTERS & SONS INC:		445,550.00	
BAY LOCK SERVICE			
200-57935-150 WATER PLANT REPAIRS/MAINT	LEVER DOOR HANDLE	120.00	325
Total BAY LOCK SERVICE:		120.00	
CITY OF BURLINGTON DEPT OF PUBLIC WORKS			
200-57623-170 WATER TESTING	FEB WATER TESTING	60.00	325
Total CITY OF BURLINGTON DEPT OF PUBLIC WORKS:		60.00	
COLUMN SOFTWARE PBC			
100-51405-000 BILLABLE SERVICES	TOPOGRAPHY REZONE	73.14	325
100-51405-000 BILLABLE SERVICES	TOSTRUD CUP	76.15	325
100-51410-210 GEN ADMIN PUBLICATIONS	TYPE C NOTICE ELECTION	148.51	325
100-51410-210 GEN ADMIN PUBLICATIONS	TYPE A REFERENDUM ELECTI	45.67	325
Total COLUMN SOFTWARE PBC:		343.47	
ELKHORN NAPA AUTO PARTS			
100-54310-150 STREETS EQUIP REPAIRS/MAINT	LIGHT / POWER STEEERING FL	36.87	325
100-55410-150 PARKS REPAIRS/MAINT	FILTER/ ANTI FREEZE	27.44	325
100-55410-150 PARKS REPAIRS/MAINT	BATTERY	156.42	325
Total ELKHORN NAPA AUTO PARTS:		220.73	
FLAG CENTER			
100-55410-150 PARKS REPAIRS/MAINT	EDGEWATER FLAGPOLE REPAI	572.00	325
Total FLAG CENTER:		572.00	
GLEN FERN CONSTRUCTION			
500-55410-140 PARKS/CAPITAL OUTLAY	THEATRE RD RESTROOM REM	38,844.00	325
Total GLEN FERN CONSTRUCTION:		38,844.00	
GRAINGER INC.			
200-57635-150 WATER TREATMENT REPAIRS/ MAINT	PIPE FLANGES	131.32	325
Total GRAINGER INC.:		131.32	
KEIL ENTERPRISES			
100-52120-190 POLICE TRAINING	OPERATION RUSH -POLICE TR	349.00	325
Total KEIL ENTERPRISES:		349.00	
MIKOLS CONSTRUCTION			
100-43015 ZONING AND PLANNING FEES	REFUND OF DUPLICATE PAYM	150.00	325
Total MIKOLS CONSTRUCTION:		150.00	
MUNICIPAL CODE ENFORCEMENT LLC			
100-53100-215 CODE ENFORCEMENT CONTRACT	CODE ENFORCEMENT FEBRUA	3,281.20	325

GL Account and Title	Description	Amount	GL Period
Total MUNICIPAL CODE ENFORCEMENT LLC:		3,281.20	
MUNICIPAL PROPERTY INSURANCE CO			
230-58100-130 KNC OTHER EXPENSE	2025 BRIDGE PROPERTY INSU	808.00	325
Total MUNICIPAL PROPERTY INSURANCE CO:		808.00	
OPG-3 INC			
100-51410-130 GEN ADMIN IT EXPENSE	LF CLOUD ANNUAL RENEWAL	3,255.00	325
Total OPG-3 INC:		3,255.00	
ROTE OIL CO.			
100-54310-150 STREETS EQUIP REPAIRS/MAINT	15W-40 55 GALLONS	995.00	325
Total ROTE OIL CO.:		995.00	
SCHAEFFER MUNICIPAL SERVICES LLC			
100-53100-210 ZONING INSPECTION CONTRACT	ZONING ADMINSTRATION FEES	1,645.50	325
Total SCHAEFFER MUNICIPAL SERVICES LLC:		1,645.50	
SECURIAN FINANCIAL GROUP INC			
100-52120-124 POLICE LIFE INSURANCE	APRIL POLICE LIFE INS	101.22	325
100-54100-123 DPW ADMIN HEALTH INSURANCE	APRIL DPW LIFE INS	6.64	325
100-54310-124 STREETS LIFE INSURANCE	APRIL STREETS LIFE INS	17.47	325
100-55410-124 PARKS LIFE INSURANCE	APRIL PARKS LIFE INS	13.24	325
200-57630-124 WATER TREATMENT - LIFE INS	APRIL WATER TREATMENT LIF	4.21	325
200-57640-124 WATER DISTRIBUTION - LIFE INS	APRIL WATER DIST LIFE INS	4.21	325
200-57902-124 WATER ACCOUNTING - LIFE INS	APRILE EATER ACCT LIFE INS	11.32	325
230-58100-124 KNC LIFE INSURANCE	APRIL KNC LIFE INS	5.00	325
200-57920-124 WATER ADMIN - LIFE INS	APRIL WATER ADMIN LIFE INS	12.33	325
300-58964-124 SEWER ACCOUNTING - LIFE INS	APRIL SEWER ACCT LIFE INS	11.29	325
300-58965-124 SEWER ADMIN - LIFE INS	APRIL SEWER ADMIN LIFE INS	12.32	325
100-51410-124 GEN ADMIN LIFE INSURANCE	APRIL GEN ADMIN LIFE INS	60.70	325
100-55210-124 REC DEPT LIFE INSURANCE	APRIL REC DEPT LIFE INS	6.05	325
400-58100-124 LIFE INSURANCE	APRIL LIBRARY LIFE INS	49.39	325
100-21257 LIFE INSURANCE PAYABLE	EMPLOYEE CONTRIBUTION	358.66	325
Total SECURIAN FINANCIAL GROUP INC:		674.05	
SHI INTERNATIONAL CORP			
100-51414-000 SOFTWARE LICENSE & IT SUPPORT	ADOBE RENEWAL CLERK	281.82	325
100-51414-000 SOFTWARE LICENSE & IT SUPPORT	ADOBE RENEWAL TREASURER	281.82	325
100-51414-000 SOFTWARE LICENSE & IT SUPPORT	ADOBE RENEWAL ADMINISTRA	281.82	325
100-52120-130 POLICE IT EXPENSE	ADOBE RENEWAL PD ASSISTA	281.82	325
Total SHI INTERNATIONAL CORP:		1,127.28	
SMITH, DOUGLAS			
100-54310-125 STREETS UNIFORMS	REIMBURSE FOR WORK BOOT	150.00	325
Total SMITH, DOUGLAS:		150.00	
STAAB CONSTRUCTION CORP			
300-58965-140 SEWER CAPITAL OUTLAY	LIFT STATION 3 REPLACEMENT	648,815.25	325

GL Account and Title	Description	Amount	GL Period
Total STAAB CONSTRUCTION CORP:		648,815.25	
STATE OF WI - COURT FINES			
100-45001 COURT FINE REVENUE	FEBRUARY FORFEITURES	507.50	325
Total STATE OF WI - COURT FINES:		507.50	
TOP PACK DEFENSE LLC			
100-52120-125 POLICE UNIFORMS	POLICE UNIFORM MARTINEZ	159.19	325
Total TOP PACK DEFENSE LLC:		159.19	
UPPER CASE PRINTING			
200-57921-160 WATER OFFICE SUPPLIES	BILLING PAPER & ENVELOPES	386.75	325
300-58969-160 SEWER OFFICE SUPPLIES	BILLING PAPER & ENVELOPES	386.75	325
Total UPPER CASE PRINTING:		773.50	
US POSTAL SERVICE			
300-58969-160 SEWER OFFICE SUPPLIES	PO BOX 186 RENEWAL	94.00	325
200-57921-160 WATER OFFICE SUPPLIES	PO BOX 186 RENEWAL	94.00	325
Total US POSTAL SERVICE:		188.00	
WALWORTH COUNTY PUBLIC WORKS			
100-54310-280 SNOW/ICE CONTROL MATERIALS	FEB SALT	3,933.98	325
Total WALWORTH COUNTY PUBLIC WORKS:		3,933.98	
WALWORTH COUNTY TREASURER-COURT FINES			
100-45001 COURT FINE REVENUE	FEBRUARY FORFEITURE	220.00	325
Total WALWORTH COUNTY TREASURER-COURT FINES:		220.00	
WATER WELL SOLUTIONS			
200-57602-150 WELL #2 - REPAIRS	WELL PUMP 2 REPLACEMENT	35,183.25	325
Total WATER WELL SOLUTIONS:		35,183.25	
Total 325:		1,191,859.28	
Grand Totals:		1,252,397.56	

Village Board Approval Date: _____

Accounts Payable
Village Capital Infrastructure Projects
Village Engineer Payment Recommendations

	$ Amount
Water Treatment Facility	
Payments #2 & #3	$248,045.00
Water Treatment Facility	
Payments #4 & #5	$197,505.00
Well #2 Pump Replacement	
Payment #2	$35,183.25
Lift Station #3	
Payments #5, #6 & #7	$648,815.25
TOTAL	**$1,129,548.50**

GL Account and Title	Description	Amount	GL Period
325			
ARAM PUBLIC LIBRARY			
410-58255-000 LIB FRIENDS EXPENDITURE	FRIENDS	159.25	325
Total ARAM PUBLIC LIBRARY:		159.25	
ASSOCIATION FOR RURAL & SMALL LIBRARIES			
410-58255-000 LIB FRIENDS EXPENDITURE	FRIENDS EXPENSE	75.00	325
Total ASSOCIATION FOR RURAL & SMALL LIBRARIES:		75.00	
BAKER & TAYLOR			
400-58200-000 ADULT PRINT	ADULT PRINT/ BOOK	1,037.78	325
400-58201-000 CHILDREN PRINT	CHILDREN'S BOOKS	204.40	325
410-58200-102 BOOKS, DONOR DESIGNATED	BOOKS DONOR DESIGNATED	35.84	325
Total BAKER & TAYLOR:		1,278.02	
ENVISIONWARE INC			
400-58310-000 IT/LICENSES/CONTRACTED SERVICE	IT/Licenses/Contracted Services	790.02	325
Total ENVISIONWARE INC:		790.02	
HECKMAN, NANCY			
400-58232-000 LIBRARY CRAFTS	CRAFTS	24.02	325
Total HECKMAN, NANCY:		24.02	
MIDWEST TAPE			
400-58240-000 LIBRARY MEDIA	MEDIA	133.45	325
Total MIDWEST TAPE:		133.45	
PRAIRIE LAKES LIBRARY SYSTEM			
410-58250-000 LIBRARY CHAPIN EXPENDITURES	CHAPIN	2,000.00	325
400-58310-000 IT/LICENSES/CONTRACTED SERVICE	IT/LICENSE/CONTRACTED SER	7,562.86	325
400-58100-130 LIBRARY EQUIPMENT	EQUIPMENT	602.30	325
Total PRAIRIE LAKES LIBRARY SYSTEM:		10,165.16	
SCHNUPP, JOY			
410-58255-000 LIB FRIENDS EXPENDITURE	FRIENDS EXPENSE	24.99	325
Total SCHNUPP, JOY:		24.99	
UNIQUE SERVICES			
400-58310-000 IT/LICENSES/CONTRACTED SERVICE	IT/LICENSES/CONTRACTED SE	50.00	325
Total UNIQUE SERVICES:		50.00	
WT.COX			
400-58280-000 LIBRARY PERIODICALS	PERIODICALS	1,333.31	325
Total WT.COX:		1,333.31	
Total 325:		14,033.22	

GL Account and Title	Description	Amount	GL Period
Grand Totals:		14,033.22	

Village Board Approval Date: _____

Monthly EFT Payments

Month: February 2025			
Vendor	**Amount**		**Purpose**
Alliant	3,295.54	2/18/2025	Monthly Village Owned Electric
Associated Bank	416.66	2/20/2025	Monthly HSA Contributions
AT&T Mobility	157.00	2/18/2025	Monthly charges for Street Dept Tablets, HarborMaster Cell phone, & Court Cell Phone
AT&T Mobility	837.57	2/18/2025	Monthly Charges for Police, Fire, Rescue & Administrator Cell Phones
AT&T	912.98	2/26/2025	Monthly Landline Charges
Delta Delta/Vision	904.78	2/3/2025	January Dental & Vision Insurance Premium
Employee Trust Funds	37,236.68	2/19/2025	February Health Insurance Premium
Employee Trust Funds	34,964.92	2/28/2025	January 2025 Retirement
First National Bank & Trust	5,878.93	2/10/2025	Monthly Credit Card Charges
First National Bank & Trust	6,406.15	2/14/2025	Monthly HSA Contributions
GFL	19,972.40	2/25/2025	Monthly Garbage & Recycling
IRS	15,575.58	2/4/2025	Payroll Withholding Taxes (January 31st Pay)
IRS	17,363.83	2/18/2025	Payroll Withholding Taxes
IRS	16,099.33	2/28/2025	Payroll Withholding Taxes
Pitney Bowes	153.81	2/13/2025	Monthly Postage Meter
Spectrum	159.98	2/4/2025	Monthly Village Hall Internet
Walworth County Treasurer	3,130.80	2/21/2025	Assessor Error Payment
Walworth County Treasurer	6,005.84	2/21/2025	Assessor Error Payment
WE Energies	3,648.15	2/5/2025	Montly Gas Charges
WI DOR	2,785.36	2/5/2025	Payroll Withholding Taxes (January 31 Pay)
WI DOR	3,487.89	2/19/2025	Payroll Withholding Taxes
WI DOR	3,554.90	2/28/2025	Payroll Withholding Taxes
	$ 182,949.08		

VILLAGE OF WILLIAMS BAY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	TAXES					
100-41100	TAX LEVY-GENERAL	.00	.00	1,793,544.00	1,793,544.00	.0
100-41101	DELINQUENT PP TAX	.00	.00	50.00	50.00	.0
100-41104	UTILITY TAX EQUIVALENT	.00	.00	77,000.00	77,000.00	.0
100-41105	ROOM TAX	12,266.68	12,266.68	75,000.00	62,733.32	16.4
100-41106	CABLE FRANCHISE FEES	.00	.00	51,000.00	51,000.00	.0
100-41110	MERCY PILOT	.00	.00	56,000.00	56,000.00	.0
100-41111	WLC PILOT	.00	.00	37,500.00	37,500.00	.0
100-41200	COUNTY AND MUNICIPAL AID	.00	.00	30,600.00	30,600.00	.0
100-41201	SUPPLEMENTAL CTY & MUNICPL AID	.00	.00	82,000.00	82,000.00	.0
	TOTAL TAXES	12,266.68	12,266.68	2,202,694.00	2,190,427.32	.6
	INTERGOVERNMENTAL					
100-42001	EXEMPT COMPUTER AID	.00	.00	500.00	500.00	.0
100-42002	STATE SHARED REVENUE	.00	.00	64,000.00	64,000.00	.0
100-42006	TRANSPORTATION AID	55,188.02	55,188.02	210,000.00	154,811.98	26.3
100-42007	POLICE TRAINING FROM STATE	.00	.00	1,400.00	1,400.00	.0
100-42008	OTHER STATE AIDS	.00	.00	24,000.00	24,000.00	.0
100-42009	POLICE GRANT FROM CTY	1,139.84	1,139.84	3,000.00	1,860.16	38.0
100-42010	POLICE SRO REVENUE	.00	.00	67,000.00	67,000.00	.0
100-42013	POLICE FEDERAL/DOJ GRANTS	518.00	518.00	.00	(518.00)	.0
	TOTAL INTERGOVERNMENTAL	56,845.86	56,845.86	369,900.00	313,054.14	15.4
	LICENSES & PERMITS					
100-43001	LIQUOR/BEER LICENSE	.00	.00	6,300.00	6,300.00	.0
100-43002	OPERATOR LICENSE	50.00	50.00	2,200.00	2,150.00	2.3
100-43006	BUILDING PERMITS	4,430.16	4,430.16	80,000.00	75,569.84	5.5
100-43007	ELECTRICAL PERMITS	1,468.70	1,468.70	17,000.00	15,531.30	8.6
100-43008	PLUMBING PERMITS	1,154.18	1,154.18	20,000.00	18,845.82	5.8
100-43009	ROOM TAX PERMIT	25.00	25.00	600.00	575.00	4.2
100-43014	CIGARETTE LICENSE	.00	.00	300.00	300.00	.0
100-43015	ZONING AND PLANNING FEES	225.00	225.00	20,000.00	19,775.00	1.1
100-43016	TREE PERMIT	345.00	345.00	6,000.00	5,655.00	5.8
100-43018	DOG LICENSE	285.00	285.00	1,000.00	715.00	28.5
100-43021	TOURIST ROOMING HOUSE PERMIT	3,150.00	3,150.00	8,100.00	4,950.00	38.9
100-43022	SHORT TERM RENTAL PERMIT	.00	.00	19,000.00	19,000.00	.0
100-43025	TRANSIENT MERCHANT PERMIT	.00	.00	150.00	150.00	.0
100-43090	INVOICED SERVICE PAYMENTS	500.00	500.00	124,000.00	123,500.00	.4
	TOTAL LICENSES & PERMITS	11,633.04	11,633.04	304,650.00	293,016.96	3.8

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	PUBLIC CHARGES FOR SERVICE					
100-44040	POLICE GEN REVENUE	40.00	40.00	250.00	210.00	16.0
100-44049	SPECIAL ASSESSMENT LETTERS	80.00	80.00	4,000.00	3,920.00	2.0
100-44060	STREET OPENING PERMIT	50.00	50.00	1,000.00	950.00	5.0
100-44090	DONATION/SPONSORSHIP REVENUE	.00	.00	6,000.00	6,000.00	.0
100-44092	RECREATION MISC REVENUE	.00	.00	3,700.00	3,700.00	.0
100-44094	ATHLETIC PROGRAM REVENUE	100.00	100.00	12,000.00	11,900.00	.8
100-44098	REC DEPT PROGRAM REVENUE	(3,168.16)	(3,168.16)	15,000.00	18,168.16	(21.1)
100-44101	REC DEPT EVENTS/TRIPS	.00	.00	500.00	500.00	.0
100-44102	MISC REC REVENUE	120.00	120.00	.00	(120.00)	.0
100-44107	FACILITY RENTAL REVENUE	910.00	910.00	9,300.00	8,390.00	9.8
100-44301	WATERWAY MARKERS	.00	.00	6,300.00	6,300.00	.0
100-44620	LAKEFRONT/SHORE INCOME	.00	.00	16,000.00	16,000.00	.0
100-44621	BEACH REVENUE	.00	.00	85,000.00	85,000.00	.0
100-44622	LAUNCH REVENUE	.00	.00	210,000.00	210,000.00	.0
100-44623	HORVATH DRY STORAGE REVENUE	.00	.00	25,300.00	25,300.00	.0
100-44625	TOWN OF LINN BEACH REVENUE	.00	.00	15,000.00	15,000.00	.0
100-44630	KAYAK/PADDLEBOARD RENTAL FEES	.00	.00	15,000.00	15,000.00	.0
	TOTAL PUBLIC CHARGES FOR SERVICE	(1,868.16)	(1,868.16)	424,350.00	426,218.16	(.4)
	FINES & FORFEITURES					
100-45001	COURT FINE REVENUE	(916.20)	(916.20)	26,000.00	26,916.20	(3.5)
100-45002	PARKING TICKET REVENUE	450.00	450.00	8,000.00	7,550.00	5.6
	TOTAL FINES & FORFEITURES	(466.20)	(466.20)	34,000.00	34,466.20	(1.4)
	SOURCE 46					
100-46000	WEED AND NUISANCE CONTROL	.00	.00	750.00	750.00	.0
	TOTAL SOURCE 46	.00	.00	750.00	750.00	.0
	COMMERCIAL					
100-48004	INTEREST ON INVESTMENTS	32,327.09	32,327.09	48,680.00	16,352.91	66.4
100-48013	BOAT SLIP RENTAL	.00	.00	286,000.00	286,000.00	.0
100-48015	GENEVA LK LAW ENFORCEMENT AGCY	.00	.00	32,000.00	32,000.00	.0
100-48016	MUNICIPAL BUSINESS LEASE PYMT	.00	.00	1,000.00	1,000.00	.0
100-48020	GLEA CBCW GRANT	.00	.00	2,400.00	2,400.00	.0
	TOTAL COMMERCIAL	32,327.09	32,327.09	370,080.00	337,752.91	8.7

VILLAGE OF WILLIAMS BAY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	MISCELLANEOUS					
100-49002	INSURANCE PAYMENTS/REBATE	.00	.00	2,500.00	2,500.00	.0
100-49003	SALE OF VGE ASSET	.00	.00	1,000.00	1,000.00	.0
100-49009	GENERAL MISC UNCLASS	74.95	74.95	500.00	425.05	15.0
	TOTAL MISCELLANEOUS	74.95	74.95	4,000.00	3,925.05	1.9
	TOTAL FUND REVENUE	110,813.26	110,813.26	3,710,424.00	3,599,610.74	3.0

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	GENERAL GOVERNMENT					
100-51110-110	VILLAGE BOARD WAGES	.00	.00	22,100.00	22,100.00	.0
100-51110-121	VILLAGE BOARD FICA	.00	.00	1,700.00	1,700.00	.0
100-51110-130	VILLAGE BOARD OTHER EXPENSE	.00	.00	1,000.00	1,000.00	.0
100-51210-110	MUNICIPAL COURT WAGES	2,914.70	2,914.70	9,300.00	6,385.30	31.3
100-51210-121	MUNICIPAL COURT FICA	222.98	222.98	770.00	547.02	29.0
100-51210-150	MUNICIPAL COURT IT FEES	4,140.09	4,140.09	1,500.00	(2,640.09)	276.0
100-51405-000	BILLABLE SERVICES	6,968.64	6,968.64	109,000.00	102,031.36	6.4
100-51410-110	GEN ADMIN WAGES	13,037.31	13,037.31	170,346.00	157,308.69	7.7
100-51410-121	GEN ADMIN FICA	937.95	937.95	13,091.00	12,153.05	7.2
100-51410-122	GEN ADMIN RETIREMENT	906.11	906.11	11,938.00	11,031.89	7.6
100-51410-123	GEN ADMIN HEALTH INSURANCE	2,991.89	2,991.89	34,976.00	31,984.11	8.6
100-51410-124	GEN ADMIN LIFE INSURANCE	60.70	60.70	750.00	689.30	8.1
100-51410-127	GEN ADMIN HSA FUNDING	.00	.00	7,250.00	7,250.00	.0
100-51410-130	GEN ADMIN IT EXPENSE	79.99	79.99	4,000.00	3,920.01	2.0
100-51410-160	GEN ADMIN SUPPLIES	36.12	36.12	10,000.00	9,963.88	.4
100-51410-161	GEN ADMIN POSTAGE	.00	.00	6,500.00	6,500.00	.0
100-51410-162	GEN ADMIN COPIER EXPENSE	406.95	406.95	3,600.00	3,193.05	11.3
100-51410-190	GEN ADMIN TRAINING	1,915.88	1,915.88	7,000.00	5,084.12	27.4
100-51410-200	GEN ADMIN TELEPHONE	467.59	467.59	4,000.00	3,532.41	11.7
100-51410-210	GEN ADMIN PUBLICATIONS	.00	.00	3,500.00	3,500.00	.0
100-51410-300	GEN ADMIN CODIFICATION	.00	.00	6,200.00	6,200.00	.0
100-51412-000	ELECTION EXPENSE	.00	.00	3,000.00	3,000.00	.0
100-51412-110	ELECTION WAGES	.00	.00	7,000.00	7,000.00	.0
100-51412-121	ELECTION FICA	.00	.00	30.00	30.00	.0
100-51414-000	SOFTWARE LICENSE & IT SUPPORT	4,982.90	4,982.90	30,000.00	25,017.10	16.6
100-51414-100	LASERFICHE EXPENSE	.00	.00	3,100.00	3,100.00	.0
100-51415-000	LEAGUE EXPENSES/DUES	.00	.00	3,000.00	3,000.00	.0
100-51510-000	INSURANCE EXPENSE	61,181.00	61,181.00	66,000.00	4,819.00	92.7
100-51520-000	ASSESSOR CONTRACT	2,500.00	2,500.00	30,000.00	27,500.00	8.3
100-51560-000	CONTINGENCY	.00	.00	34,326.00	34,326.00	.0
100-51570-000	AUDIT EXPENSE	700.00	700.00	28,150.00	27,450.00	2.5
100-51610-000	LEGAL SERVICES	.00	.00	35,000.00	35,000.00	.0
100-51720-150	LIONS FIELD HOUSE REPAIR/MAINT	372.64	372.64	2,000.00	1,627.36	18.6
100-51720-160	LIONS FIELD HOUSE SUPPLIES	.00	.00	700.00	700.00	.0
100-51720-170	LIONS FIELD HOUSE GAS	286.64	286.64	1,800.00	1,513.36	15.9
100-51720-171	LIONS FIELD HOUSE ELECTRIC	150.96	150.96	1,800.00	1,649.04	8.4
100-51720-173	LIONS FIELD HOUSE W&S	168.22	168.22	1,000.00	831.78	16.8
100-51720-175	JANITORIAL SERVICES	435.74	435.74	5,800.00	5,364.26	7.5
100-51730-150	VH BLDG REPAIRS/MAINT	324.00	324.00	5,000.00	4,676.00	6.5
100-51730-160	VH BLDG SUPPLIES	92.47	92.47	2,000.00	1,907.53	4.6
100-51730-170	VH BLDG GAS	329.88	329.88	2,500.00	2,170.12	13.2
100-51730-171	VH BLDG ELECTRIC	962.82	962.82	8,000.00	7,037.18	12.0
100-51730-173	VH BLDG WATER & SEWER	424.17	424.17	2,000.00	1,575.83	21.2
100-51730-175	JANITORIAL SERVICES	675.00	675.00	8,000.00	7,325.00	8.4
100-51965-000	WMS BAY BUSINESS ASSOC	.00	.00	52,500.00	52,500.00	.0
100-51970-000	SHORT TERM RENTAL ADMIN	.00	.00	6,600.00	6,600.00	.0
	TOTAL GENERAL GOVERNMENT	108,673.34	108,673.34	767,827.00	659,153.66	14.2

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	PUBLIC SAFETY					
100-52120-110	POLICE WAGES	55,908.37	55,908.37	726,500.00	670,591.63	7.7
100-52120-111	POLICE PT SHIFT PREMIUM	.00	.00	500.00	500.00	.0
100-52120-112	POLICE OT WAGES	5,527.00	5,527.00	60,000.00	54,473.00	9.2
100-52120-121	POLICE FICA	4,574.28	4,574.28	61,000.00	56,425.72	7.5
100-52120-122	POLICE RETIREMENT	8,873.25	8,873.25	116,000.00	107,126.75	7.7
100-52120-123	POLICE HEALTH INSURANCE	17,167.18	17,167.18	164,000.00	146,832.82	10.5
100-52120-124	POLICE LIFE INSURANCE	76.27	76.27	1,000.00	923.73	7.6
100-52120-125	POLICE UNIFORMS	320.49	320.49	10,000.00	9,679.51	3.2
100-52120-127	POLICE HSA FUNDING	.00	.00	35,000.00	35,000.00	.0
100-52120-130	POLICE IT EXPENSE	27,610.86	27,610.86	58,766.00	31,155.14	47.0
100-52120-150	POLICE REPAIRS/MAINT	5,010.61	5,010.61	11,665.00	6,654.39	43.0
100-52120-160	POLICE SUPPLIES	29.13	29.13	5,300.00	5,270.87	.6
100-52120-161	POLICE POSTAGE/CONFINEMENT	.00	.00	650.00	650.00	.0
100-52120-180	POLICE FUEL	1,928.48	1,928.48	21,000.00	19,071.52	9.2
100-52120-190	POLICE TRAINING	3,102.00	3,102.00	23,451.00	20,349.00	13.2
100-52120-200	POLICE TELEPHONE	385.66	385.66	6,500.00	6,114.34	5.9
100-52120-210	POLICE COMMUNITY PROGRAMS	.00	.00	3,000.00	3,000.00	.0
100-52130-110	WATER SAFETY PATROL	.00	.00	33,000.00	33,000.00	.0
100-52130-120	GENEVA LAKE ENVIRONMENTAL AGCY	.00	.00	45,000.00	45,000.00	.0
100-52130-130	GENEVA LAKE LAW ENFORCEMENT	75,000.00	75,000.00	75,000.00	.00	100.0
100-52130-150	EMERGENCY MANAGEMENT	.00	.00	1,200.00	1,200.00	.0
100-52320-106	FIRE DEPT OFFICER PAY	2,022.67	2,022.67	25,700.00	23,677.33	7.9
100-52320-107	FIRE DEPT MEETING PAY	233.00	233.00	3,700.00	3,467.00	6.3
100-52320-108	FIRE DEPT DRILL PAY	598.40	598.40	10,260.00	9,661.60	5.8
100-52320-109	FIRE DEPT CALLS PAY	809.60	809.60	16,000.00	15,190.40	5.1
100-52320-120	FIRE DEPT TRAINING PAY	.00	.00	1,250.00	1,250.00	.0
100-52320-121	FIRE DEPT FICA	275.72	275.72	4,350.00	4,074.28	6.3
100-52320-122	FIRE DEPT RETIREMENT	61.56	61.56	850.00	788.44	7.2
100-52320-130	FIRE DEPT IT	15.75	15.75	1,200.00	1,184.25	1.3
100-52320-150	FIRE DEPT REPAIRS/MAINT	47.62	47.62	16,000.00	15,952.38	.3
100-52320-160	FIRE DEPT SUPPLIES	5,930.52	5,930.52	6,500.00	569.48	91.2
100-52320-170	FIRE DEPT GAS	.00	.00	5,300.00	5,300.00	.0
100-52320-171	FIRE DEPT ELECTRIC	186.88	186.88	2,000.00	1,813.12	9.3
100-52320-173	FIRE DEPT WATER & SEWER	160.75	160.75	800.00	639.25	20.1
100-52320-180	FIRE DEPT FUEL	44.63	44.63	1,000.00	955.37	4.5
100-52320-190	FIRE DEPT TRAINING/CONFERENCES	.00	.00	1,000.00	1,000.00	.0
100-52320-200	FIRE DEPT TELEPHONE	311.35	311.35	3,500.00	3,188.65	8.9
100-52340-106	DIVE TEAM OFFICER PAY	.00	.00	960.00	960.00	.0
100-52340-107	DIVE TEAM MEETING PAY	.00	.00	640.00	640.00	.0
100-52340-121	DIVE TEAM FICA	.00	.00	130.00	130.00	.0
100-52340-145	DIVE TEAM TANK MAINTENANCE	.00	.00	4,260.00	4,260.00	.0
100-52340-150	DIVE TEAM REPAIRS/MAINT	.00	.00	300.00	300.00	.0
100-52340-190	DIVE TEAM TRAINING	.00	.00	800.00	800.00	.0
100-52360-106	RESCUE DEPT OFFICER PAY	362.25	362.25	5,400.00	5,037.75	6.7
100-52360-107	RESCUE DEPT MEETING PAY	65.10	65.10	700.00	634.90	9.3
100-52360-108	RESCUE DEPT TRAINING PAY	173.60	173.60	1,000.00	826.40	17.4
100-52360-109	RESCUE DEPT CALLS PAY	735.00	735.00	4,000.00	3,265.00	18.4
100-52360-110	RESCUE DEPT UNEMPLOYMENT	1.00	1.00	.00	(1.00)	.0
100-52360-121	RESCUE DEPT FICA	46.07	46.07	900.00	853.93	5.1
100-52360-122	RESCUE DEPT RETIREMENT	.00	.00	100.00	100.00	.0
100-52360-130	RESCUE DEPT IT EXPENSE	12.00	12.00	300.00	288.00	4.0
100-52360-160	RESCUE DEPT SUPPLIES	35.52	35.52	200.00	164.48	17.8

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
100-52360-180	RESCUE DEPT FUEL	.00	.00	300.00	300.00	.0
100-52360-190	RESCUE DEPT TRAINING	.00	.00	500.00	500.00	.0
100-52360-200	RESCUE DEPT TELEPHONE	97.04	97.04	600.00	502.96	16.2
	TOTAL PUBLIC SAFETY	217,739.61	217,739.61	1,579,032.00	1,361,292.39	13.8
	PUBLIC SAFETY					
100-53100-160	BLDG INSP SUPPLIES	.00	.00	500.00	500.00	.0
100-53100-210	ZONING INSPECTION CONTRACT	480.00	480.00	25,000.00	24,520.00	1.9
100-53100-211	BLDG INSPECTION CONTRACT	8,561.88	8,561.88	93,600.00	85,038.12	9.2
100-53100-215	CODE ENFORCEMENT CONTRACT	3,338.40	3,338.40	33,000.00	29,661.60	10.1
100-53100-220	STR ENFORCEMENT CONTRACT	.00	.00	7,000.00	7,000.00	.0
	TOTAL PUBLIC SAFETY	12,380.28	12,380.28	159,100.00	146,719.72	7.8
	PUBLIC WORKS					
100-54100-110	DPW ADMIN WAGES	3,531.05	3,531.05	47,500.00	43,968.95	7.4
100-54100-121	DPW ADMIN FICA	234.75	234.75	3,600.00	3,365.25	6.5
100-54100-122	DPW ADMIN RETIREMENT	243.47	243.47	3,300.00	3,056.53	7.4
100-54100-123	DPW ADMIN HEALTH INSURANCE	1,046.39	1,046.39	12,600.00	11,553.61	8.3
100-54100-124	DPW ADMIN LIFE INSURANCE	.00	.00	100.00	100.00	.0
100-54100-127	DPW HSA FUNDING	.00	.00	2,500.00	2,500.00	.0
100-54100-300	ENGINEERING	.00	.00	6,000.00	6,000.00	.0
100-54310-110	STREETS WAGES	6,939.90	6,939.90	89,500.00	82,560.10	7.8
100-54310-112	STREETS OT WAGES	99.09	99.09	1,700.00	1,600.91	5.8
100-54310-113	STREETS DBL OT WAGES	.00	.00	3,700.00	3,700.00	.0
100-54310-121	STREETS FICA	519.06	519.06	7,000.00	6,480.94	7.4
100-54310-122	STREETS RETIREMENT	493.64	493.64	6,400.00	5,906.36	7.7
100-54310-123	STREETS HEALTH INSURANCE	1,596.12	1,596.12	19,400.00	17,803.88	8.2
100-54310-124	STREETS LIFE INSURANCE	17.46	17.46	250.00	232.54	7.0
100-54310-125	STREETS UNIFORMS	.00	.00	2,500.00	2,500.00	.0
100-54310-127	STREETS HSA FUNDING	.00	.00	4,200.00	4,200.00	.0
100-54310-150	STREETS EQUIP REPAIRS/MAINT	2,331.09	2,331.09	25,000.00	22,668.91	9.3
100-54310-160	STREETS SUPPLIES	881.00	881.00	6,500.00	5,619.00	13.6
100-54310-170	STREETS GAS	503.02	503.02	4,000.00	3,496.98	12.6
100-54310-171	STREETS ELECTRIC	578.15	578.15	6,000.00	5,421.85	9.6
100-54310-173	STREETS WATER & SEWER	183.16	183.16	900.00	716.84	20.4
100-54310-175	STREETS ROAD MAINTENANCE	.00	.00	25,000.00	25,000.00	.0
100-54310-180	STREETS FUEL	51.97	51.97	9,500.00	9,448.03	.6
100-54310-190	STREETS TRAINING	.00	.00	1,500.00	1,500.00	.0
100-54310-200	STREETS TELEPHONE	45.14	45.14	500.00	454.86	9.0
100-54310-280	SNOW/ICE CONTROL MATERIALS	135.14	135.14	17,500.00	17,364.86	.8
100-54310-281	TRAFFIC SIGNS/MARKINGS	146.50	146.50	2,000.00	1,853.50	7.3
100-54310-282	HIGHWAY STRIPING/MARKING	.00	.00	1,000.00	1,000.00	.0
100-54420-000	STREET LIGHTING	3,058.91	3,058.91	37,000.00	33,941.09	8.3
100-54710-000	REFUSE COLLECTIONS	12,999.56	12,999.56	167,600.00	154,600.44	7.8
	TOTAL PUBLIC WORKS	35,634.57	35,634.57	514,250.00	478,615.43	6.9

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	LEISURE ACTIVITIES					
100-55210-110	REC DEPT WAGES	7,297.54	7,297.54	122,000.00	114,702.46	6.0
100-55210-121	REC DEPT FICA	534.04	534.04	9,300.00	8,765.96	5.7
100-55210-122	REC DEPT RETIREMENT	405.23	405.23	5,300.00	4,894.77	7.7
100-55210-123	REC DEPT HEALTH INSURANCE	840.04	840.04	10,000.00	9,159.96	8.4
100-55210-124	REC DEPT LIFE INSURANCE	6.05	6.05	80.00	73.95	7.6
100-55210-127	REC DEPT HSA FUNDING	.00	.00	2,500.00	2,500.00	.0
100-55210-130	REC DEPT TECHNOLOGY/IT	245.34	245.34	2,200.00	1,954.66	11.2
100-55210-143	FACILITY MAINTENANC/EQUIPMENT	939.85	939.85	6,000.00	5,060.15	15.7
100-55210-160	REC DEPT SUPPLIES/MATERIALS	359.40	359.40	2,500.00	2,140.60	14.4
100-55210-161	REC DEPT MARKETING/PROMOTION	.00	.00	4,000.00	4,000.00	.0
100-55210-190	REC DEPT TRAINING	.00	.00	1,750.00	1,750.00	.0
100-55210-220	REC DEPT SOFTWARE/SUBSCRIPTION	59.44	59.44	1,500.00	1,440.56	4.0
100-55210-270	REC DEPT ATHLETIC PROGRAM EXP	1,975.00	1,975.00	20,000.00	18,025.00	9.9
100-55210-275	REC DEPT PROGRAM EXPENSES	65.99	65.99	16,000.00	15,934.01	.4
100-55210-278	EVENT EXPENSES	.00	.00	2,000.00	2,000.00	.0
100-55210-279	REC DEPT DONATION/SPONSORSHIP	999.99	999.99	.00	(999.99)	.0
100-55210-280	KAYAK/PADDLEBOARD EXPENSE	.00	.00	2,000.00	2,000.00	.0
100-55210-281	RECREATION MISC EXPENSE	.00	.00	1,000.00	1,000.00	.0
100-55410-110	PARKS WAGES	2,629.67	2,629.67	64,000.00	61,370.33	4.1
100-55410-112	PARKS OT WAGES	99.09	99.09	550.00	450.91	18.0
100-55410-115	PARKS CONTRACT LABOR	.00	.00	10,000.00	10,000.00	.0
100-55410-121	PARKS FICA	201.51	201.51	4,900.00	4,698.49	4.1
100-55410-122	PARKS RETIREMENT	189.64	189.64	2,500.00	2,310.36	7.6
100-55410-123	PARKS HEALTH INSURANCE	1,039.75	1,039.75	12,500.00	11,460.25	8.3
100-55410-124	PARKS LIFE INSURANCE	13.24	13.24	170.00	156.76	7.8
100-55410-125	PARKS UNIFORMS	.00	.00	2,000.00	2,000.00	.0
100-55410-127	PARKS HSA FUNDING	.00	.00	2,500.00	2,500.00	.0
100-55410-148	TENNIS COURT MAINTENANCE	.00	.00	2,000.00	2,000.00	.0
100-55410-150	PARKS REPAIRS/MAINT	58.51	58.51	19,000.00	18,941.49	.3
100-55410-160	PARKS SUPPLIES	76.96	76.96	1,500.00	1,423.04	5.1
100-55410-170	PARKS GAS	154.06	154.06	4,500.00	4,345.94	3.4
100-55410-171	PARKS ELECTRIC	1,414.38	1,414.38	8,000.00	6,585.62	17.7
100-55410-173	PARKS WATER & SEWER	710.23	710.23	3,740.00	3,029.77	19.0
100-55410-180	PARKS FUEL	134.77	134.77	7,500.00	7,365.23	1.8
100-55411-110	LAKEFRONT WAGES	.00	.00	86,000.00	86,000.00	.0
100-55411-121	LAKEFRONT FICA	.00	.00	6,800.00	6,800.00	.0
100-55411-125	LAKEFRONT UNIFORMS	.00	.00	500.00	500.00	.0
100-55411-130	LAKEFRONT IT	11.25	11.25	600.00	588.75	1.9
100-55411-150	LAKEFRONT REPAIRS/MAINT	.00	.00	8,000.00	8,000.00	.0
100-55411-153	LAKEFRONT PIER REPAIRS	.00	.00	70,000.00	70,000.00	.0
100-55411-154	LAKEFRONT PIER INSTALLATION	.00	.00	125,000.00	125,000.00	.0
100-55411-160	LAKEFRONT SUPPLIES	3,350.58	3,350.58	11,000.00	7,649.42	30.5
100-55411-200	LAKEFRONT TELEPHONE	102.09	102.09	1,000.00	897.91	10.2
100-55412-000	GENEVA LK LEVEL CORP	.00	.00	4,400.00	4,400.00	.0
100-55415-000	ENHANCEMENT COMMITTEE	.00	.00	800.00	800.00	.0
	TOTAL LEISURE ACTIVITIES	23,913.64	23,913.64	667,590.00	643,676.36	3.6

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	CONSERVATION & DEVELOPMENT					
100-56120-000	HOLIDAY DECORATION SUPPLIES	568.00	568.00	1,500.00	932.00	37.9
100-56130-000	TREE ENHANCEMENT	56.94	56.94	8,500.00	8,443.06	.7
100-56420-190	HORVATH PROPERTY EXPENSE	.00	.00	1,000.00	1,000.00	.0
	TOTAL CONSERVATION & DEVELOPMENT	624.94	624.94	11,000.00	10,375.06	5.7
	TOTAL FUND EXPENDITURES	398,966.38	398,966.38	3,698,799.00	3,299,832.62	10.8
	NET REVENUE OVER EXPENDITURES	(288,153.12)	(288,153.12)	11,625.00	299,778.12	(2478.

VILLAGE OF WILLIAMS BAY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

EMS IGA FUNDS

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	INTERGOVERNMENTAL					
120-42004	EMS IGA FUNDS	.00	.00	928,077.00	928,077.00	.0
	TOTAL INTERGOVERNMENTAL	.00	.00	928,077.00	928,077.00	.0
	MISCELLANEOUS					
120-49200	OPERATING TRANSFER IN	.00	.00	121,923.00	121,923.00	.0
	TOTAL MISCELLANEOUS	.00	.00	121,923.00	121,923.00	.0
	TOTAL FUND REVENUE	.00	.00	1,050,000.00	1,050,000.00	.0

EMS IGA FUNDS

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	EMS IGA EXPENDITURES					
120-52320-165	EMS IGA EXPENDITURES	.00	.00	1,050,000.00	1,050,000.00	.0
	TOTAL EMS IGA EXPENDITURES	.00	.00	1,050,000.00	1,050,000.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	1,050,000.00	1,050,000.00	.0
	NET REVENUE OVER EXPENDITURES	.00	.00	.00	.00	.0

VILLAGE OF WILLIAMS BAY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

AD HOC TREE REPLACEMENT PROG

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	INTERGOVERNMENTAL					
125-42004	TREE ENHANCEMENT REVENUE	120.77	120.77	.00	(120.77)	.0
	TOTAL INTERGOVERNMENTAL	120.77	120.77	.00	(120.77)	.0
	TOTAL FUND REVENUE	120.77	120.77	.00	(120.77)	.0
	NET REVENUE OVER EXPENDITURES	120.77	120.77	.00	(120.77)	.0

VILLAGE OF WILLIAMS BAY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	PUBLIC CHARGES FOR SERVICE					
200-44460	WATER RESIDENTIAL SALES	71.34	71.34	508,000.00	507,928.66	.0
200-44461	WATER COMMERCIAL SALES	.00	.00	100,000.00	100,000.00	.0
200-44463	WATER PUBLIC FIRE PROTECTION	19.93	19.93	265,000.00	264,980.07	.0
200-44464	WATER PUBLIC AUTH SALES	.00	.00	19,000.00	19,000.00	.0
200-44465	PRIVATE FIRE REVENUE-WTR	.00	.00	3,700.00	3,700.00	.0
200-44466	MULTIFAMILY RESIDENTIAL	.00	.00	20,000.00	20,000.00	.0
200-44470	WATER FORFEITED DISCOUNTS	887.77	887.77	4,000.00	3,112.23	22.2
200-44474	WATER OTHER REVENUE	.00	.00	2,000.00	2,000.00	.0
200-44475	IMPACT FEES	.00	.00	40,000.00	40,000.00	.0
	TOTAL PUBLIC CHARGES FOR SERVICE	979.04	979.04	961,700.00	960,720.96	.1
	COMMERCIAL					
200-48004	INTEREST ON INVESTMENTS	20,542.72	20,542.72	185,500.00	164,957.28	11.1
200-48005	PROPERTY RENTAL/TOWER LEASE	32,617.80	32,617.80	45,000.00	12,382.20	72.5
200-48420	IMPACT FEE INTEREST INCOME	659.84	659.84	3,000.00	2,340.16	22.0
	TOTAL COMMERCIAL	53,820.36	53,820.36	233,500.00	179,679.64	23.1
	TOTAL FUND REVENUE	54,799.40	54,799.40	1,195,200.00	1,140,400.60	4.6

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	WATER UTILITY					
200-57346-000	NEW WATER METERS	6,509.60	6,509.60	25,000.00	18,490.40	26.0
200-57346-100	METER REPLACEMENT PROGRAM	.00	.00	30,000.00	30,000.00	.0
200-57408-000	WATER TAX EQUIVALENT	.00	.00	100,800.00	100,800.00	.0
200-57599-000	WATER INSURANCE EXPENSE	30,453.00	30,453.00	33,000.00	2,547.00	92.3
200-57601-150	WELL #1 - REPAIRS	.00	.00	800.00	800.00	.0
200-57602-150	WELL #2 - REPAIRS	79,729.75	79,729.75	800.00	(78,929.75)	9966.2
200-57622-170	WATER POWER - NATURAL GAS	384.01	384.01	7,000.00	6,615.99	5.5
200-57622-171	WATER POWER - ELECTRIC	6,593.92	6,593.92	65,000.00	58,406.08	10.1
200-57623-160	WATER PUMPING SUPPLIES	.00	.00	200.00	200.00	.0
200-57623-170	WATER TESTING	160.00	160.00	3,000.00	2,840.00	5.3
200-57630-110	WATER TREATMENT - WAGES	4,310.20	4,310.20	55,000.00	50,689.80	7.8
200-57630-112	WATER TREATMENT - OT WAGES	.00	.00	1,500.00	1,500.00	.0
200-57630-113	WATER TREATMENT - DBL OT WAGES	.00	.00	1,500.00	1,500.00	.0
200-57630-121	WATER TREATMENT - FICA	317.51	317.51	4,400.00	4,082.49	7.2
200-57630-122	WATER TREATMENT - RETIREMENT	303.98	303.98	4,000.00	3,696.02	7.6
200-57630-123	WATER TREATMENT - HEALTH INS	556.36	556.36	6,800.00	6,243.64	8.2
200-57630-124	WATER TREATMENT - LIFE INS	4.21	4.21	100.00	95.79	4.2
200-57630-127	WATER TREATMENT HSA FUNDING	.00	.00	1,700.00	1,700.00	.0
200-57631-160	WATER TREATMENT CHEMICALS	8,219.06	8,219.06	140,000.00	131,780.94	5.9
200-57632-160	WATER TREATMENT SUPPLIES	150.50	150.50	2,200.00	2,049.50	6.8
200-57635-150	WATER TREATMENT REPAIRS/ MAINT	344.50	344.50	5,000.00	4,655.50	6.9
200-57640-110	WATER DISTRIBUTION - WAGES	4,311.44	4,311.44	55,000.00	50,688.56	7.8
200-57640-112	WATER DISTRIBUTION - OT WAGES	.00	.00	1,500.00	1,500.00	.0
200-57640-113	WATER DISTRIBUTION-DBL OT WAGE	.00	.00	1,500.00	1,500.00	.0
200-57640-121	WATER DISTRIBUTION - FICA	317.56	317.56	4,225.00	3,907.44	7.5
200-57640-122	WATER DISTRIBUTION -RETIREMENT	304.10	304.10	4,000.00	3,695.90	7.6
200-57640-123	WATER DISTRIBUTION - HLTH INS	556.34	556.34	6,800.00	6,243.66	8.2
200-57640-124	WATER DISTRIBUTION - LIFE INS	4.21	4.21	100.00	95.79	4.2
200-57640-127	WATER DISTRIBUTION HSA FUNDING	.00	.00	1,800.00	1,800.00	.0
200-57641-160	WATER DISTRIBUTION SUPPLIES	537.65	537.65	6,000.00	5,462.35	9.0
200-57650-150	WATER TOWERS REPAIRS/MAINT	.00	.00	8,000.00	8,000.00	.0
200-57651-150	WATER MAINS REPAIRS/MAINT	520.91	520.91	25,000.00	24,479.09	2.1
200-57652-150	WATER SERVICES REPAIRS/ MAINT	.00	.00	10,000.00	10,000.00	.0
200-57653-151	WATER METER TESTING	.00	.00	4,000.00	4,000.00	.0
200-57654-150	HYDRANT REPAIRS/MAINT	.00	.00	12,000.00	12,000.00	.0
200-57656-150	CROSS CONNECTION INSPECTION	1,810.00	1,810.00	22,000.00	20,190.00	8.2
200-57902-110	WATER ACCOUNTING - WAGES	4,359.86	4,359.86	57,000.00	52,640.14	7.7
200-57902-121	WATER ACCOUNTING - FICA	319.40	319.40	4,400.00	4,080.60	7.3
200-57902-122	WATER ACCOUNTING- RETIREMENT	303.02	303.02	4,100.00	3,796.98	7.4
200-57902-123	WATER ACCOUNTING - HEALTH INS	1,270.41	1,270.41	15,500.00	14,229.59	8.2
200-57902-124	WATER ACCOUNTING - LIFE INS	11.32	11.32	150.00	138.68	7.6
200-57902-127	WATER ACCT HSA FUNDING	.00	.00	3,200.00	3,200.00	.0
200-57903-125	WATER METER READING - UNIFORMS	462.46	462.46	5,500.00	5,037.54	8.4
200-57920-110	WATER ADMIN - WAGES	3,114.56	3,114.56	41,000.00	37,885.44	7.6
200-57920-121	WATER ADMIN - FICA	211.61	211.61	3,200.00	2,988.39	6.6
200-57920-122	WATER ADMIN - RETIREMENT	215.49	215.49	2,900.00	2,684.51	7.4
200-57920-123	WATER ADMIN - HEALTH INS	831.81	831.81	10,100.00	9,268.19	8.2
200-57920-124	WATER ADMIN - LIFE INS	12.33	12.33	.00	(12.33)	.0
200-57920-127	WATER ADMIN HSA FUNDING	.00	.00	2,000.00	2,000.00	.0
200-57921-130	WATER IT EXPENSE	18.74	18.74	1,200.00	1,181.26	1.6
200-57921-160	WATER OFFICE SUPPLIES	136.34	136.34	10,000.00	9,863.66	1.4
200-57921-200	WATER TELEPHONE	344.89	344.89	850.00	505.11	40.6

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
200-57923-000	WATER ATTORNEY EXPENSE	.00	.00	1,200.00	1,200.00	.0
200-57924-000	WATER ENGINEERING EXPENSE	.00	.00	10,000.00	10,000.00	.0
200-57925-000	WATER AUDIT EXPENSE	700.00	700.00	12,000.00	11,300.00	5.8
200-57925-100	WATER RATE STUDY EXPENSE	4,502.05	4,502.05	.00	(4,502.05)	.0
200-57928-000	WATER REGULATORY EXPENSE	.00	.00	950.00	950.00	.0
200-57930-130	WATER DRUG TESTING EXPENSE	125.00	125.00	1,000.00	875.00	12.5
200-57930-140	WATER DIGGERS HOTLINE EXPENSE	1,523.20	1,523.20	3,000.00	1,476.80	50.8
200-57930-190	WATER TRAINING EXPENSE	585.00	585.00	3,500.00	2,915.00	16.7
200-57933-150	WATER TRANSP REPAIRS/MAINT	.00	.00	1,500.00	1,500.00	.0
200-57933-180	WATER FUEL EXPENSE	60.10	60.10	1,500.00	1,439.90	4.0
200-57934-000	WATER DEBT SERVICE PRINCIPAL	.00	.00	667,513.00	667,513.00	.0
200-57934-150	WATER DEBT SERVICE - INTEREST	.00	.00	299,363.00	299,363.00	.0
200-57935-150	WATER PLANT REPAIRS/MAINT	147.90	147.90	15,000.00	14,852.10	1.0
200-57945-000	WATER DEBT SERVICE MISC EXP	483.33	483.33	.00	(483.33)	.0
200-57951-000	WATER SHOP TOOLS	.00	.00	500.00	500.00	.0
	TOTAL WATER UTILITY	166,137.63	166,137.63	1,827,851.00	1,661,713.37	9.1
	WATER UTILITY					
200-58801-000	IT SUPPORT/ANNUAL FEES	6,156.25	6,156.25	.00	(6,156.25)	.0
	TOTAL WATER UTILITY	6,156.25	6,156.25	.00	(6,156.25)	.0
	TOTAL FUND EXPENDITURES	172,293.88	172,293.88	1,827,851.00	1,655,557.12	9.4
	NET REVENUE OVER EXPENDITURES	(117,494.48)	(117,494.48)	(632,651.00)	(515,156.52)	(18.6)

VILLAGE OF WILLIAMS BAY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

FIRE DEPARTMENT 2% DUES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	INTERGOVERNMENTAL					
215-42004	2% FIRE DUES	.00	.00	35,000.00	35,000.00	.0
	TOTAL INTERGOVERNMENTAL	.00	.00	35,000.00	35,000.00	.0
	TOTAL FUND REVENUE	.00	.00	35,000.00	35,000.00	.0

VILLAGE OF WILLIAMS BAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

FIRE DEPARTMENT 2% DUES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	2% DUES EXPENDITURES					
215-52320-106	FIRE INSPECTOR OFFICER WAGES	517.50	517.50	6,000.00	5,482.50	8.6
215-52320-121	FIRE INSPECTOR FICA	40.30	40.30	560.00	519.70	7.2
215-52320-165	FIRE DUES 2% EXPENDITURES	.00	.00	10,000.00	10,000.00	.0
	TOTAL 2% DUES EXPENDITURES	557.80	557.80	16,560.00	16,002.20	3.4
	TOTAL FUND EXPENDITURES	557.80	557.80	16,560.00	16,002.20	3.4
	NET REVENUE OVER EXPENDITURES	(557.80)	(557.80)	18,440.00	18,997.80	(3.0)

VILLAGE OF WILLIAMS BAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

ACT 102 RESCUE GRANT

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	ACT 102 GRANT EXPENDITURES					
220-52320-165	ACT 102 EXPENDITURES	.00	.00	8,000.00	8,000.00	.0
	TOTAL ACT 102 GRANT EXPENDITURES	.00	.00	8,000.00	8,000.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	8,000.00	8,000.00	.0
	NET REVENUE OVER EXPENDITURES	.00	.00	(8,000.00)	(8,000.00)	.0

VILLAGE OF WILLIAMS BAY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

RECYCLING FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	TAXES					
225-41100	TAX LEVY-RECYCLING	.00	.00	76,000.00	76,000.00	.0
	TOTAL TAXES	.00	.00	76,000.00	76,000.00	.0
	INTERGOVERNMENTAL					
225-42500	STATE RECYCLING GRANTS	.00	.00	8,000.00	8,000.00	.0
	TOTAL INTERGOVERNMENTAL	.00	.00	8,000.00	8,000.00	.0
	MISCELLANEOUS					
225-49200	OPERATING TRANSFER IN	.00	.00	8,000.00	8,000.00	.0
	TOTAL MISCELLANEOUS	.00	.00	8,000.00	8,000.00	.0
	TOTAL FUND REVENUE	.00	.00	92,000.00	92,000.00	.0

VILLAGE OF WILLIAMS BAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

RECYCLING FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	RECYCLING					
225-54635-130	RECYCLING OTHER EXPENSE	18,871.87	18,871.87	2,000.00	(16,871.87)	943.6
225-54635-131	RECYCLING FEES	6,880.58	6,880.58	84,000.00	77,119.42	8.2
225-54635-150	RECYCLING REPAIRS/MAINT	.00	.00	3,000.00	3,000.00	.0
225-54635-160	RECYCLING PROGRAM SUPPLIES	.00	.00	500.00	500.00	.0
225-54635-165	RECYCLING TIPPING FEES	.00	.00	2,500.00	2,500.00	.0
	TOTAL RECYCLING	25,752.45	25,752.45	92,000.00	66,247.55	28.0
	TOTAL FUND EXPENDITURES	25,752.45	25,752.45	92,000.00	66,247.55	28.0
	NET REVENUE OVER EXPENDITURES	(25,752.45)	(25,752.45)	.00	25,752.45	.0

VILLAGE OF WILLIAMS BAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

KISHWAUKETOE FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	KNC OPERATIONS					
230-58100-110	KNC REGULAR WAGES	7,521.28	7,521.28	.00	(7,521.28)	.0
230-58100-121	KNC FICA	573.33	573.33	.00	(573.33)	.0
230-58100-122	KNC RETIREMENT	297.24	297.24	.00	(297.24)	.0
230-58100-123	KNC HEALTH INSURANCE	816.00	816.00	.00	(816.00)	.0
230-58100-124	KNC LIFE INSURANCE	5.00	5.00	.00	(5.00)	.0
	TOTAL KNC OPERATIONS	9,212.85	9,212.85	.00	(9,212.85)	.0
	TOTAL FUND EXPENDITURES	9,212.85	9,212.85	.00	(9,212.85)	.0
	NET REVENUE OVER EXPENDITURES	(9,212.85)	(9,212.85)	.00	9,212.85	.0

VILLAGE OF WILLIAMS BAY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

FIRE & DIVE TEAM FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
260-47500	INTEREST INCOME	259.35	259.35	.00	(259.35)	.0
	TOTAL SOURCE 47	259.35	259.35	.00	(259.35)	.0
	COMMERCIAL					
260-48504	DONATIONS - MISCELLANEOUS	2,150.00	2,150.00	.00	(2,150.00)	.0
	TOTAL COMMERCIAL	2,150.00	2,150.00	.00	(2,150.00)	.0
	TOTAL FUND REVENUE	2,409.35	2,409.35	.00	(2,409.35)	.0

VILLAGE OF WILLIAMS BAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

FIRE & DIVE TEAM FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
260-52508-000	MISCELLANEOUS	1,975.10	1,975.10	.00	(1,975.10)	.0
	TOTAL COST CATEGORY 52	1,975.10	1,975.10	.00	(1,975.10)	.0
	TOTAL FUND EXPENDITURES	1,975.10	1,975.10	.00	(1,975.10)	.0
	NET REVENUE OVER EXPENDITURES	434.25	434.25	.00	(434.25)	.0

VILLAGE OF WILLIAMS BAY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

RESCUE SQUAD FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
270-47500	INTEREST INCOME	27.10	27.10	.00	(27.10)	.0
	TOTAL SOURCE 47	27.10	27.10	.00	(27.10)	.0
	COMMERCIAL					
270-48500	DONATIONS	25.00	25.00	.00	(25.00)	.0
	TOTAL COMMERCIAL	25.00	25.00	.00	(25.00)	.0
	TOTAL FUND REVENUE	52.10	52.10	.00	(52.10)	.0

VILLAGE OF WILLIAMS BAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

RESCUE SQUAD FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
270-52500-000	RESCUE SQUAD EXPENSES	229.97	229.97	.00	(229.97)	.0
	TOTAL COST CATEGORY 52	229.97	229.97	.00	(229.97)	.0
	TOTAL FUND EXPENDITURES	229.97	229.97	.00	(229.97)	.0
	NET REVENUE OVER EXPENDITURES	(177.87)	(177.87)	.00	177.87	.0

VILLAGE OF WILLIAMS BAY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

SEWER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	PUBLIC CHARGES FOR SERVICE					
300-44460	SEWER RESIDENTIAL SALES	114.38	114.38	1,000,000.00	999,885.62	.0
300-44461	SEWER COMMERCIAL SALES	.00	.00	168,000.00	168,000.00	.0
300-44464	SEWER PUBLIC AUTHORITY SALES	.00	.00	14,000.00	14,000.00	.0
300-44470	SEWER FORFEITED DISCOUNTS	1,191.83	1,191.83	5,200.00	4,008.17	22.9
300-44475	SEWER CONNECTION FEE	.00	.00	80,750.00	80,750.00	.0
	TOTAL PUBLIC CHARGES FOR SERVICE	1,306.21	1,306.21	1,267,950.00	1,266,643.79	.1
	COMMERCIAL					
300-48004	INTEREST ON INVESTMENTS	9,651.12	9,651.12	38,500.00	28,848.88	25.1
300-48005	PROPERTY RENTAL INCOME	.00	.00	13,395.00	13,395.00	.0
	TOTAL COMMERCIAL	9,651.12	9,651.12	51,895.00	42,243.88	18.6
	TOTAL FUND REVENUE	10,957.33	10,957.33	1,319,845.00	1,308,887.67	.8

SEWER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	SEWER UTILITY					
300-58801-000	IT SUPPORT/ANNUAL FEES	2,456.25	2,456.25	4,000.00	1,543.75	61.4
300-58929-000	SEWER SYSTEM MAPPING	.00	.00	250.00	250.00	.0
300-58960-000	SEWER DEBT SERVICE- PRINC	.00	.00	103,156.00	103,156.00	.0
300-58961-000	SEWER DEPT SERVICE - INTEREST	.00	.00	114,224.00	114,224.00	.0
300-58964-110	SEWER ACCOUNTING - WAGES	4,359.85	4,359.85	57,000.00	52,640.15	7.7
300-58964-121	SEWER ACCOUNTING - FICA	319.35	319.35	4,400.00	4,080.65	7.3
300-58964-122	SEWER ACCOUNTING - RETIREMENT	302.99	302.99	4,100.00	3,797.01	7.4
300-58964-123	SEWER ACCOUNTING - HEALTH INS	1,270.40	1,270.40	16,000.00	14,729.60	7.9
300-58964-124	SEWER ACCOUNTING - LIFE INS	11.29	11.29	.00	(11.29)	.0
300-58964-127	SEWER ACCT HSA FUNDING	.00	.00	3,200.00	3,200.00	.0
300-58965-000	SEWER DEBT SERVICE MISC EXP	483.33	483.33	750.00	266.67	64.4
300-58965-110	SEWER ADMIN - WAGES	3,114.56	3,114.56	41,000.00	37,885.44	7.6
300-58965-121	SEWER ADMIN - FICA	211.60	211.60	3,200.00	2,988.40	6.6
300-58965-122	SEWER ADMIN - RETIREMENT	215.48	215.48	2,900.00	2,684.52	7.4
300-58965-123	SEWER ADMIN - HEALTH INS	831.79	831.79	10,100.00	9,268.21	8.2
300-58965-124	SEWER ADMIN - LIFE INS	12.33	12.33	200.00	187.67	6.2
300-58965-127	SEWER ADMIN HSA FUNDING	.00	.00	2,000.00	2,000.00	.0
300-58966-160	SEWER OPERATING SUPPLIES	.00	.00	500.00	500.00	.0
300-58966-170	SEWER UTILITIES - NATURAL GAS	166.43	166.43	3,750.00	3,583.57	4.4
300-58966-171	SEWER UTILITIES - ELECTRIC	1,566.39	1,566.39	14,200.00	12,633.61	11.0
300-58967-000	SEWER FUEL EXPENSE	60.10	60.10	1,780.00	1,719.90	3.4
300-58967-150	SEWER VEHICLE REPAIRS & MAINT	.00	.00	3,000.00	3,000.00	.0
300-58968-150	SEWER COLLECTION SYSTEM MAINT	.00	.00	10,000.00	10,000.00	.0
300-58969-130	SEWER IT EXPENSE	.00	.00	650.00	650.00	.0
300-58969-160	SEWER OFFICE SUPPLIES	136.34	136.34	10,000.00	9,863.66	1.4
300-58969-200	SEWER TELEPHONE	344.88	344.88	1,000.00	655.12	34.5
300-58970-000	SEWER ATTORNEY EXPENSE	.00	.00	925.00	925.00	.0
300-58972-000	SEWER AUDIT EXPENSE	700.00	700.00	12,000.00	11,300.00	5.8
300-58973-000	SEWER ENGINEERING EXPENSE	.00	.00	2,000.00	2,000.00	.0
300-58974-000	SEWER INSURANCE EXPENSE	30,453.00	30,453.00	33,000.00	2,547.00	92.3
300-58975-190	SEWER TRAINING EXPENSE	.00	.00	250.00	250.00	.0
300-58976-000	SEWER REPLACEMENT FUND	.00	.00	8,000.00	8,000.00	.0
300-58980-300	WALCOMET SEWERAGE EXPENSES	.00	.00	760,000.00	760,000.00	.0
300-58980-310	WALCOMET SEWER CONNECTION FEE	4,230.00	4,230.00	71,910.00	67,680.00	5.9
300-58996-000	I & I REDUCTION	.00	.00	20,000.00	20,000.00	.0
	TOTAL SEWER UTILITY	51,246.36	51,246.36	1,319,445.00	1,268,198.64	3.9
	TOTAL FUND EXPENDITURES	51,246.36	51,246.36	1,319,445.00	1,268,198.64	3.9
	NET REVENUE OVER EXPENDITURES	(40,289.03)	(40,289.03)	400.00	40,689.03	(10072

VILLAGE OF WILLIAMS BAY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

LIBRARY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	TAXES					
400-41100	TAX LEVY-LIBRARY FUND	.00	.00	250,314.00	250,314.00	.0
	TOTAL TAXES	.00	.00	250,314.00	250,314.00	.0
	COMMERCIAL					
400-48004	INTEREST ON BANK ACCOUNT	542.63	542.63	7,602.00	7,059.37	7.1
400-48905	COUNTY REIMBURSEMENT	.00	.00	108,912.00	108,912.00	.0
400-48960	MISC REV FOR BOARD COMMITTMENT	310.00	310.00	.00	(310.00)	.0
	TOTAL COMMERCIAL	852.63	852.63	116,514.00	115,661.37	.7
	TOTAL FUND REVENUE	852.63	852.63	366,828.00	365,975.37	.2

VILLAGE OF WILLIAMS BAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

LIBRARY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	LIBRARY OPERATIONS					
400-58100-110	LIBRARY WAGES	15,075.97	15,075.97	209,377.00	194,301.03	7.2
400-58100-121	LIBRARY FICA	1,037.83	1,037.83	16,733.00	15,695.17	6.2
400-58100-122	LIBRARY RETIREMENT	828.69	828.69	11,515.00	10,686.31	7.2
400-58100-123	LIBRARY HEALTH INSURANCE	3,981.36	3,981.36	41,178.00	37,196.64	9.7
400-58100-127	LIBRARY HSA FUNDING	.00	.00	10,000.00	10,000.00	.0
400-58100-130	LIBRARY EQUIPMENT	.00	.00	1,200.00	1,200.00	.0
400-58100-135	LIBRARY ADMINISTRATION COSTS	344.60	344.60	9,400.00	9,055.40	3.7
400-58100-150	LIBRARY BLDG REPAIRS & MAINT	.00	.00	2,000.00	2,000.00	.0
400-58100-155	LIBRARY BLDG SUPPLIES	414.49	414.49	1,000.00	585.51	41.5
400-58100-160	LIBRARY SUPPLIES	50.67	50.67	3,500.00	3,449.33	1.5
400-58100-161	LIBRARY POSTAGE	.00	.00	125.00	125.00	.0
400-58100-170	LIBRARY BLDG GAS	442.14	442.14	2,700.00	2,257.86	16.4
400-58100-171	LIBRARY BLDG ELECTRIC	681.30	681.30	6,800.00	6,118.70	10.0
400-58100-173	LIBRARY BLDG WATER & SEWER	168.22	168.22	900.00	731.78	18.7
400-58100-175	JANITORIAL SERVICES	675.00	675.00	6,800.00	6,125.00	9.9
400-58100-200	LIBRARY TELEPHONE	480.80	480.80	3,500.00	3,019.20	13.7
400-58200-000	ADULT PRINT	.00	.00	10,000.00	10,000.00	.0
400-58200-100	ADULT DIGITAL	.00	.00	2,000.00	2,000.00	.0
400-58201-000	CHILDREN PRINT	.00	.00	3,500.00	3,500.00	.0
400-58201-100	CHILDREN DIGITAL	.00	.00	2,000.00	2,000.00	.0
400-58210-000	LIBRARY TRAINING & CONFERENCES	97.00	97.00	2,000.00	1,903.00	4.9
400-58220-000	LIBRARY MILEAGE EXPENSE	.00	.00	400.00	400.00	.0
400-58230-000	PROGRAMS FOR CHILDREN & ADULTS	86.50	86.50	3,000.00	2,913.50	2.9
400-58232-000	LIBRARY CRAFTS	.00	.00	500.00	500.00	.0
400-58240-000	LIBRARY MEDIA	19.95	19.95	3,500.00	3,480.05	.6
400-58280-000	LIBRARY PERIODICALS	524.81	524.81	2,100.00	1,575.19	25.0
400-58310-000	IT/LICENSES/CONTRACTED SERVICE	890.82	890.82	12,600.00	11,709.18	7.1
	TOTAL LIBRARY OPERATIONS	25,800.15	25,800.15	368,328.00	342,527.85	7.0
	TOTAL FUND EXPENDITURES	25,800.15	25,800.15	368,328.00	342,527.85	7.0
	NET REVENUE OVER EXPENDITURES	(24,947.52)	(24,947.52)	(1,500.00)	23,447.52	(1663.

VILLAGE OF WILLIAMS BAY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

LIBRARY DONATION FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	COMMERCIAL					
410-48925	FRIENDS REVENUE	.00	.00	4,000.00	4,000.00	.0
410-48940	LIBRARY CHAPIN REVENUE	.00	.00	4,000.00	4,000.00	.0
410-48955	DONOR DESIGNATED FUNDS	.00	.00	5,000.00	5,000.00	.0
410-48960	MISC REV FOR BOARD COMMITTMENT	.00	.00	4,000.00	4,000.00	.0
	TOTAL COMMERCIAL	.00	.00	17,000.00	17,000.00	.0
	TOTAL FUND REVENUE	.00	.00	17,000.00	17,000.00	.0

VILLAGE OF WILLIAMS BAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

LIBRARY DONATION FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	LIBRARY OPERATIONS					
410-58200-101	BOOKS, BOARD COMMITTED	.00	.00	200.00	200.00	.0
410-58200-102	BOOKS, DONOR DESIGNATED	.00	.00	100.00	100.00	.0
410-58240-101	MEDIA, DONOR DESIGNATED	.00	.00	200.00	200.00	.0
410-58250-000	LIBRARY CHAPIN EXPENDITURES	.00	.00	4,000.00	4,000.00	.0
410-58255-000	LIB FRIENDS EXPENDITURE	105.46	105.46	4,000.00	3,894.54	2.6
410-58330-000	DONOR DESIGNATED EXPENDITURES	51.68	51.68	2,500.00	2,448.32	2.1
410-58340-000	BOARD COMMITTED EXPENDITURES	231.14	231.14	2,500.00	2,268.86	9.3
	TOTAL LIBRARY OPERATIONS	388.28	388.28	13,500.00	13,111.72	2.9
	TOTAL FUND EXPENDITURES	388.28	388.28	13,500.00	13,111.72	2.9
	NET REVENUE OVER EXPENDITURES	(388.28)	(388.28)	3,500.00	3,888.28	(11.1)

VILLAGE OF WILLIAMS BAY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

FIREWORKS FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	INTERGOVERNMENTAL					
415-42004	FIREWORKS DONATION	.00	.00	25,000.00	25,000.00	.0
	TOTAL INTERGOVERNMENTAL	.00	.00	25,000.00	25,000.00	.0
	MISCELLANEOUS					
415-49200	OPERATING TRANSFER IN	.00	.00	4,580.00	4,580.00	.0
	TOTAL MISCELLANEOUS	.00	.00	4,580.00	4,580.00	.0
	TOTAL FUND REVENUE	.00	.00	29,580.00	29,580.00	.0

VILLAGE OF WILLIAMS BAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

FIREWORKS FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	FIREWORKS EXPENDITURE					
415-52320-165	FIREWORKS EXPENDITURE	.00	.00	25,000.00	25,000.00	.0
	TOTAL FIREWORKS EXPENDITURE	.00	.00	25,000.00	25,000.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	25,000.00	25,000.00	.0
	NET REVENUE OVER EXPENDITURES	.00	.00	4,580.00	4,580.00	.0

VILLAGE OF WILLIAMS BAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

CAPITAL PROJECTS FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	COST CATEGORY 50					
500-50000-140	CAPITAL IMPROVEMENTS	292.50	292.50	.00	(292.50)	.0
	TOTAL COST CATEGORY 50	292.50	292.50	.00	(292.50)	.0
	COST CATEGORY 54					
500-54310-131	CAPITAL PROJECT - TR TENNIS CT	53,987.36	53,987.36	.00	(53,987.36)	.0
	TOTAL COST CATEGORY 54	53,987.36	53,987.36	.00	(53,987.36)	.0
	TOTAL FUND EXPENDITURES	54,279.86	54,279.86	.00	(54,279.86)	.0
	NET REVENUE OVER EXPENDITURES	(54,279.86)	(54,279.86)	.00	54,279.86	.0

VILLAGE OF WILLIAMS BAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

CAPITAL EQUIPMENT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	COST CATEGORY 52					
550-52120-140	POLICE CAPITAL OUTLAY	6,961.00	6,961.00	.00	(6,961.00)	.0
	TOTAL COST CATEGORY 52	6,961.00	6,961.00	.00	(6,961.00)	.0
	TOTAL FUND EXPENDITURES	6,961.00	6,961.00	.00	(6,961.00)	.0
	NET REVENUE OVER EXPENDITURES	(6,961.00)	(6,961.00)	.00	6,961.00	.0

VILLAGE OF WILLIAMS BAY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

DEBT SERVICE FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	TAXES					
600-41100	TAX LEVY-DEBT SERVICE	.00	.00	899,956.00	899,956.00	.0
	TOTAL TAXES	.00	.00	899,956.00	899,956.00	.0
	TOTAL FUND REVENUE	.00	.00	899,956.00	899,956.00	.0

VILLAGE OF WILLIAMS BAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

DEBT SERVICE FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
600-59160-000	PRINCIPAL-DEBT SERVICE LTD	483.34	483.34	660,174.00	659,690.66	.1
600-59260-000	INTEREST-DEBT SERVICE LTD	.00	.00	239,582.00	239,582.00	.0
600-59360-000	DEBT SERVICE MISC EXPENSE	.00	.00	200.00	200.00	.0
	TOTAL COST CATEGORY 59	483.34	483.34	899,956.00	899,472.66	.1
	TOTAL FUND EXPENDITURES	483.34	483.34	899,956.00	899,472.66	.1
	NET REVENUE OVER EXPENDITURES	(483.34)	(483.34)	.00	483.34	.0

VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report
Plan Commission Meeting
March 11, 2025

March 4, 2025

APPLICANT: Jim Tostrud & Denise MacDonald (Owners)
TAX KEY: WUW 00010
STREET ADDRESS: 501 Willabay Dr, Williams Bay, WI 53191

Applicant request a conditional use permit per Section 390-0803.D (2) and (4) *Access Standards:*
D. Number of access points.
(2) No lot shall be permitted more than one access point on any one street if its frontage on said street is less than 100 linear feet (as measured along the right-of-way line).
(4) For residential uses, two access points serving the same street frontage may be approved as a conditional use.
The applicant is requesting two driveway access points to Willabay Drive.

Section 390-0803 Access Standards

Purpose. The purpose of this section is to alleviate or prevent congestion of public rights-of-way so as to promote the safety and general welfare of the public by establishing minimum requirements for the provision of access to public rights-of-way in accordance with the utilization of various sites.

The Public Works Director has reviewed the proposed driveway placement, and his email is included in your packet.

Respectfully submitted,

Bonnie M. Schaeffer
Zoning Administrator

Date: Thursday, February 27, 2025 at 1:27 PM
To: Bonnie Schaeffer <zoning@vi.williamsbay.wi.gov>
Subject: RE: 501 Willabay Drive

Bonnie,
I do not see a problem with allowing two access points to this property. The lot does have a large street frontage, although it is on a curve, the curve is sweeping, not tight and the property is on a dead-end street with low traffic volume.

Best Regards,
Wayne Edwards
Director of Public Works
Village of Williams Bay
From: Bonnie Schaeffer <zoning@vi.williamsbay.wi.gov>
Sent: Wednesday, February 26, 2025 11:10 AM
To: Wayne Edwards <wedwards@vi.williamsbay.wi.gov>
Subject: 501 Willabay Drive

Hi Wayne,

We talked about the attached request from Jim Tostrud for a conditional use permit for a second driveway. This will be on the March 11th Plan Commission meeting agenda. Could you please respond to this email or send me a memo with your opinion as the Public Works Director? I would like to include it with the packet that will be sent out on Tuesday March 4th.

Thank you!

Bonnie Schaeffer
Zoning Administrator
Office Hours Tues 2:00 - 5:00 pm W 11:00 am - 1:00 pm
262-245-2700

OFFICIAL PUBLICATION

FOR THE

VILLAGE OF WILLIAMS BAY
Walworth County, Wisconsin

NOTICE OF PUBLIC HEARING

FOR A

CONDITIONAL USE PERMIT

BEFORE THE

PLAN COMMISSION

March 11, 2025 at 6:30 PM

Village Hall Council Room
250 Williams Street

APPLICANT(S): Jim Tostrud & Denise MacDonald (Owners)

TAX KEY NUMBER: WUW 00010

STREET ADDRESS: 501 Willabay Dr, Williams Bay, WI 53191

Applicant request a conditional use permit per Section 390-0803.D (2) and (4) *Access Standards:*

D. Number of access points.
(2) No lot shall be permitted more than one access point on any one street if its frontage on said street is less than 100 linear feet (as measured along the right-of-way line).
(4) For residential uses, two access points serving the same street frontage may be approved as a conditional use.

The applicant is requesting two driveway access points to Willabay Drive.

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
Village Clerk
Published February 20, 2025 and February 27, 2025

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: 500.00

Physical Address of Site: 501 Willabay Drive. Williams Bay, Wi. 53191

Tax Parcel Number: WUW 00010

Project or Development Name: Tostrud / MacDonald Project

Applicant
Name: Jim Tostrud
Mailing Address: 8129 65th Ave
KENOSHA, Wi. 53142
eMail: jim@wildlifevisions.net
Phone: 262-496-5178

Owner of Site
Name: Jim Tostrud & Denise MacDonald
Mailing Address: 8129 65th Ave
KENOSHA, Wi. 53142
eMail: Dmacdonald23@yahoo.com
Phone: 262-496-5178 or 262-496-5174

Legal Representative
Name:
Mailing Address:
eMail:
Phone:

Architect, Engineer, Contractor
Name: HJC Builders Heather Chambers
Mailing Address: 225 26th Ave
RACINE, Wi. 53403
eMail: hchambers@gmcmtg.com
Phone: 262-496-6159

Legal Description of Site (Attach separate sheet if additional space is needed):

LOT 10, WILLABAY WOODS

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

Current Zoning of Site: SF-3 **Current Overlay Districts of Site:** N/A

Proposed Zoning of Site: SF-3

Proposed type of structure of use: SECOND DRIVEWAY ON RESIDENTIAL LOT.

Proposed use of structure or site:

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 MEMO

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 MEMO

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 MEMO

Print Applicant's Name: Jim Tostrud **Date:** 2-4-2025

Signature of Applicant: James R Tostrud

Hi my name is Jim Tostrud, Me and my wife Denise are very excited about becoming part of the Williams Bay community. We are in the process of building our forever home located at 501 Willabay Drive. I have been working on Geneva Lake for more then half of my life and have been commuting back and forth from Kenosha for a very long time. We both are very excited to start the rest of our lives in our favorite place on Geneva Lake. We have made a very big investment in money and time to make our dreams a reality. We invested into an architect to bring all our dreams and thoughts together and to fit them all on to our beautiful lot with all the lot restrictions. In doing so we decided to build a ranch home with a walk out basement and to have a garage on the first floor and a garage on the lower level.

Exhibit A: The original site plan: As you can see on the plans I have provided our architect had designed it as we would have one driveway coming on to our property in the southwest side of our lot off of Willabay Drive. The driveway would go to the lower level garage on the west side of our home, also would branch off on our property and go up to the first level garage on the north side of our home. This all looked great on paper but once we started cleaning and excavating the property I started having concerns about the driveway going to the front of the house to the north side garage on the first level. When we rough graded the property after we moved a lot of material off the property, we roughed in where the driveway would be and I seen a number of issues and safety concerns. There is a big elevation change of more then 15 feet from the north to the south side of our property and a very short distance from the driveway entrance on the south west side going up to the north side. After looking at how steep of an incline in elevation this showed me a number of safety concerns.

Concern #1: Both me and my wife are in our mid 60s and we plan on living in this location for the rest of our lives and I can see issues driving and walking up and down the steep driveway in the dark or as we get older even during the day.

Concern #2: Walking or driving up and down in inclement weather.

Concern #3: Snow removal in the winter.

Concern #4: Being that our lot is on a radius of the road on Willabay Drive and if we were to have only one entrance way over on the south west side of our property our mail box would be further away from the house down the steep decline. This concerns me just to have my wife go get our mail.

Concern #5: Our plans to beautify and landscape our property, the branch driveway would be unattractive in my opinion and would stand in our way to make our property as beautiful as it deserves. We love our location, the neighborhood and our new neighbors and we seen a vision of what our property could be.

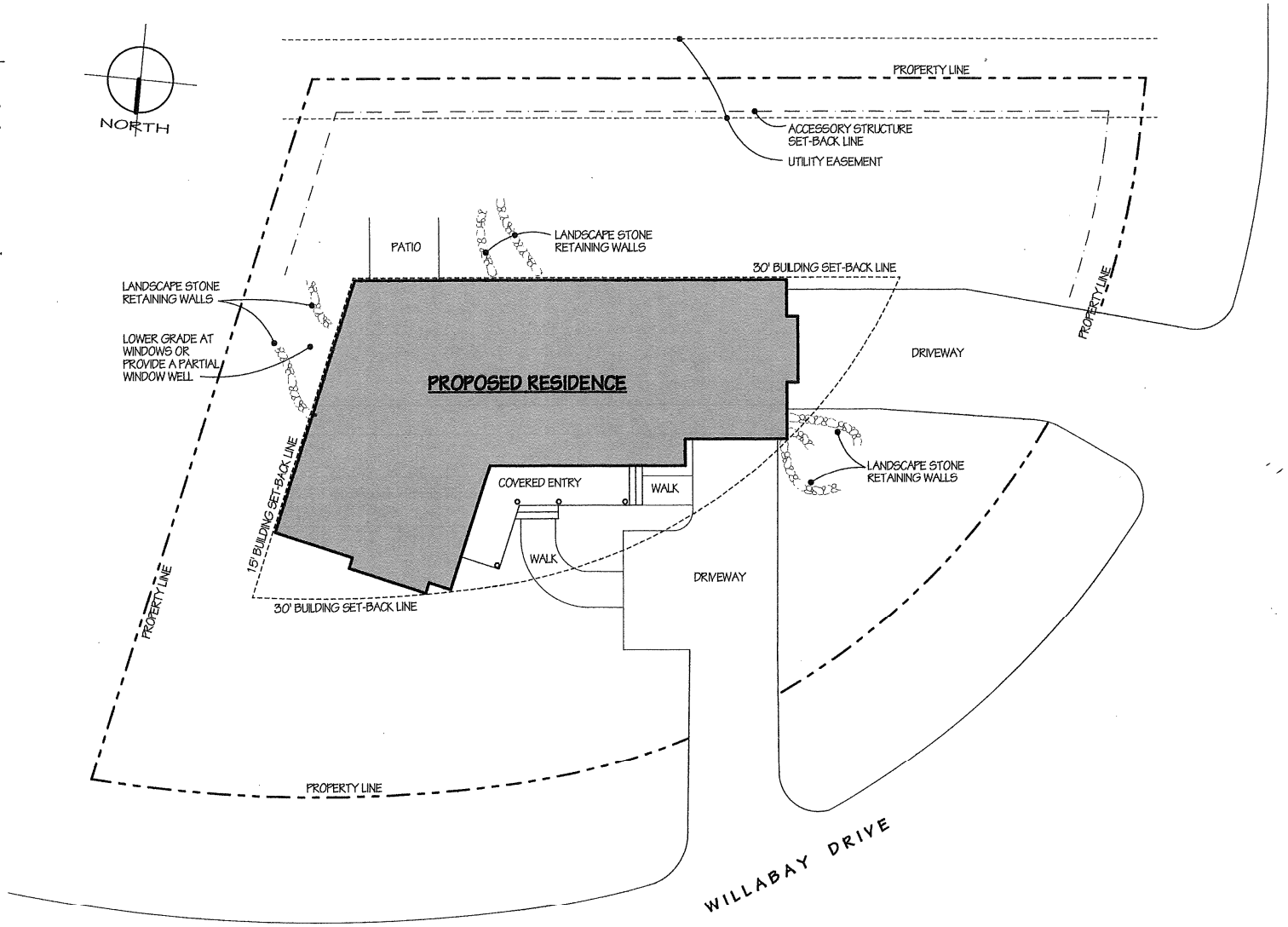
Exhibit B: The new proposed site plan with 2 driveway entrances. One on the southwest side of the property going to the lower level garage and one on the north side of the property going straight up to the first level garage and the front of the house.

As you can see on this plan, that many of our concerns can be addressed. We know we have a unique situation, being we have a first level garage and a lower level garage and our property is on a curve or radius of the road which was a challenge in the first place

designing this home. We fit our home into this property going by every restriction and guidelines that were given to us by the township of Williams Bay and our plans and designs were approved by such township. In my opinion, I feel by having the 2 separate driveways, this would be much safer for anyone who comes on to our property.
#1; Having the north side driveway, it would be a shorter, safer straight on driveway up to the front of the house and to the first level garage.
#2: It would be much flatter grade from the street to the house, much safer for walking and driving.
#3: Having the north side driveway we could have our mailbox out in front of our house much safer and much easier access to it.
#4: Safer and shorter walk to the street for us and any visitors.
#5: Safer and more convenient for visitors to come on to our property and our front door.
#6: More green space to beautify and landscape our property.
Our plans are to build our forever home and to live in Williams Bay and to be a part of this community for the rest of our lives and to build a home and property that we are proud of. That everyone that comes into our neighborhood will enjoy and admire.
We hope everyone concerned will agree with us and our concerns with safety and the quality of the finish product of our property and will agree that the 2 separate driveways is the best course of action for our property.
Both Me and Denise want to thank you for your time and we both look forward to becoming part of the Williams Bay community.
Thank you. Jim Tostrud

AREA BREAKDOWN

LIVING AREA	
FIRST FLOOR	1,969 S.F.
LOWER LEVEL	1,113 S.F.
TOTAL LIVING AREA	3,082 E.F.
GARAGE	
FIRST FLOOR	388 S.F.
LOWER LEVEL	691 S.F.
TOTAL GARAGE AREA	1,079 S.F.
MECHANICAL SPACE	541 S.F.
SCREEN PORCH	180 S.F.
COVERED PORCH	211 S.F.



SITE PLAN

1/16" = 1'-0"

WYDEVEN ARCHITECTS
7667 West State Street, Suite 303
Wauwatosa, Wisconsin 53213
Phone: 414-614-4677 Email: Bruce@WydevenArchitects.com

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ALL RIGHTS RESERVED

TOSTRUD-MACDONALD RESIDENCE
WILLIAMS BAY, WISCONSIN 53191

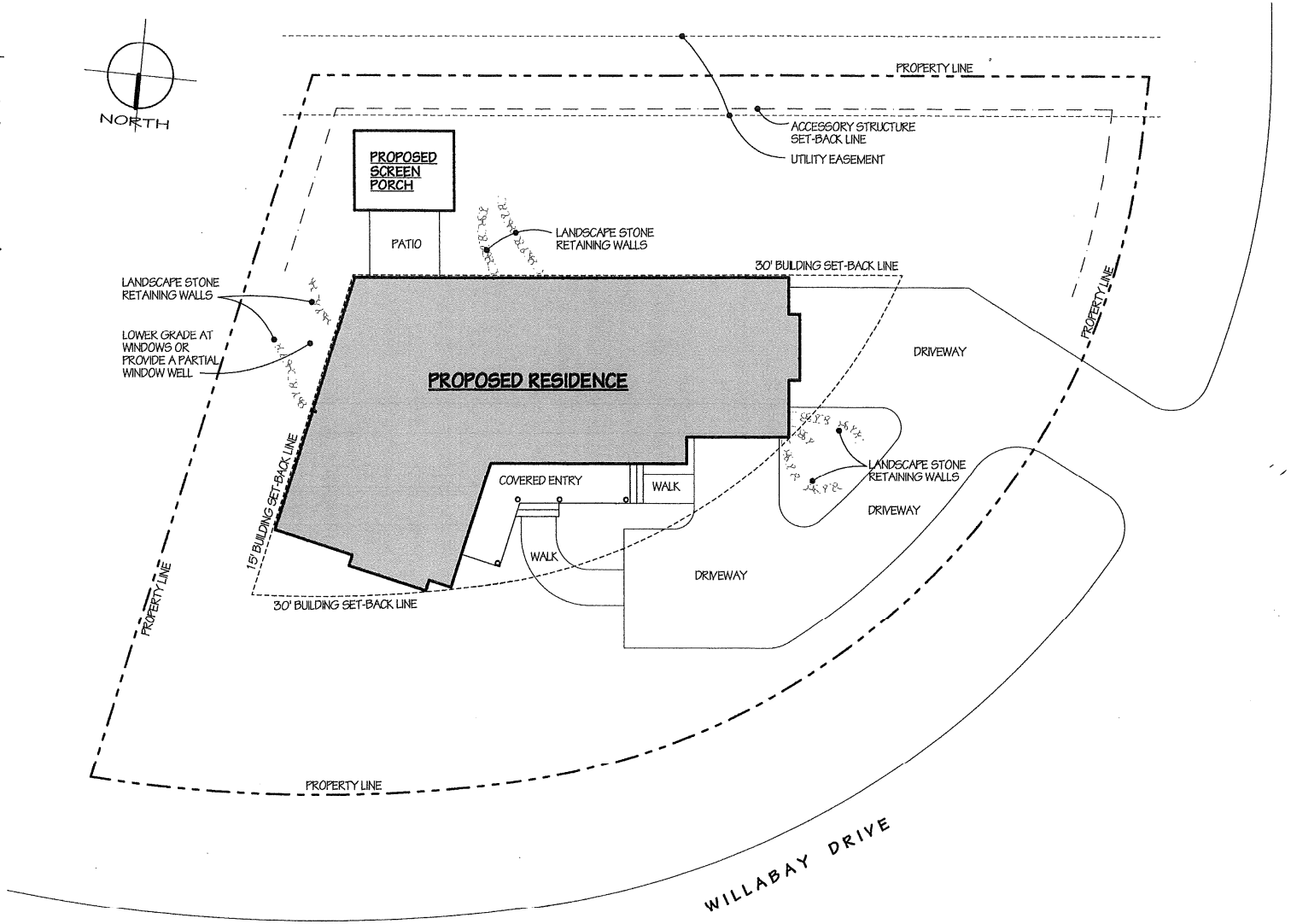
PROJ. NO. 2312

DATE 12-21-'23

SHEET A-4

AREA BREAKDOWN

LIVING AREA	
FIRST FLOOR	1,969 S.F.
LOWER LEVEL	1,113 S.F.
TOTAL LIVING AREA	3,082 E.F.
GARAGE	
FIRST FLOOR	388 S.F.
LOWER LEVEL	691 S.F.
TOTAL GARAGE AREA	1,079 S.F.
MECHANICAL SPACE	541 S.F.
SCREEN PORCH	180 S.F.
COVERED PORCH	211 S.F.



SITE PLAN

1/16" = 1'-0"

WYDEVEN ARCHITECTS
7667 West State Street, Suite 303
Wauwatosa, Wisconsin 53213
Phone: 414-614-4677 Email: Bruce@WydevenArchitects.com

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TOSTRUD-MACDONALD RESIDENCE
WILLIAMS BAY, WISCONSIN 53191

PROJ. NO. 2312

DATE 12-21-'23

SHEET A-4

VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report
Plan Commission Meeting
March 11, 2025

March 4, 2025

APPLICANT: Dancing Dudes, LLC (Owner), Attorney Christina Green (Agent)
TAX KEY: WOP 00088
STREET ADDRESS: 77 N. Walworth Ave, Williams Bay, WI 53191

Applicant requests a recommendation to the Village Board for a condominium plat for ownership purposes and will consist of 6 separately conveyable commercial units.

Based on the application, the applicant has met all the requirements of Section 375-0308 Condominium Plats and approval is recommended.

Respectfully submitted,

Bonnie M. Schaeffer
Zoning Administrator

SWEET & MAIER, S.C.
ATTORNEYS AND COUNSELORS AT LAW

Lowell E. Sweet
Retired
John L. Maier, Jr.
Retired

Christina M. Green*
Patrick S. DeMoon, III*

**Licensed in WI & IL*

February 11, 2025

VIA HAND DELIVERY
Ms. Bonnie Schaeffer, Zoning Administrator
Village of Williams Bay
PO Box 580
250 Williams Street
Williams Bay, WI 53191

RECEIVED
FEB 11 2025
By: Village of Williams Bay

RE: Condominium Plat Approval – One Geneva Condominium
Property Owner: Dancing Dudes, LLC
Parcel: WOP 00088
Village of Williams Bay, Walworth County
Physical Address: 77 N. Walworth Street

Dear Bonnie,

Enclosed please find a condominium plat application packet along with seventeen (17) copies and two checks totalling $160.00 for the application fee. We respectfully request to placed on the March 11, 2025 plan commission agenda followed by the March 17, 2025 board agenda.

Thank you in advance for your assistance with this matter. In the meantime, should you have any questions regarding this submittal or need anything further, please feel free to reach out.

Very truly yours,

SWEET & MAIER, S.C.

Christina M. Green

Christina M. Green
State Bar No. 1025088
cgreen@wisclaw.com

cc: Dawn Marie Mancuso (via electronic mail)
Jennifer Veith (via electronic mail)

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.

Date application was received:

Fee Paid:

- ☐ **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: _____

Physical Address of Site: 77 N. WALWORTH, WILLIAMS BAY, WI

Tax Parcel Number: WOP 00088

Project or Development Name: ONE GENEVA CONDOMINIUM

Applicant
Name: DANCING DUDES, LLC
Mailing Address: PO BOX 1352
WILLIAMS BAY, WI 53191
eMail: DMMANCUSO@ICLOUD.COM | JEN.VEITH0829@GMAIL.COM
Phone: 262-215-0616 | 262-325-8685

Owner of Site
Name: DANCING DUDES, LLC
Mailing Address: PO BOX 1352
WILLIAMS BAY, WI 53191
eMail:
Phone:

Legal Representative
Name: CHRISTINA M. GREEN, SWEET & MAIER, S.C.
Mailing Address: 114 N. CHURCH ST.
ELKHORN, WI 53121
eMail: CGREEN@WISCLAW.COM
Phone: 262-723-5480

Architect, Engineer, Contractor
Name: KRISTIN BELONGIA, BATTERMAN
Mailing Address: 1040 N. WISCONSIN ST.
ELKHORN, WI 53121
eMail: KBELONGIA@RHBATTERMAN.COM
Phone: 262-379-2250

Legal Description of Site (Attach separate sheet if additional space is needed):

SEE ATTACHED

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

Current Zoning of Site: VC - VILLAGE CENTER **Current Overlay Districts of Site:** N/A

Proposed Zoning of Site: VC - VILLAGE CENTER

Proposed type of structure of use: SEE ATTACHED

Proposed use of structure or site: SEE ATTACHED

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

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

Future Land Use Map 5 of the Village of Williams Bay Comprehensive Plan adopted September 20, 2010 depicts subject property categorized as Village Center, which is consistent with the existing VC - Village Center zoning district property is to remain in.

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

Print Applicant's Name: Dawn Marie Mancuso **Date:** 2/7/25

Signature of Applicant: Dawn Marie Mancuso

Print Applicant's Name: Jennifer A Veith **Date:** 2/7/25

Signature of Applicant: Jennifer A Veith

VILLAGE OF WILLIAMS BAY

AGREEMENT TO REIMBURSE FOR PROFESSIONAL SERVICES

As a prerequisite for processing the application of Applicant, this Agreement must be signed and submitted by Applicant and, if different than Applicant, the Owner of the subject property at time of application. The terms of this Agreement shall be binding upon both the Applicant and the Owner.

1. The Village of Williams Bay (Village) shall authorize its professional staff, including but not limited to, the Village engineer, the Village attorney, the Village building inspector/zoning administrator, and any other professional the Village deems it necessary to retain, as well as its office staff and any other employee of the Village whose participation is deemed necessary by the Village, to assist the Village in reviewing the application and related documents submitted by Applicant. The type and amount of services provided shall be those deemed necessary and appropriate by the Village, its professional staff and office staff.

2. In consideration of the Village authorizing its professional staff, office staff and other personnel to perform the services set forth in paragraph 1, the Applicant agrees to reimburse the Village for engineering, legal, accounting or other professional expenses incurred by the Village for services performed by individuals in connection with the work described in paragraph 1 above. Further, the Applicant agrees to reimburse the Village for any extraordinary expenses incurred by the Village for services provided by its office staff in connection with the work identified in paragraph 1 above, as well as for any other expenses incurred by the Village in connection with the work identified in paragraph 1 above including, not limited to, inspection fees, postage, copies, office expense, mileage and publication expense.

3. The Village agrees to invoice the Applicant on a monthly basis for any costs which the Village incurs as described in paragraphs 1 and 2 above. Payment of each invoice by the Applicant shall be within 30 days of receipt of same. In the event timely payment of an invoice is not received by the Village, the amount owed on the invoice shall be applied against the property which is the subject of the application, and collected as a special charge pursuant to Wis. Stats. Sec. 66.0627.

77 N. WALWORTH; WOP 00088
Property Address and/or Parcel Number

PO BOX 1352, Williams Bay, WI 53191
Mailing Address (if different than property address)

DANCING DUDES, LLC
Applicant Name

Property Owner (if different than Applicant)

Dawn Marie Mancuso 2/4/2025
Applicant Signature and Date

2/6/2025
Applicant Signature and Date

VILLAGE OF WILLIAMS BAY

Building Inspector/Zoning Administrator

Village Administrator

Date

Date

NARRATIVE

REQUEST FOR CONDOMINIUM PLAT APPROVAL
UNDER SECTION 375-0308 OF THE VILLAGE OF WILLIAMS BAY MUNICIPAL CODE

ONE GENEVA CONDOMINIUM
TAX PARCEL WOP 00088
77 N. WALWORTH AVE., WILLIAMS BAY, WI
DANCING DUDES LLC, OWNER/APPLICANT

Dancing Dudes, L.L.C. ("**Owner**") is the owner of the property commonly known as tax parcel WOP 00088 ("**Property**"), which is a parcel of land located in the Village of Williams Bay ("**Village**") consisting of approximately 0.312-acres (see "**Exhibit A**" depicting the Property together with separate tax parcel WOP 00090, which is not part of this request). The Property, which is zoned Village Center as well as designated as Village Center on the Future Land Use Map 5 in the Williams Bay Comprehensive Plan, is located on the corners of Geneva Street and Walworth Avenue.

Owner hereby requests simultaneous approval of the proposed preliminary and final Condominium Plat ("**Condo Plat**") named One Geneva Condominium, to include six (6) separately conveyable units located within a single building as depicted in this submittal as "**Exhibit B**". The Condo Plat provides for a mix of commercial uses consistent with Village Center zoning, such as a grocery store/deli, specialty food store, spa and salon services, and a fitness or yoga/wellness studio. Such uses fall under principal uses by right in Section 390-0218 of the Village's municipal code as personal or professional service and indoor sales and service.

Owner is currently improving the prominent downtown Property, which has been vacant since at least 2005, through the construction of a new commercial building. Required infrastructure, including but not limited to streets, drainage, water, and sewer, are existing and no changes are being proposed as part of this application.

Owner recognizes a need for continued revitalization of the Village Center downtown setting by creating a place for business owners to establish themselves by way of ownership through this Condo Plat. Approval of this Condo Plat will result in the relocation and expansion of two well established local businesses and will allow for the establishment of two new businesses, for a total of four businesses at this one location.

The Condo Plat depicts fourteen (14) on-site parking stalls, while continuing to encourage pedestrian friendly exploration of other village center businesses through the nearby available on-street parking.

Per the Village of Williams Bay municipal code Section 375-0308, the Condo Plat shall be reviewed in the same manner as a subdivision plat and specifically include requirements as detailed in Section 375-0303. When such requirements are not applicable, it is understood that an exception

or waiver can be requested. A ¾ vote of the Plan Commission shall be required to grant any exceptions or waivers to Section 375-0303. The following sets forth the Village requirements under Section 375-0303, followed by the Owner response.

1. **Name of the proposed subdivision or condominium plat.**

   One Geneva Condominium

2. **Name, address and telephone number of the owner, subdivider or condominium developer, engineer, land surveyor and land planner.**

   Owner and Condominium Developer: Dancing Dudes, LLC. PO Box 1352, Williams Bay, WI 53191 262-215-0616

   Land Surveyor: Batterman, 2857 S. Bartells Dr., Beloit, WI 53511 608-365-4464

   Engineer: Not applicable

3. **Date, graphic scale, and North arrow.**

   See Exhibit B

4. **Location of the proposed subdivision or condominium plat by government lot, quarter section, township, range and county.**

   See Exhibit B, Legal Description – Declared Area

5. **Location map showing the relationship between the preliminary plat and surrounding area.**

   See attached Locational Map

6. **Proposed number of lots, number of dwelling units if different, and land use types.**

   The proposed Condo Plat will not create any new parcels. The Condo Plat is being proposed for ownership purposes within the commercial structure being constructed at 77 N. Walworth and will consist of six (6) separate commercial units. No dwelling units are being proposed. Proposed land use types will conform with the land uses described in Section 390-0218, VC Village Center District.

7. **A vicinity sketch or small-scale drawing of the section or government subdivision or condominium plat of the section in which the subdivision or condominium plat lies, with its approximate location indicated.**

   See Exhibit A, Exhibit B, and Locational Map

8. **Contours at verticals of not more than two feet.**

See Contour Map

9. **A scaled drawing of the exterior boundaries of the proposed subdivision or condominium plat referenced to a corner established by the U.S. Public Land Survey, and the total acreage encompassed thereby.**

   See Exhibit B. The total acreage of the Condo Plat is 0.3120 acres.

10. **Location of existing property lines, buildings, drives, streams and watercourses, dry runs, lakes, marshes, wetlands, floodplains, shoreland zoning areas, rock outcrops, wooded areas (including individual trees with a diameter at breast height of six inches or more), environmental corridors, and other similar significant features within the parcel being subdivided.**

    See Exhibit B for existing property lines, buildings and drives. No streams, watercourses, floodplains, shoreland zoning areas, rock outcrops, wooded areas, environmental corridors, or other similar significant features exist on the Property. See WI DNR Surface Water Data Map.

11. **Location; right-of-way width; and names of any easements or rights-of-way for existing streets, alleys, or other public ways; and railroads and utilities within or adjacent to the proposed subdivision or condominium plat.**

    Property is a corner lot adjacent to W. Geneva and N. Walworth. An existing access Easement (Doc. 1082728) is depicted on Exhibit B which allows residents of adjacent apartments to access their parking area. There are no railroads within or adjacent to the proposed Condo Plat. Utilities are existing and depicted on page 1 of Exhibit B,

12. **Type and width of any adjacent existing street pavements, together with any legally established center line elevations for streets located outside the Village limits.**

    The existing adjacent street right-of-ways are 66' in width. However, Owner was unable to obtain the width of the pavement as it pertains to adjacent existing W. Geneva and N. Walworth. *A request for an exception or waiver to this requirement is being requested.*

13. **Water elevations of adjoining lakes, streams, or drainageways at the date of the survey, and known or determined high- and low-water elevations and boundaries of the 100-year flood-fringe, floodway, and/or general floodplain.**

    There are no adjoining lakes, streams, or drainageways to the Property. See 100-year Floodplain & Overlay Map. No 100-year flood zone was depicted on the Property. There is no FEMA flood plain affecting this site.

14. **Subsurface soil, rock, and water conditions including depth to bedrock and average depth to groundwater table. Where a subdivider or condominium developer's subsoil investigation indicates potential for groundwater less than 10 feet from the proposed**

street center-line elevation, the subdivider or condominium developer shall so note on the face of the plat and indicate the lots affected.

See Soils Map. The soil composition, according to the Walworth County Soil Survey Area 2020 Map available on the GIS, depicts the majority of the parcel comprised of Kendall silt loam (K1A, 1 to 3 percent slopes) and a small portion of Miami Loam (MwC2, 6 to 12% slope). The action of approving unit ownership through this Condo Plat will have no effect on soil composition of the Property.

Construction of the building has previously been approved and the building construction is almost complete. Therefore, no new soil tests have been completed for purposes of the Condo Plat. *A request for an exception or waiver to this requirement is being requested.*

15. **Location, size, and invert elevation of any existing sanitary and storm sewers, culverts, or drain pipes, and the location and size of any existing water and gas mains on or adjacent to the plat and proposed for use in the development. If sewers and water mains are not present on or adjacent to the preliminary plat, the distance to and the size of those nearest and the invert elevations of sewers shall be indicated.**

All sanitary and storm sewers, water and gas mains, culverts, drain pipes and hook-up locations have been previously reviewed and approved as part of the construction of the commercial building. No alterations are proposed as part of the Condo Plat.

16. **Location of private wells and electric infrastructure.**

No private wells are proposed. Owner will utilize existing sanitary sewer. All electric has been previously reviewed and approved as part of the construction of the commercial building. No alterations are proposed as part of the Condo Plat.

17. **Locations of filling and grading.**

Filling and grading have been reviewed and approved as part of the construction of the commercial building. No alterations are proposed as part of the Condo Plat.

18. **Location and names of adjacent subdivision or condominium plat, parks, and cemeteries.**

See Adjacent Subd/CSM/Condo Map, as well as Neraby Parks Map. The Property itself exists in the original plat of record of the Village. To the south of the Property is Bay Shore Resort Condominiums, as well as CSM 1734, however neither of these are adjacent to the Condo Plat. A Village owned park is existing three properties over to the east, along the shore of Geneva Lake.

19. **Names and addresses of adjacent property owners.**

See Adjacent Property Owners. The Property is a corner parcel. The north property line is adjacent to W. Geneva. The west property line is adjacent to N. Walworth. The south

property line is adjacent to tax parcel WOP 00090, owned by the Owner of this request, Dancing Dudes, LLC. The east property line is adjacent to tax parcel WOP 00087, owned by Stephen J. Panzarella and Jacquelin A. Panzarella, 1 Walnut Lane, South Barrington, IL 60010.

20. Existing land use and zoning within 300 feet of the proposed subdivision or condominium plat.

See Area Uses Map. The Property is located in a prominent downtown location surrounded by a mix of uses such as a fire station, park, restaurants, and professional services.

21. Location, width, and names of all proposed streets and walkways.

See Exhibit B. No new streets are being proposed. Existing sidewalks will remain. Walkways to the building itself are depicted on page 1 of Exhibit B.

22. Layout and scale dimensions of all lots and proposed lot and block numbers.

The proposed Condo Plat will be located on an existing parcel of land. No new lots are being proposed as part of this request.

23. Draft of proposed covenants (if any) to be imposed.

See attached Declaration of Condominium ("**Condo Declaration**"). A draft document of the private covenants is being submitted as part of this request to show that the Village will not be party to anything being proposed.

24. Location and approximate dimensions of any sites to be reserved or dedicated for parks, playgrounds, greenways, or other public uses.

No sites are to be reserved or dedicated as part of this request.

25. Location and approximate dimensions of any sites reserved for the private use of subdivision or condominium plat residents and the conditions and terms of all applicable deed restrictions applying to these sites.

The common areas for the condominium plat unit owners are depicted on the Condo Plat. The conditions and terms for their use are set forth in the Condo Declaration.

26. Location and approximate dimensions of any sites that are to be used for group developments or planned developments as defined in §§ 390-0821C and 390-0709 of Chapter 390, Zoning, respectively.

None.

27. **Plans showing the proposed locations for streets, walkways, drainageways, and public easements, including extensions for reasonable distance beyond the limits of the proposed subdivision or condominium plat when requested.**

    See Exhibit B

28. **After consultation with Village staff, proposed street tree type, location, and size.**

    Not appliable to this request.

29. **After consultation with Village staff, proposed sanitary sewer, water, and stormwater facilities type, location, and size. The submittal shall specifically address in a supplemental memo how the proposed sanitary sewer system maximizes the area served by gravity flow or otherwise optimizes gravity service.**

    The Condo Plat will make use of the existing village utilities available to them, as was reviewed and approved as part of the construction of the commercial building. No alterations are being proposed as part if the Condo Plat.

30. **Proposed building setback lines.**

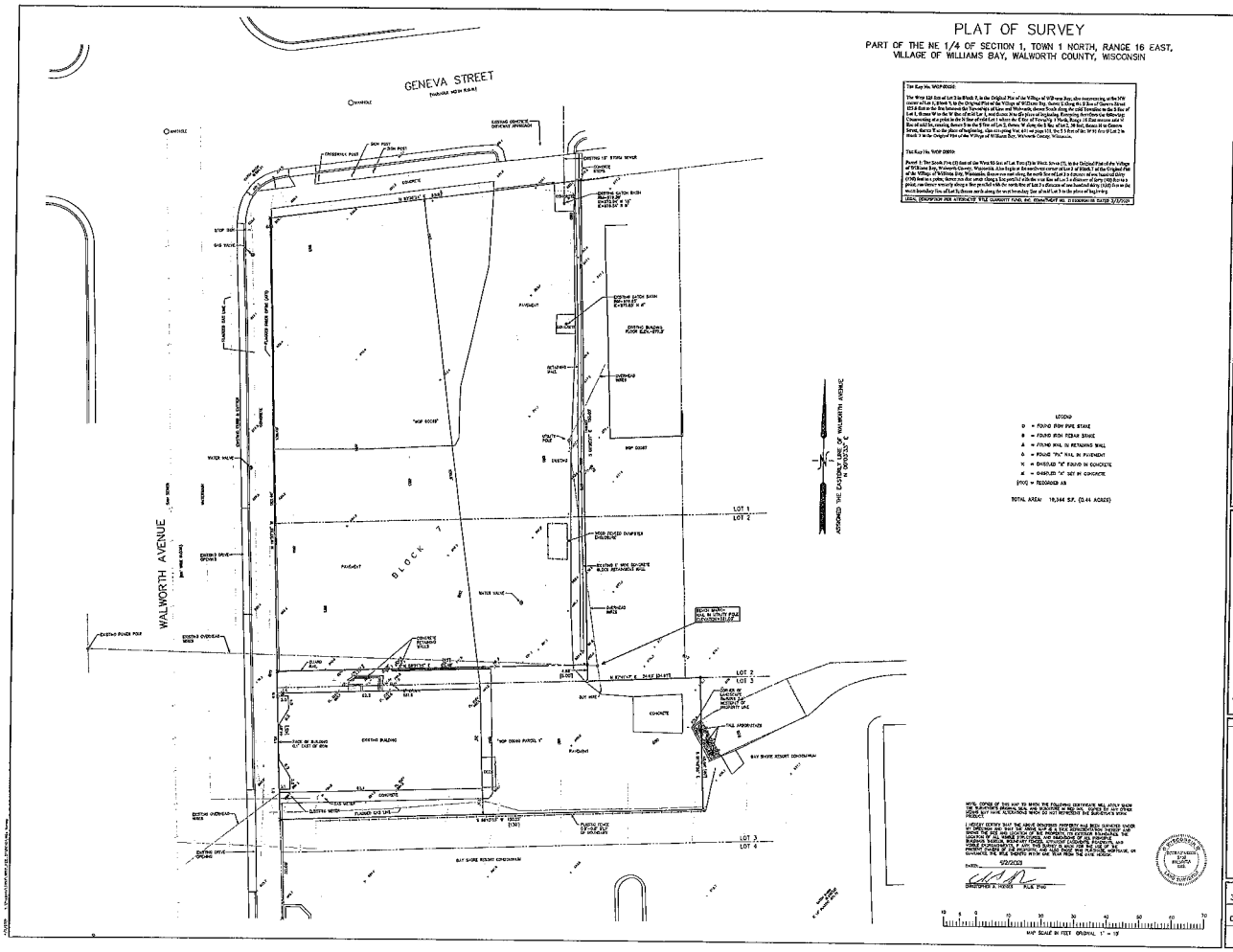
    Building setbacks have been reviewed and approved as part of the construction of the commercial building. No alterations are proposed as part of the Condo Plat.

The Condo Plat is for the purpose of creating six (6) separately conveyable commercial condominium units located within and appurtenant to a creating previously approved for and currently under construction building, located on an existing Property in the Village Center zoning district. The Condo Plat will not add undue stress to the utilities of the Village, rather it will improve a visually prominent location that has been left unused for the past twenty years by allowing the expansion of existing well-established local businesses and the introduction of new businesses to the area. For this reason, the Owner respectfully requests approval of the proposed Condo Plat.

EXHIBIT A

PLAT OF SURVEY

PART OF THE NE 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN



WORK ORDERED BY:
ONA WOODY
880 WEST MAIN STREET
LAKE GENEVA, WI 53147

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 BROADWAY COURT P.O. BOX 427
GENEVA, WISCONSIN 53147
OFFICE: (262) 723-3888 FAX: (262) 723-3889

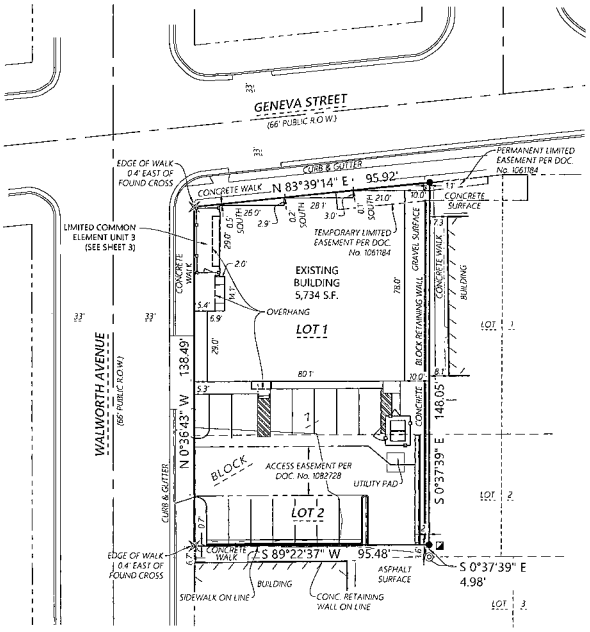
REVISIONS

PROJECT NO. 3052.KEG.21
DATE 04/02/2021
SHEET NO. 1 OF 1

EXHIBIT B

ONE GENEVA CONDOMINIUM

VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN



Scale: 1" = 30'

0 15 30 60

LEGEND

- Iron Rebar Set 3/4" x 24"(1.5 Lbs./Ft.)
- 1 1/2" Iron Pipe Found
- Cut Cross Found
- (XXX.XX) Record Information
- Existing Boundary Line
- Existing Easement Line
- Existing Right-of-Way
- Existing Adjacent Property
- Existing Centerline
- Existing Utility Pole
- Existing Guy Wire
- Existing Guardrail
- L.C.E. Limited Common Element

DISTANCE UNITS BASED ON THE UNITED STATES SURVEY FOOT

BEARINGS BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WALWORTH ZONE. THE EAST LINE OF WALWORTH AVENUE BEARING N 0°36'43" W

UNIT SUMMARY (ALL FLOORS COMBINED)

UNIT 1:	2,324 S.F.
UNIT 2:	2,044 S.F.
UNIT 3:	3,070 S.F.
L.C.E. UNIT 3:	1,047 S.F.
UNIT 4:	1,625 S.F.
UNIT 5:	1,721 S.F.
UNIT 6:	1,890 S.F.
L.C.E. UNIT 6:	291 S.F.
COMMON ELEMENT: (LOBBY)	2,713 S.F.
COMMON ELEMENT: (STAIR)	749 S.F.

LEGAL DESCRIPTION - DECLARED AREA

PARCEL 1:

A PART OF LOTS 1 AND 2, BLOCK 7, ORIGINAL PLAT OF THE VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

THE WEST 125 FEET OF LOT 2 IN BLOCK 7, IN THE ORIGINAL PLAT OF THE VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN.

ALSO BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 7 IN THE ORIGINAL PLAT OF THE VILLAGE OF WILLIAMS BAY; THENCE EAST ALONG THE SOUTH LINE OF GENEVA STREET 125.6 FEET TO THE LINE BETWEEN THE TOWNSHIPS OF LINN AND WALWORTH; THENCE SOUTH ALONG THE SAID TOWNLINE TO THE SOUTH LINE OF LOT 1; THENCE WEST TO THE WEST LINE OF SAID LOT 1; AND THENCE NORTH TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING: BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1 WHERE THE EAST LINE OF TOWNSHIP 1 NORTH, RANGE 16 EAST CROSSES SAID NORTH LINE OF SAID LOT, RUNNING THENCE SOUTH TO THE SOUTH LINE OF LOT 2; THENCE WEST ALONG THE SOUTH LINE OF LOT 2, 30 FEET; THENCE NORTH TO GENEVA STREET; THENCE EAST TO THE PLACE OF BEGINNING.

FURTHER EXCEPTING VOLUME 641 OF RECORDS ON PAGE 411, THE SOUTH 5 FEET OF THE WEST 95 FEET OF LOT 2 IN BLOCK 7 IN THE ORIGINAL PLAT OF THE VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN.

EASEMENTS AFFECTING SURVEYED PARCEL

1. PERMANENT LIMED EASEMENT TO THE WISCONSIN DEPARTMENT OF TRANSPORTATION, DATED MARCH 15, 2022 AND RECORDED MAY 4, 2022 AS DOCUMENT No. 1061184.
2. TERMS AND CONDITIONS OF EASEMENT AGREEMENT DATED JULY 12, 2023 AND RECORDED AUGUST 11, 2023 AS DOCUMENT No. 1082728.

NOTES

1. THE LEGAL DESCRIPTION OF RECORD AND EASEMENTS AFFECTING SURVEYED PARCEL AS CONTAINED WITHIN A COMMITMENT FOR TITLE INSURANCE PROVIDED TO THE SURVEYOR BY SOUTHEAST TITLE, LLC, AN AUTHORIZED AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY.

   COMMITMENT NUMBER: 524050690, EFFECTIVE DATE: JULY 12, 2024 AT 7:44 AM
2. SURVEYED PROPERTY SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS RECORDED AND UNRECORDED.
3. BUILDING SHOWN ON SURVEYED PARCEL WAS UNDER CONSTRUCTION AT TIME OF SURVEY. THE BUILDING WAS LOCATED AT IT'S BUILT FOUNDATION AS OF THE DATE OF FIELD WORK ON THIS SURVEY.
4. SURVEYED PARCEL WAS UNDER CONSTRUCTION AT TIME OF SURVEY. THE OVERHANGS, PATIO, WALKS, DRIVE AND PARKING SHOWN HEREON IS FROM PROPOSED PLANS PROVIDED TO SURVEYOR AND NOT YET CONSTRUCTED AS OF THE DATE OF THIS PLAT.
5. DECLARED AREA = 13,680 SQUARE FEET (0.314 ACRES).
6. THIS SURVEY IS A RETRACEMENT OF A PLAT OF SURVEY BY FARRIS, HANSEN & ASSOCIATES, INC. DATED APRIL 2, 2021.
7. SEE SHEETS 2 THROUGH 4 FOR DETAILED UNIT AND LIMITED COMMON ELEMENT LOCATIONS AND AREAS WITHIN THE EXISTING BUILDING.
8. AREAS NOT DESIGNATED AS EXISTING BUILDING (UNITS) OR LIMITED COMMON ELEMENTS ARE TO BE COMMON ELEMENT TO ALL UNITS.

State of Wisconsin } ss
County of Walworth }

I, Kristin J. Belongia, a Professional Land Surveyor, do hereby certify that this Condominium Plat is a correct representation of the condominium described (taken from plans furnished to me and actual field measurements) and the identification and location of each unit and the common elements can be determined from the plat.

Given under my hand and seal at Elkhorn, Wisconsin this 3rd day of February, 2025
last day of field work December 30th, 2024

WISCONSIN
KRISTIN J. BELONGIA
S-2943
ELKHORN
WIS.
LAND SURVEYOR

Kristin J Belongia

Batterman
engineers surveyors planners
W.O. Batterman, Inc.
285 E. Walworth Ave.
Delavan, WI 53115
608.365.4464 | www.mbattermon.com

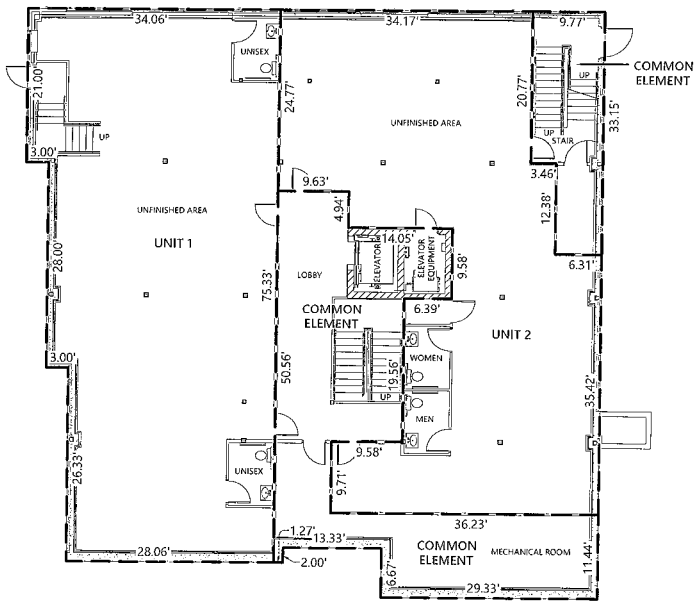
DECLARANT
DANCING DUDES, LLC
PO BOX 1342
WILLIAMS BAY, WI 53191

ORDER NO: 35333
FIELD DATE: JW
DRAWN BY: BMP, KSB
DATE: 01/31/2025

SHEET NO
1 OF 4

ONE GENEVA CONDOMINIUM

VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN



LOWER LEVEL FLOOR PLAN

NOTES:

BUILDING DIMENSIONS SHOWN HEREON ARE APPROXIMATE FROM THE PROPOSED BUILDING PLANS PROVIDED AS OF THE DATE OF THIS PLAT AND NOT YET CONSTRUCTED AS OF THE DATE OF THIS PLAT.

THE PHYSICAL BOUNDARIES OF ANY UNIT CONSTRUCTED OR RE-CONSTRUCTED IN SUBSTANTIAL CONFORMITY WITH THE CONDOMINIUM PLAT SHALL BE CONCLUSIVELY PRESUMED TO BE ITS BOUNDARIES.

ARCHITECTURAL PROJECTIONS OR FLOOR OVERHANGS APPURTENANT TO EACH UNIT ARE PRESUMED TO BE PART OF THE UNIT.

SQUARE FOOTAGES OF THE UNITS ARE APPROXIMATE WITHIN THE LIMITS SHOWN HEREON, BEING THE OUTSIDE OF THE EXTERIOR WALLS AND THE CENTERLINE OF THE INTERIOR COMMON PARTY WALLS.

UNIT SUMMARY (LOWER LEVEL FLOOR PLAN)

UNIT 1:	2,324 S.F.
UNIT 2:	2,044 S.F.
COMMON ELEMENT: (LOBBY)	1,095 S.F.
COMMON ELEMENT: (STAIR)	281 S.F.

LEGEND

Unit / L.C.E. Boundary

L.C.E. Limited Common Element

Scale: 1" = 10'

0 5 10 20

Batterman
engineers surveyors planners
P.O. BOX 1 | 1 MAIN STREET | DELAVAN, WI 53115
262.728.3444 | FAX 262.728.3455
608.365.4464 | www.PBsiteman.com

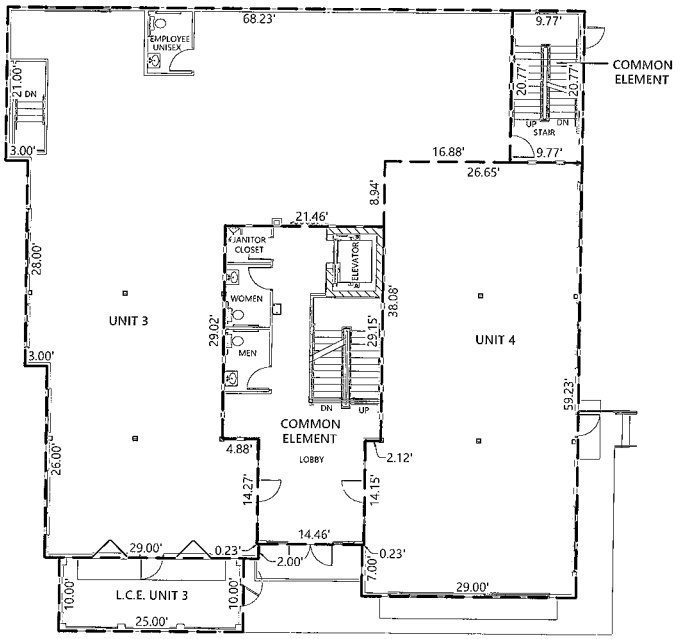
DECLARANT
DANCING DUDES, LLC
POB 1352
WILLIAMS BAY, WI 53191

ORDER NO: 35333
FIELD CREW: JMV
DRAWN BY: BMR / KJB
DATE: 01/19/2021

SHEET NO
2 OF 4

ONE GENEVA CONDOMINIUM

VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN



FIRST FLOOR PLAN

NOTES:

BUILDING DIMENSIONS SHOWN HEREON ARE APPROXIMATE FROM THE PROPOSED BUILDING PLANS PROVIDED AS OF THE DATE OF THIS PLAT AND NOT YET CONSTRUCTED AS OF THE DATE OF THIS PLAT.

THE PHYSICAL BOUNDARIES OF ANY UNIT CONSTRUCTED OR RE-CONSTRUCTED IN SUBSTANTIAL CONFORMITY WITH THE CONDOMINIUM PLAT SHALL BE CONCLUSIVELY PRESUMED TO BE ITS BOUNDARIES.

ARCHITECTURAL PROJECTIONS OR FLOOR OVERHANGS APPURTENANT TO EACH UNIT ARE PRESUMED TO BE PART OF THE UNIT.

SQUARE FOOTAGES OF THE UNITS ARE APPROXIMATE WITHIN THE LIMITS SHOWN HEREON, BEING THE OUTSIDE OF THE EXTERIOR WALLS AND THE CENTERLINE OF THE INTERIOR COMMON PARTY WALLS.

UNIT SUMMARY (FIRST FLOOR PLAN)

UNIT 3	3,070 S.F.
L.C.E. UNIT 3:	250 S.F.
UNIT 4	1,625 S.F.
COMMON ELEMENT: (LOBBY)	829 S.F.
COMMON ELEMENT: (STAIR)	203 S.F.

LEGEND

Unit / L.C.E. Boundary

L.C.E. Limited Common Element

Scale: 1" = 10'

0 5 10 20

Batterman
engineers surveyors planners
1677 Lake Shore Drive, Suite 100
Lake Geneva, WI 53147
262.348.5151 | www.battermanco.com

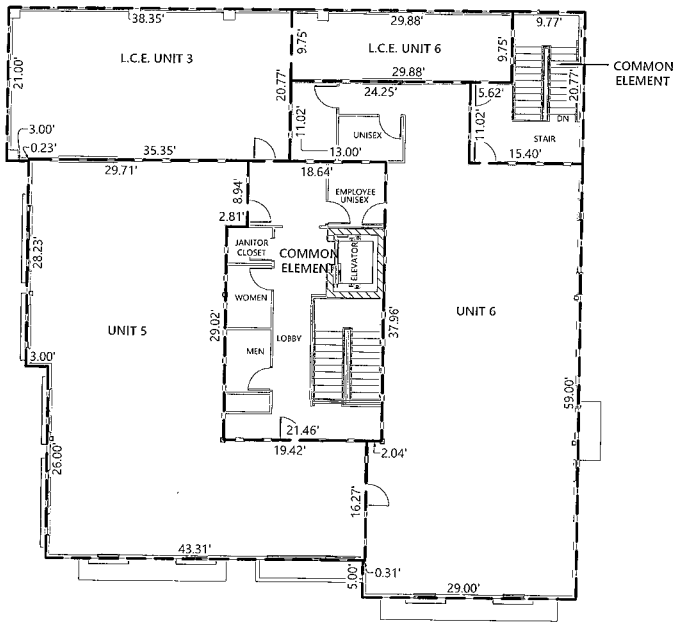
DECLARANT
DANCING DUDES, LLC
PO BOX 255
WILLIAMS BAY, WI 53191

ORDER NO: 35333
FIELD CREW: JMV
DRAWN BY: BMP / AJH
DATE: 01/31/2025

SHEET NO
3 OF 4

ONE GENEVA CONDOMINIUM

VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN



SECOND FLOOR PLAN

NOTES:

BUILDING DIMENSIONS SHOWN HEREON ARE APPROXIMATE FROM THE PROPOSED BUILDING PLANS PROVIDED AS OF THE DATE OF THIS PLAT AND NOT YET CONSTRUCTED AS OF THE DATE OF THIS PLAT.

THE PHYSICAL BOUNDARIES OF ANY UNIT CONSTRUCTED OR RE-CONSTRUCTED IN SUBSTANTIAL CONFORMITY WITH THE CONDOMINIUM PLAT SHALL BE CONCLUSIVELY PRESUMED TO BE ITS BOUNDARIES.

ARCHITECTURAL PROJECTIONS OR FLOOR OVERHANGS APPURTENANT TO EACH UNIT ARE PRESUMED TO BE PART OF THE UNIT.

SQUARE FOOTAGES OF THE UNITS ARE APPROXIMATE WITHIN THE LIMITS SHOWN HEREON, BEING THE OUTSIDE OF THE EXTERIOR WALLS AND THE CENTERLINE OF THE INTERIOR COMMON PARTY WALLS.

UNIT SUMMARY (SECOND FLOOR PLAN)

L.C.E. UNIT 3:	797 S.F.
UNIT 5:	1,721 S.F.
UNIT 6:	1,890 S.F.
L.C.E. UNIT 6:	291 S.F.
COMMON ELEMENT: (LOBBY)	789 S.F.
COMMON ELEMENT: (STAIR)	265 S.F.

LEGEND

Unit / L.C.E. Boundary

L.C.E. Limited Common Element

Scale: 1" = 10'

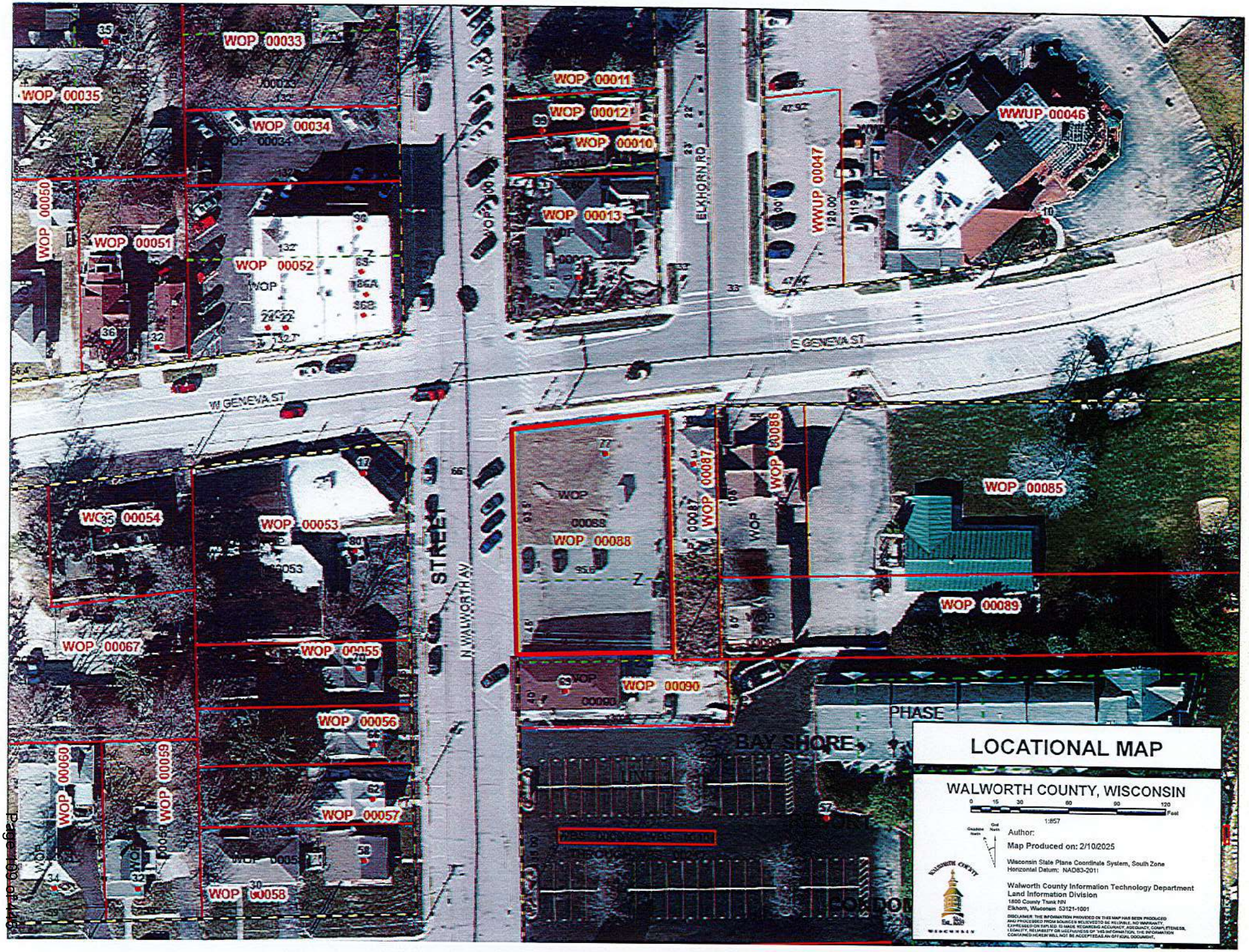
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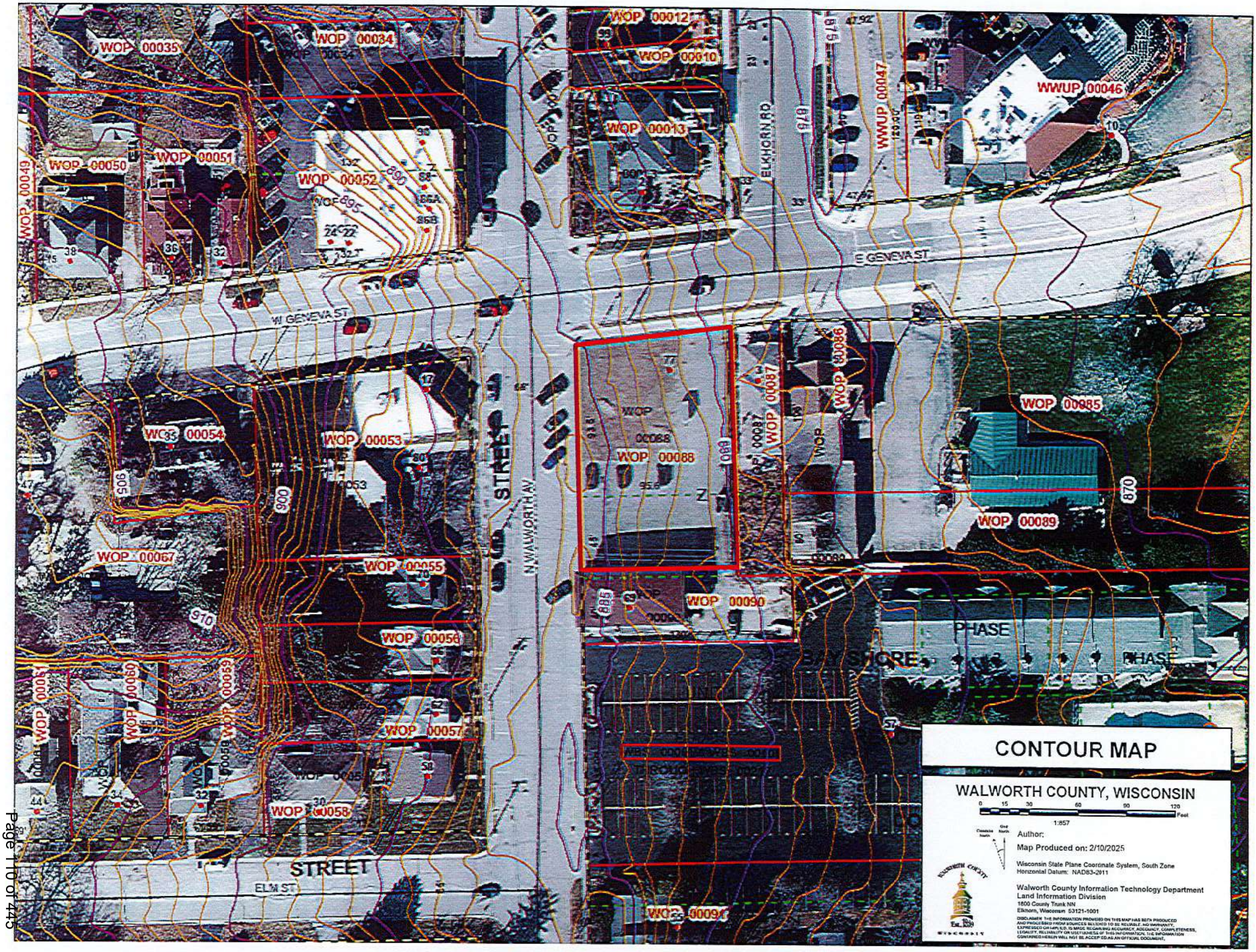
Batterman
engineers, surveyors, planners
INCORPORATED
2857 S. Jamon Dr. | Delavan, WI 53115
608.365.4464 | www.rrbatterman.com

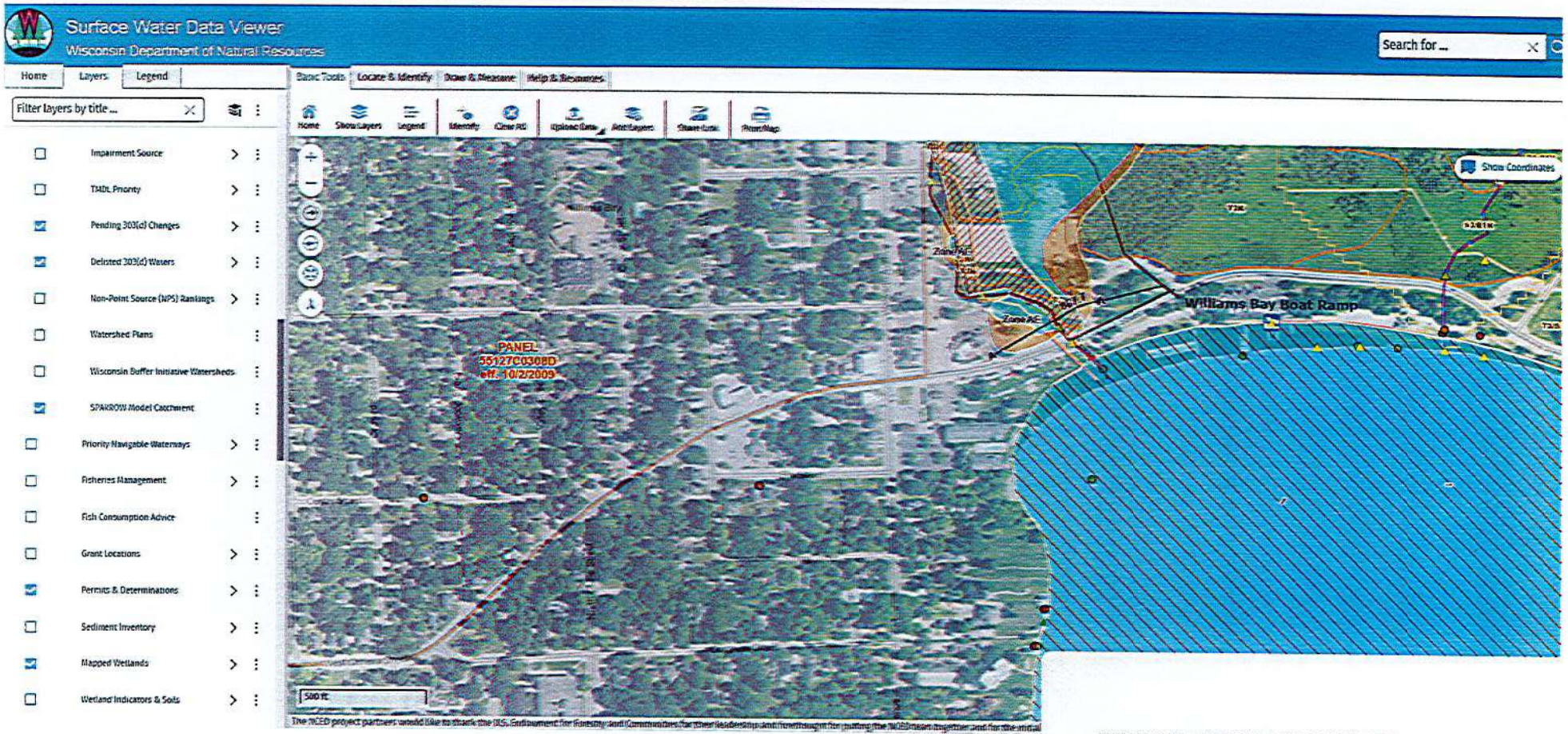
DEVELOPMENT
DANCING DUDES, LLC
PO BOX 1352
WILLIAMS BAY, WI 53191

ORDER NO: 35333
DRAWN BY: JMV
REVISED BY: RMR/ KLB
DATE: 6/23/2025

SHEET NO
4 OF 4


WOP 00033
WOP 00035
WOP 00034
WOP 00050
WOP 00051
WOP 00052
WOP 00011
WOP 00012
WOP 00010
WOP 00013
WWUP 00046
WWUP 00047
ELKHORN RD
S GENEVA ST
W GENEVA ST
N WALWORTH AV
WOP 00054
WOP 00053
WOP 00086
WOP 00087
WOP 00088
WOP 00085
WOP 00089
WOP 00067
WOP 00055
WOP 00090
WOP 00056
WOP 00060
WOP 00059
WOP 00057
WOP 00058
PHASE
BAY SHORE
LOCATIONAL MAP
WALWORTH COUNTY, WISCONSIN
0 15 30 60 90 120 Feet
1:857
Author:
Map Produced on: 2/10/2025
Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD83-2011
Walworth County Information Technology Department
Land Information Division
1800 County Trunk NN
Elkhorn, Wisconsin 53121-1001
DISCLAIMER: THE INFORMATION PROVIDED ON THIS MAP HAS BEEN PRODUCED AND PROCESSED FROM SOURCES BELIEVED TO BE RELIABLE. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE REGARDING ACCURACY, ADEQUACY, COMPLETENESS, LEGALITY, RELIABILITY OR USEFULNESS OF THIS INFORMATION. THE INFORMATION CONTAINED HEREIN WILL NOT BE ACCEPTED AS AN OFFICIAL DOCUMENT.

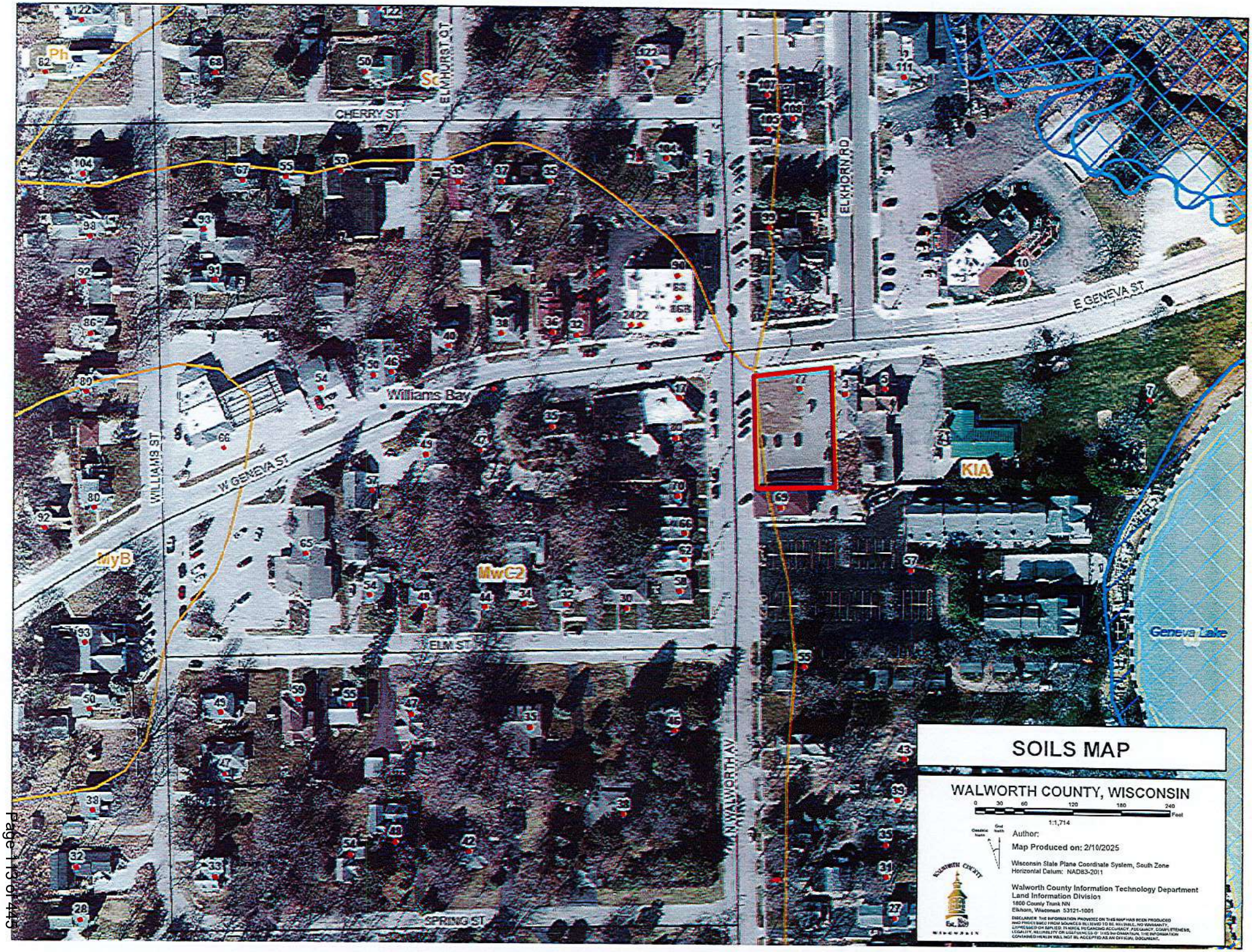

CONTOUR MAP
WALWORTH COUNTY, WISCONSIN
0 15 30 60 90 120 Feet
1:857
Author:
Map Produced on: 2/10/2025
Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD83-2011
Walworth County Information Technology Department
Land Information Division
1800 County Trunk NN
Elkhorn, Wisconsin 53121-1001
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W GENEVA ST
E GENEVA ST
N WALWORTH AV
ELKHORN RD
STREET
ELM ST
PHASE
PHASE
WOP 00035
WOP 00034
WOP 00012
WOP 00010
WWUP 00046
WOP 00049
WOP 00050
WOP 00051
WOP 00052
WOP 00013
WWUP 00047
WOP 00054
WOP 00053
WOP 00086
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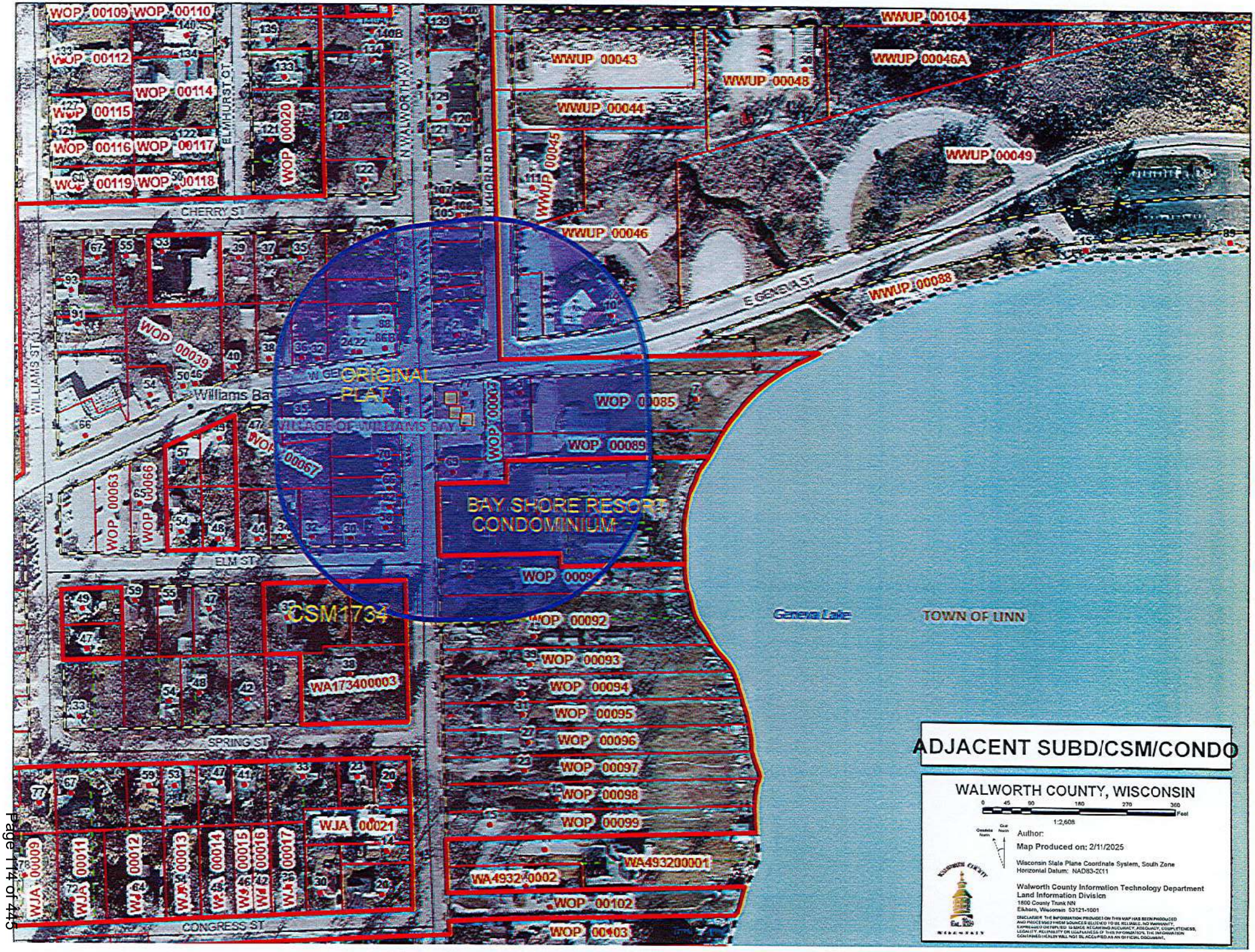


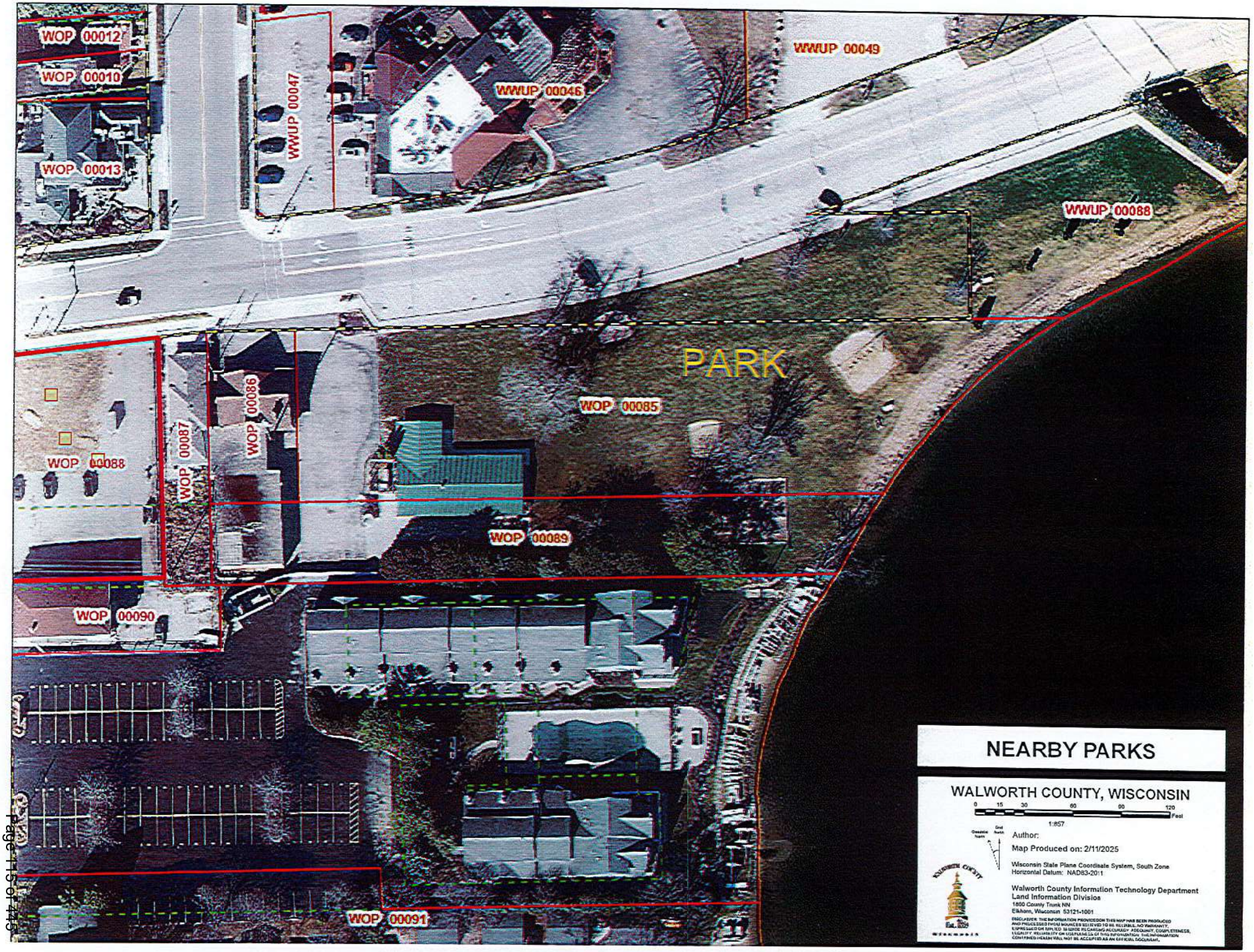
WI DNR SURFACE WATER DATA MAP

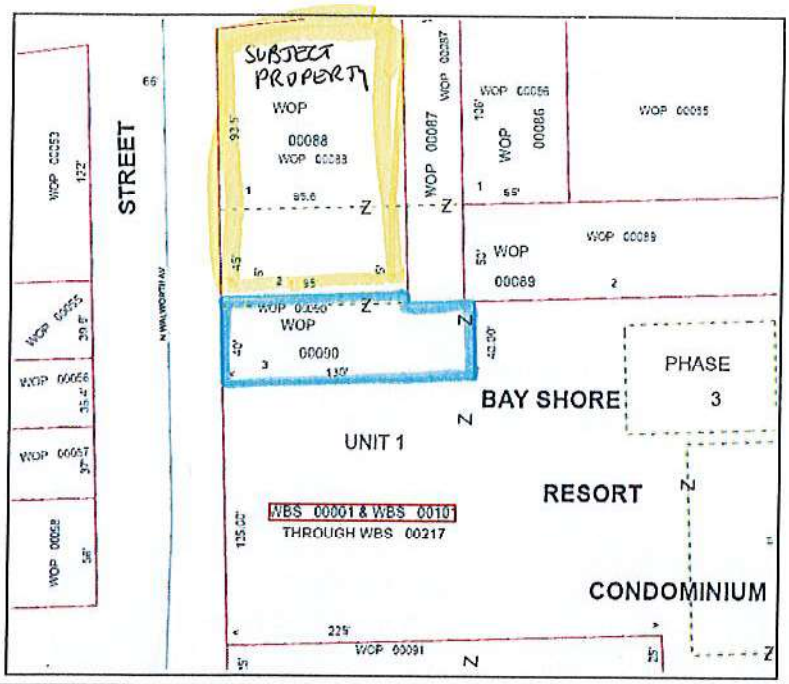


100-YEAR FLOODPLAIN & OVERLAY MAP


CHERRY ST
ELMHURST CT
ELKHORN RD
E GENEVA ST
Williams Bay
WILLIAMS ST
W GENEVA ST
ELM ST
SPRING ST
N WALWORTH AV
KIA
Geneva Lake
MyB
MwC2
SOILS MAP
WALWORTH COUNTY, WISCONSIN
0 30 60 120 180 240 Feet
1:1,714
Author:
Map Produced on: 2/10/2025
Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD83-2011
Walworth County Information Technology Department
Land Information Division
1800 County Trunk NN
Elkhorn, Wisconsin 53121-1001
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WOP 00109
WOP 00110
WOP 00112
WOP 00114
WOP 00115
WOP 00116
WOP 00117
WOP 00118
WOP 00119
WOP 00020
WWUP 00104
WWUP 00046A
WWUP 00043
WWUP 00048
WWUP 00044
WWUP 00049
WWUP 00045
WWUP 00046
WWUP 00088
ELMHURST CT
N WALWORTH AV
ELKHORN RD
CHERRY ST
E GENEVA ST
WILLIAMS ST
WOP 00039
ORIGINAL PLAT
VILLAGE OF WILLIAMS BAY
WOP 00085
WOP 00089
WOP 00057
WOP 00063
WOP 00066
BAY SHORE RESORT CONDOMINIUM
ELM ST
CSM1734
WA173400003
WOP 00092
WOP 00093
WOP 00094
WOP 00095
WOP 00096
WOP 00097
WOP 00098
WOP 00099
WA493200001
WA493200002
WOP 00102
WOP 00103
SPRING ST
CONGRESS ST
WJA 00021
WJA 00009
WJA 00011
WJA 00012
WJA 00013
WJA 00014
WJA 00015
WJA 00016
WJA 00017
Geneva Lake
TOWN OF LINN
ADJACENT SUBD/CSM/CONDO
WALWORTH COUNTY, WISCONSIN
0 45 90 180 270 360
Feet
1:2,608
Author:
Map Produced on: 2/11/2025
Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD83-2011
Walworth County Information Technology Department
Land Information Division
1800 County Trunk NN
Elkhorn, Wisconsin 53121-1001


WOP 00012
WOP 00010
WOP 00013
WWUP 00047
WWUP 00046
WWUP 00049
WWUP 00088
PARK
WOP 00085
WOP 00086
WOP 00087
WOP 00088
WOP 00089
WOP 00090
WOP 00091
NEARBY PARKS
WALWORTH COUNTY, WISCONSIN
0 15 30 60 90 120
Feet
1:857
Author:
Map Produced on: 2/11/2025
Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD83-2011
Walworth County Information Technology Department
Land Information Division
1800 County Trunk NN
Elkhorn, Wisconsin 53121-1001



Walworth Cou
Land Information

ADJACENT PROPERTY OWNERS

Property Details

Municipality: VILLAGE OF WILLIAMS BAY
Parcel Number: WOP 00090
School District: 6482-WILLIAMS BAY SCHOC
Zoning District:

Owner Information

Owner Name: DANCING DUDES LLC
Owner Name 2:
Mailing Address: PO BOX 1352

WILLIAMS BAY WI, 53191

2024 Valuation Information

Land:	$37,500.00
Improvements:	$435,200.00
Total:	$472,700.00
Acres:	0.1190
Fair Market Value:	$656,400.00
Assessment Ratio:	0.7201260140
Mill Rate:	0.0120998600

Tax Information

First Dollar Credit:	$40.98	School Credit:	$738.37
Special Assessment:	$0.00	Lottery Credit:	$0.00
Delinquent Utility Charge:	$0.00	Special Charges:	$0.00
Managed Forest Land Taxes:	$0.00	Private Forest Crop Taxes:	$0.00
Total Billed:	$5,678.62	Woodland Tax Law Taxes:	$0.00
Net Tax	$5,678.62		

Tax Jurisdictions

GATEWAY TECHNICAL $368.27
WALWORTH COUNTY $1510.42
VILLAGE OF WILLIAMS BAY $1623.31
WILLIAMS BAY SCHOOL DISTRICT $2217.60
WAL CTY METRO SEWER $0.00

Elected Officials / Voting Districts

Supervisory District:	Joanne Laufenberg (D7)
State Representative:	Tyler August (R) (Wisconsin's 32nd Assembly District)
State Senator:	Stephen Nass (R) (Wisconsin's 11th Senate District)
US Representative:	Bryan Steil (R) (Wisconsin's 1st District)
US Senator:	Ron Johnson (R), Tammy Baldwin (D)

Special Assessments / Charges

Soil Classification

Soil Type	Soil Name	Acres
KIA	KENDALL SILT LOAM, 1 TO 3 PERCENT SLOPES	0.1139
MwC2	MIAMI LOAM, 6 TO 12 PERCENT SLOPES, ERODED	0.0164

Property Address

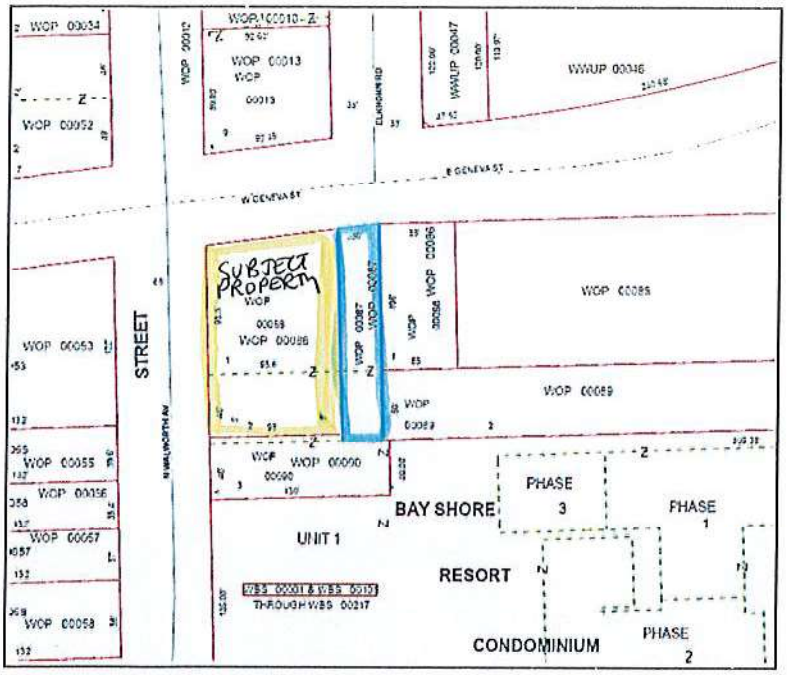
69 N WALWORTH AV WILLIAMS BAY

Legal Description

S 5' OF W 95' LOT 2 BLK 7 & W 130' OF N 40' LOT 3 BLK 7 ORIGINAL PLAT VILLAGE OF WILLIAMS BAY

Disclaimer

The information provided in this property information page is not official information. All official tax information is recorded in the Walworth County Treasurer's Office. To verify tax payment/payoff status, contact the Walworth County Treasurer's Office at 262-741-4251.



Walworth County, WI
Land Information Division

Property Details

Municipality: VILLAGE OF WILLIAMS BAY
Parcel Number: WOP 00087
School District: 6482-WILLIAMS BAY SCHOOL DISTR
Zoning District:

Owner Information

Owner Name: STEPHEN J PANZARELLA
Owner Name 2: JACQUELIN A PANZARELLA
Mailing Address: 1 WALNUT LN

SOUTH BARRINGTON IL, 600100000

2024 Valuation Information

Land:	$34,500.00
Improvements:	$166,500.00
Total:	$201,000.00
Acres:	0.0980
Fair Market Value:	$279,100.00
Assessment Ratio:	0.7201260140
Mill Rate:	0.0120998600

Tax Information

First Dollar Credit:	$40.98	School Credit:	$313.97
Special Assessment:	$0.00	Lottery Credit:	$0.00
Delinquent Utility Charge:	$0.00	Special Charges:	$0.00
Managed Forest Land Taxes:	$0.00	Private Forest Crop Taxes:	$0.00
Total Billed:	$2,391.10	Woodland Tax Law Taxes:	$0.00
Net Tax	$2,391.10		

Tax Jurisdictions

GATEWAY TECHNICAL $156.60
WALWORTH COUNTY $642.26
VILLAGE OF WILLIAMS BAY $690.26
WILLIAMS BAY SCHOOL DISTRICT $942.96
WAL CTY METRO SEWER $0.00

Elected Officials / Voting Districts

Supervisory District:	Joanne Laufenberg (D7)
State Representative:	Tyler August (R) (Wisconsin's 32nd Assembly District)
State Senator:	Stephen Nass (R) (Wisconsin's 11th Senate District)
US Representative:	Bryan Steil (R) (Wisconsin's 1st District)
US Senator:	Ron Johnson (R), Tammy Baldwin (D)

Special Assessments / Charges

Soil Classification

Soil Type	Soil Name	Acres
KIA	KENDALL SILT LOAM, 1 TO 3 PERCENT SLOPES	0.1048

Property Address

3 E GENEVA ST WILLIAMS BAY

Legal Description

E 30' OF W 125.6' LOT 1 BLK 7 & E 30' OF W 125' LOT 2 BLK 7 ORIGINAL PLAT VILLAGE OF WILLIAMS BAY

Disclaimer

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AREA USES MAP

Document No.

DECLARATION OF CONDOMINIUM

This document was drafted by and should be returned after recording to:

Atty. Christina M. Green
Sweet & Maier, S.C.
114 N. Church Street
Elkhorn, Wisconsin 53121

WOP 00088
Parcel Numbers

DECLARATION OF CONDOMINIUM

THIS DECLARATION OF CONDOMINIUM (this "Declaration"), is made this _____ day of _____, 2025, by Dancing Dudes, L.L.C. (the "Declarant").

ARTICLE I

DECLARATION

Declarant hereby declares that it is the sole owner of the Land (as defined in Section 2.02), together with all improvements located thereon and all easements, rights, and appurtenances pertaining thereto (the "Property"), and further declares that the Property is hereby submitted to the condominium form of ownership as provided in Wis. Stat. ch. 703 (the "Condominium Ownership Act").

ARTICLE II

NAME; DESCRIPTION OF PROPERTY

2.01. Name. The name of the condominium created by this Declaration (the "Condominium") is "One Geneva Condominium".

2.02. Legal Description. The land comprising the Property (the "Land") is located in the Village of Williams Bay (the "Village"), County of Walworth (the "County"), State of Wisconsin, and is legally described on Exhibit A attached hereto and made a part hereof.

2.03. Address. The address of the Condominium is 77 N. Walworth Avenue, Williams Bay, Wisconsin 53191.

ARTICLE III

DESCRIPTION OF UNITS

3.01. Identification of Units. The Condominium shall initially consist of six (6) units (individually a "Unit" and collectively the "Units") located in the building (the "Building") identified on the condominium plat attached hereto as Exhibit B and made a part hereof (the "Condominium Plat"), together with the Common Elements as described in Article IV, whether constructed or not yet constructed. The Condominium Plat shows floor plans for each Unit showing the layout, boundaries, and dimensions of each Unit to the extent required under Wis. Stat. § 703.365(4), the provisions of which shall apply to the Condominium. The Units shall be identified as Units 1 through 6, inclusive, as numbered on the Condominium Plat. Each owner of a Unit is referred to as a "Unit Owner." When a Unit has been sold under a land contract, the purchaser (and not the vendor) shall be the Unit Owner.

3.02. Boundaries of Units. The boundaries of each Unit shall be as follows:

(a) Upper Boundary. The upper boundary of the Unit shall be the lower surface of the ceiling of the Unit, extended to an intersection with the perimetrical boundaries.

(b) Lower Boundary. The lower boundary of the Unit shall be the upper surface of the unfinished floor of the Unit, extended to an intersection with the perimetrical boundaries.

(c) Perimetrical Boundary. The perimetrical boundaries of the Unit shall be vertical planes of the inside surface of the studs supporting the interior walls, in either case extending to intersections with each other and with the upper and lower boundaries.

It is intended that the surface of each plane described above (be it drywall, tile, wallpaper, paneling, carpeting, hardwood or synthetic planks, or otherwise covered) is included as part of each defined Unit.

3.03. Additional Items Included as Part of Unit. Each Unit shall also include each of the following items that serve the Unit exclusively, whether or not located within the boundaries described in Section 3.02:

(a) Interior (but not exterior) windows and doors (including all opening, closing, and locking mechanisms and all hardware).

(b) Interior lights and light fixtures.

(c) Cabinets and countertops.

(d) Floor, wall, baseboard, or ceiling electrical outlets and switches and the junction boxes serving them.

(e) Telephone, fax, cable television, computer, internet, stereo, or other sound systems, if any, including outlets, switches, hardware, and other appurtenances serving them.

(f) Plumbing fixtures, hot water heaters, fire sprinklers, if any, water softeners, if any, and the piping, valves, and other connecting and controlling mechanisms and devices lying between the fixture and water or sewage lines serving more than one (1) Unit.

(g) The heating, ventilating, and air conditioning system, including the furnaces, air conditioning equipment, the control mechanisms, all vents from the Unit to the exterior of the Building, including vents for furnaces, clothes dryer, range hood, all other exhaust fans, and such other vents appurtenant to each Unit, and condensers and all connections thereto serving each Unit.

Specifically not included as part of a Unit are those structural components of the Building and any portion of the plumbing, electrical, or mechanical systems of the Building serving more than one (1) Unit or another Unit, even if located within the Unit. Any structural components and all plumbing, electrical, mechanical, and public or private utility lines running through a Unit that serve more than one Unit or another Unit are Common Elements.

ARTICLE IV

COMMON ELEMENTS; LIMITED COMMON ELEMENTS

4.01. Common Elements. The common elements (the "Common Elements") are all of the Condominium except for the Units. The Common Elements include, without limitation, the following:

(a) The Land;

(b) The parking lot, driveway and pedestrian walkways situated on the Land;

(c) The foundations, columns, pilasters, girders, beams, supports, and main walls (which shall include as exterior walls and surfaces), structural walls, roof trusses, and roofs;

(d) That part of the fire sprinkler system, if any, and its associated piping and operating mechanisms serving more than one Unit;

(e) The stairwells, lobbies, lobby bathrooms, elevator, elevator equipment closet, janitor closet and mechanical room identified on the Condominium Plat as "Common Element";

(f) The exterior windows and doors to the Building;

(g) Any other portion of the improvements to the Land that is not part of a Unit as described above; and

(h) Mailbox islands, if any.

4.02. Limited Common Elements. Certain Common Elements as described in this Section shall be reserved for the exclusive use of the Unit Owners of one or more but less than all Units. Such Common Elements shall be referred to collectively as "Limited Common Elements." The following Common Elements shall be reserved for the exclusive use of one or more Unit Owners as described herein: the balconies, patios and decks appurtenant to certain Units, identified on the Condominium Plat as "L.C.E." for each such Unit.

4.03. Conflict Between Unit Boundaries; Common Element Boundaries.

(a) If any portion of the Common Elements shall encroach on any Unit, or if any Unit shall encroach on any other Unit or on any portion of the Common Elements as a result of the duly authorized construction, reconstruction, or repair of the Building, or as a result of settling or shifting of the Building, then the existing physical boundaries of such Units or Common Elements shall be conclusively presumed to be the boundaries of such Units or Common Elements, regardless of the variations between the physical boundaries described in Sections 3.02 and 3.03

or elsewhere in this Declaration or shown on the Condominium Plat and the existing physical boundaries of any such Units or Common Elements.

(b) If any portion of the Common Elements shall encroach on any Unit, or if any Unit shall encroach on any other Unit or on any portion of the Common Elements as a result of the duly authorized construction, reconstruction, or repair of the Building, or as a result of settling or shifting of the Building, then a valid easement for the encroachment and for its maintenance shall exist so long as such Building stands; provided, however, that if any such encroachment or easement materially impairs any Unit Owner's enjoyment of the Unit owned by such Unit Owner or of the Common Elements in the judgment of the Board of Directors of the Association (as defined below), such encroachment shall be removed or just compensation shall be provided to each injured Unit Owner within ninety (90) days after the discovery of the encroachment.

(c) Following any change in the location of the boundaries of the Units under this Section 4.03, the square footages of all affected Units or Common Elements shall continue to be determined by the square footages, if any, shown on the Condominium Plat for all purposes under this Declaration.

ARTICLE V

PERCENTAGE INTERESTS; VOTING

5.01. Percentage Interests. The undivided percentage interest in the Common Elements (the "Percentage Interest") appurtenant to each Unit shall be a percentage equal to one divided by the total number of Units. Initially, each Unit's Percentage shall be as provided on Exhibit C attached hereto and made a part hereof

5.02. Conveyance, Lease, or Encumbrance of Percentage Interest. Any deed, mortgage, or other instrument purporting to convey, encumber, or lease any Unit shall be deemed to include the Unit Owner's Percentage Interest in the Common Elements and in the insurance proceeds or condemnation awards even though such interest is not expressly described or referred to therein.

5.03. Voting. Each Unit shall have one (1) vote appurtenant to such Unit at meetings of the Association (as defined in Article VII).

5.04. Multiple Owners. If there are multiple owners of any Unit, their votes shall be counted in the manner provided in the Bylaws.

5.05. Limitations on Voting Rights. No Unit Owner shall be entitled to vote on any matter submitted to a vote of the Unit Owners until the Unit Owner's name and current mailing address, and the name and address of the Mortgagee of the Unit, if any, have been furnished to the

secretary of the Association. The Bylaws may contain a provision prohibiting any Unit Owner from voting on any matter submitted to a vote of the Unit Owners if the Association has recorded a statement of condominium lien on the Unit and the amount necessary to release the lien has not been paid at the time of the voting.

ARTICLE VI

[Reserved]

ARTICLE VII

CONDOMINIUM ASSOCIATION

7.01. General. Following the conveyance of the first Unit to any person other than Declarant, all Unit Owners shall be entitled and required to be a member of an association of Unit Owners known as "One Geneva Condominium Owners' Association, Inc." (the "Association"), which shall be responsible for carrying out the purposes of this Declaration, including exclusive management and control of the Common Elements and facilities of the Condominium, which may include the appointment and delegation of duties and responsibilities hereunder to a committee or subcommittee commissioned by the Association for that purpose. The Association shall be incorporated as a nonprofit corporation under the laws of the State of Wisconsin.

The powers and duties of the Association shall include those set forth in the Association's articles of incorporation (the "Articles") and bylaws (the "Bylaws"), Wis. Stat. ch. 703 (the "Condominium Ownership Act"), this Declaration, and Wis. Stat. ch. 181 (the "Wisconsin Nonstock Corporation Law"). All Unit Owners, tenants of Units, and all other persons and entities that in any manner use the Property or any part thereof shall abide by and be subject to all provisions of all rules and regulations of the Association (collectively, the "Rules and Regulations"), this Declaration, the Articles, and the Bylaws. The Association shall have the exclusive right to promulgate, and to delegate the right to promulgate, the Rules and Regulations from time to time and shall distribute to each Unit Owner the updated version of such Rules and Regulations upon any amendment or modification to the Rules and Regulations. Any new rule or regulation or any revision to an existing rule and regulation shall become effective immediately upon distribution to the Unit Owners.

7.02. Declarant Control. Notwithstanding anything contained in this Declaration to the contrary, Declarant shall totally govern the affairs of the Condominium and pay all expenses thereof until a Unit has been sold to any person other than Declarant. The Declarant may exercise any rights granted to, or perform any obligations imposed on, Declarant under this Declaration through its duly authorized agent. After a Unit has been sold to any person other than Declarant, except as provided in Section 7.03, Declarant shall have the right to appoint and remove the

officers of the Association and to exercise any and all powers and responsibilities assigned to the Association and its officers by the Articles, the Bylaws, the Condominium Ownership Act, this Declaration, and the Wisconsin Nonstock Corporation Law from the date the first Unit of this Condominium is conveyed by Declarant to any person other than Declarant, until the earliest of: (a) three (3) years from such date; or (b) thirty (30) days after the conveyance of seventy-five percent (75%) of the Percentage Interest to purchasers; or (c) thirty (30) days after Declarant's election to waive its right of control.

7.03. Board of Directors. The affairs of the Association shall be governed by a Board of Directors. Within thirty (30) days after the conveyance of fifty percent (50%) of the Common Element interest of the Condominium to purchasers, the Association shall hold a meeting, and the Unit Owners other than Declarant shall elect at least thirty-three and one-third percent (33 1/3%) of the directors on the Board of Directors. For purposes of calculating the percentages set forth in Section 7.02 and this Section 7.03, the percentage of Common Element interest conveyed shall be calculated by dividing the number of Units conveyed by six (6).

7.04. Maintenance and Repairs.

(a) By Association. The Association shall be responsible for the management and control of the Common Elements and Limited Common Elements, except the patio, deck and balcony flooring, whether wood, tile, laminate, cement or otherwise (the "L.C.E. Flooring"), and shall maintain the same in good, clean, and attractive order and repair, and shall have an easement over the entire Condominium for the purpose of carrying out these responsibilities. In addition, the Association shall be responsible for snow plowing all sidewalks, driveways and parking areas, as well as the maintenance, repair, and replacement of all outdoor amenities, including lawns, landscaping, sidewalks, driveways, and parking areas. The Association shall be responsible for repairing and replacing when necessary any Common Elements and Limited Common Elements (other than the L.C.E. Flooring).

(b) By Unit Owner. Each Unit Owner shall be responsible for the maintenance, repair, and replacement of all other improvements constructed within the Unit (including the electrical, heating, and air conditioning systems serving such Unit, and including any ducts, vents, wires, cables, or conduits designed or used in connection with such electrical, heating, or air conditioning systems), and for the maintenance, repair and replacement of any L.C.E. Flooring associated with the Unit, except to the extent any repair cost is paid by the Association's insurance policy described in Section 9.01.

Each Unit and the L.C.E. Flooring shall at all times be kept in good condition and repair. If any Unit or portion of a Unit, or any L.C.E. Flooring, for which a Unit Owner is responsible falls into disrepair so as to create a dangerous, unsafe, unsightly, or unattractive condition, or a condition that results in damage to the Common Elements, the Association, upon fifteen (15) days' prior written notice to the Unit Owners of such Unit, shall have the right to correct such condition or to restore the Unit and/or L.C.E. Flooring to its condition existing before the disrepair, or the

damage or destruction if such was the cause of the disrepair, and to enter into such Unit for the purpose of doing so, and the Unit Owners of such Unit shall promptly reimburse the Association for the cost thereof. All amounts due for such work shall be paid within ten (10) days after receipt of written demand therefor, or the amounts may, at the option of the Association, be levied against the Unit as a Special Assessment under Section 7.07.

(c) Damage Caused by Unit Owners. To the extent (i) any cleaning, maintenance, repair, or replacement of all or any part of any Common Elements or the Unit is required as a result of the negligent, reckless, or intentional act or omission of any Unit Owner, tenant, or occupant of a Unit, or (ii) any cleaning, maintenance, repair, replacement, or restoration of all or any part of any Common Element or the Unit is required as a result of an alteration to a Unit by any Unit Owner, tenant, or occupant of a Unit, or the removal of any such alteration (regardless of whether the alteration was approved by the Association or any committee thereof), or (iii) the Association must restore the Common Elements or the Unit following any alteration of a Common Element or Limited Common Element required by this Declaration, or the removal of any such alteration, the Unit Owner that committed the act or omission or that caused the alteration, or the Unit Owners of the Unit occupied by such tenant or occupant or responsible for such guest, contractor, agent, or invitee, shall pay the cost of such cleaning, maintenance, repair, replacement, and restoration.

7.05. Common Expenses. Any and all expenses incurred by the Association in connection with the management, maintenance, repair, and replacement of the Condominium, maintenance of the Common Elements and other areas described in Section 7.04, and administration of the Association shall be deemed to be common expenses (the "Common Expenses"), including, without limitation, expenses incurred for landscaping and lawn care; snow shoveling and plowing; improvements to the Common Elements; common grounds security lighting; municipal utility services provided to the Common Elements; trash collection; and maintenance and management salaries and wages.

7.06. General Assessments. The Association shall levy monthly general assessments (the "General Assessments") against the Unit Owners for the purpose of maintaining a fund from which Common Expenses may be paid. The General Assessments against the Unit Owners shall be assessed in proportion to their Percentage Interests. General Assessments shall be due in advance on the first day of each month, or in such other manner as the Association may set forth in the Bylaws. Any General Assessment not paid when due shall bear interest until paid, as set forth in the Bylaws and, together with interest, collection costs, and reasonable attorney fees, shall constitute a lien on the Unit on which it is assessed if a statement of condominium lien is filed within two (2) years after the assessment becomes due as provided in the Condominium Ownership Act.

Notwithstanding the foregoing, Units not yet sold by Declarant shall not be subject to General Assessments. If, however, during the period of Declarant control the General Assessments against any Unit not owned by Declarant would exceed the amount set forth in the budget per Unit (excluding any portion of General Assessments to fund reserves), Declarant shall

either (a) record a document to cause its Units to be subject to General Assessments, or (b) pay to the Association the amount necessary to cause the General Assessments against the Units not owned by Declarant to be reduced to the amount set forth in the budget per Unit (excluding any portion of General Assessments used to fund reserves). Furthermore, if the Association has established a statutory reserve account, payment of any reserve fund assessments against any Unit owned by Declarant may be deferred until the first conveyance of such Unit.

7.07. Special Assessments. The Association may, whenever necessary or appropriate, levy special assessments (the "Special Assessments") against the Unit Owners, or any of them, for deficiencies in the case of destruction or condemnation as set forth in Section 10.05 and Section 11.05; for defraying the cost of improvements to the Common Elements; for the collection of monies owed to the Association under any provision of this Declaration, including, without limitation, Section 7.04 and Article XIV, or for any other purpose for which the Association may determine a Special Assessment is necessary or appropriate for the improvement or benefit of the Condominium. Special Assessments shall be paid at such time and in such manner as the Association may determine. Any Special Assessment or installment not paid when due shall bear interest until paid, as set forth in the Bylaws and, together with the interest, collection costs, and reasonable attorney fees, shall constitute a lien on the Unit on which it is assessed if a statement of condominium lien is filed within two (2) years after the Special Assessment becomes due as provided in the Condominium Ownership Act.

7.08. Common Surpluses. If the surpluses of the Association (the "Common Surpluses") should be accumulated, other than surpluses in any construction fund as described in Section 10.06 and Section 11.06, such Common Surpluses may be credited against the Unit Owners' General Assessments in proportion to their respective Percentage Interests or may be used for any other purpose as the Association may determine.

7.09. Certificate of Status. The Association shall, upon the written request of an owner, purchaser, or Mortgagee of a Unit (as defined below), issue a certificate of status of lien. Any such party may conclusively rely on the information set forth in such certificate.

7.10. Management Services. The Association shall have the right to enter into a management contract with a manager selected by the Association (the "Manager") under which services may be provided to the Unit Owners to create a community environment for the entire Condominium community. Such services may include, without limitation, the provision of security and cleaning services. Certain of such services may be available only on a fee-for-service basis by agreement between the Manager and individual Unit Owners. All amounts payable by the Association to the Manager under the management contract shall be chargeable to the Owners as a Common Expense. The management contract shall be subject to termination by the Association under Wis. Stat. § 703.35.

ARTICLE VIII

ALTERATIONS AND USE RESTRICTIONS

8.01. Unit Alterations.

(a) A Unit Owner may make improvements and alterations within its Unit; provided, however, that such improvements or alterations shall not impair the structural soundness or integrity or lessen the structural support of any portion of the Condominium and do not impair any easement. A Unit Owner may not change the dimensions of or the exterior appearance of a Unit or any portion of the Common Elements without obtaining the prior written permission of the Association, which permission may be denied in the sole discretion of the Association. Any approved improvement or alteration that changes the exterior dimensions of a Unit must be evidenced by recording a modification to this Declaration and the Condominium Plat before it shall be effective and must comply with the then applicable legal requirements for such amendment or addendum. Furthermore, any approved improvements or alterations must be accomplished in accordance with applicable laws and regulations, must not unreasonably interfere with the use and enjoyment of the other Units and the Common Elements, and must not be in violation of any underlying mortgage, land contract, or similar security interest.

(b) A Unit Owner acquiring an adjoining part of another Unit may remove all or any part of the intervening partition wall or create doorways or other apertures therein. This may be done even if the partition wall may, in whole or in part, be a Common Element, provided that those acts do not impair the structural integrity or lessen the support of any portion of the Condominium, do not reduce the value of the Condominium, and do not impair any easement. The creation of doorways or other apertures is not deemed an alteration of boundaries.

(c) If a Unit Owner acquires all of one or more adjoining Units, the Unit Owner's Percentage Interest shall be equal to the number of Units so combined divided by the total number of Units, and as otherwise provided in Section 5.01 above.

8.02. Separation, Merger, and Boundary Relocation.

Boundaries between Units may be relocated upon compliance with Wis. Stat. § 703.13(6) and with the written consent of the Association. A Unit may be separated into two or more units only upon compliance with Wis. Stat. § 703.13(7) and with the written consent of the Association. Furthermore, two or more Units may be merged into a single unit only upon compliance with Wis. Stat. § 703.13(8) and with the written consent of the Association. No boundaries of any Units may be relocated, no Unit may be separated, and no Units may be merged hereunder without the consent of all Owners and Mortgagees having an interest in the Unit or Units affected.

Any Unit Owner applying for a boundary relocation, Unit separation, or merger of Units shall provide to the Association for review complete plans and specifications for the relocation, separation, or merger, accompanied by a signed statement from a Wisconsin-licensed structural

engineer or professional engineer specializing in structural engineering certifying that the alteration described by the plans and specifications will not impair the structural integrity or strength of the building. Furthermore, each Unit Owner applying for a boundary relocation, Unit separation, or merger shall pay the Association's cost of application review and documentation, including, without limitation, any and all engineering, surveying, and legal fees incurred by the Association in considering such application and preparing any documentation, whether or not the application is ultimately approved. When any boundary relocation, Unit separation, or merger would require the approval of the municipality in which the Condominium is located, the applicant shall obtain such approval. The Association may recover any unpaid costs by imposing a Special Assessment against the applicant's Unit. Following any boundary relocation, Unit separation, or merger, the Percentage Interests shall be reallocated as follows:

(a) In the case of a boundary relocation, the Percentage Interests, and votes in the Association, formerly appurtenant to the Units whose boundaries are being adjusted, shall be reallocated by the written agreement of the Unit Owners of the affected Units, and such reallocation shall be specified in the amendment referred to in Section 8.02(d), below.

(b) In the case of a Unit separation, the Percentage Interests, and votes in the Association, formerly appurtenant to the original Unit, shall be reallocated by the Unit Owner between the resulting Units, and such reallocation shall be specified in the amendment referred to in Section 8.02(d), below.

(c) In the case of the merger of two or more Units, the Percentage Interests and votes in the Association, appurtenant to the resulting Unit, shall be the combined Percentage Interests and votes of the Units from which the resulting Unit was created.

(d) An amendment to the Declaration or the plat pursuant to these procedures shall require only the signatures of the Association and the Unit Owners and Mortgagees of the affected Units.

8.03. Use and Restrictions on Use of Unit. Each Unit shall be used for business (whether for-profit or not-for-profit) and commercial purposes, and not for residential or any other purposes unless otherwise authorized by the Association before the commencement of such use.

8.04. Nuisances. No nuisances shall be allowed on the Property, nor any use or practice that is unlawful or interferes with the peaceful possession and proper use of the Condominium by the Unit Owners or that would cause an increase in the premiums for insurance required to be maintained by the Association under Section 9.01. All parts of the Condominium shall be kept in a clean and sanitary condition, and no fire or other hazard shall be allowed to exist. No Unit Owner shall permit any use of its Unit or of the Common Elements that increases the cost of insuring the Condominium.

8.05. Lease of Units. Each Unit or any part thereof may be rented by written lease, provided that

(a) The Unit Owner has obtained the prior written approval of the Association to the proposed tenant and the terms of the proposed lease;

(b) The lease contains a statement obligating all tenants to abide by this Declaration, the Articles, the Bylaws, and the Rules and Regulations, providing that the lease is subject and subordinate to the same; and

(c) The lease provides that any default arising out of the tenant's failure to abide by the Declaration, the Articles, the Bylaws, and the Rules and Regulations shall be enforceable by the Association as a third-party beneficiary to the lease and that the Association shall have, in addition to all rights and remedies provided under the Declaration, the Articles, the Bylaws and the Rules and Regulations, the right to evict the tenant and/or terminate the lease should any such violation continue for a period of ten (10) days following delivery of written notice to the tenant specifying the violation.

The Association may withhold approval on any reasonable basis, including, but not limited to the failure of the lease terms to comply with all provisions of this Declaration, the Articles, the Bylaws, and the Rules and Regulations; the past failure of the tenant or its guests to abide by all provisions of this Declaration, the Articles, the Bylaws, and the Rules and Regulations; and the past use by the tenant or its invitees or guests of any part of the Condominium in a manner offensive or objectionable to the Association or other occupants of the Condominium by reason of noise, odors, vibrations, or nuisance.

During the term of any lease of all or any part of a Unit, each Unit Owner of such Unit shall remain liable for the compliance of the Unit, such Unit Owner and all tenants of the Unit with all provisions of this Declaration, the Bylaws, and the Rules and Regulations of the Association, and shall be responsible for securing such compliance from the tenants of the Unit. The Association may require that a copy of each lease of all or any part of a Unit be filed with the Association. The restrictions against leasing contained in this Section 8.05 shall not apply to leases of the Units by Declarant or leases of the Units to the Association.

8.06. Signs. No sign of any kind shall be displayed to the public view on any Unit without the written consent of the Association, and, if Declarant owns at least one Unit, Declarant. Declarant reserves the right to erect signs, gates, or other entryway features surrounded with landscaping at the entrances to the Condominium and to erect appropriate signage for the sales of Units.

8.07. Storage. Outdoor storage of disabled vehicles or personal property shall not be permitted.

8.08. Landscaping. Unit Owners may not plant any decorative plants, vegetables, shrubbery or trees outside their Unit without the prior written consent of the Association.

ARTICLE IX

INSURANCE

9.01. Fire and Extended Loss Insurance. The Board of Directors of the Association shall obtain and maintain fire, casualty, and special form insurance coverage for the Common Elements, for each Unit as originally constructed as of the date the occupancy permit for the Unit was originally issued, and for the Association's service equipment, supplies, and personal property. Each Unit Owner shall obtain and maintain fire, casualty, and special form insurance coverage for all improvements to its Unit made after issuance of the original certificate of occupancy, and all equipment, supplies and personal property kept on or about the Property, for not less than the full replacement value thereof. Insurance coverage for the Common Elements shall be reviewed and adjusted by the Board of Directors of the Association from time to time to ensure that the required coverage is at all times provided.

The insurance maintained by the Association shall be written on the Condominium's Common Elements in the name of the Association as insurance trustee for the individual Unit Owners in their respective Percentage Interests and may list each Unit Owner as an additional insured with respect to its Unit. The policy shall contain the standard mortgagee clause, which shall be endorsed to provide that any proceeds shall be paid to the Association, as insurance trustee, for the use and benefit of any Mortgagee as its interest may appear. All premiums for such insurance shall be Common Expenses. In the event of damage to or destruction of all or part of the Condominium insured hereunder, the proceeds of the insurance shall be paid to the Association, as insurance trustee, for the Unit Owners and the Mortgagees and distributed as provided in Article X.

9.02. Public Liability Insurance. The Board of Directors of the Association shall obtain and maintain a comprehensive liability insurance policy insuring the Association, its officers, directors, and the Unit Owners against any liability arising out of the maintenance, repair, ownership, or use of the Common Elements. Liability coverage shall be for at least $1,000,000 per occurrence for personal injury and/or property damage or such higher limit as may be adopted from time to time by the Association. The insurance coverage shall be written on the Condominium in the name of the Association as insurance trustee for the Association, its directors and officers, and for the individual Unit Owners in their respective Percentage Interests. Such insurance policy shall contain a "severability of interest" or cross-liability endorsement, which shall preclude the insurer from denying the claim of a Unit Owner because of the negligent acts of the Association or other Unit Owners. All premiums for such insurance shall be Common Expenses. Each Unit Owner shall have the right to insure its own Unit for personal benefit.

9.03. Fidelity Insurance. Subsequent to the sale by Declarant of the first Unit, the Association shall require or maintain fidelity coverage against dishonest acts by any person

responsible for handling the funds belonging to or administered by the Association. The Association shall be named insured and the insurance shall be in an amount of not less than fifty percent (50%) of the Association's annual operating expenses and reserves. All premiums for such insurance shall be Common Expenses.

9.04. Directors' and Officers' Insurance. Subsequent to the conveyance of title by Declarant to the first Unit, the Association shall require or maintain insurance on behalf of any person who is or was a director or officer of the Association against liability asserted against or incurred by him or her in any such capacity or arising out of his or her status as such. Such coverage shall be in the minimum amount of at least $1,000,000, or such higher minimum amounts as are needed in the discretion of the Association to comport with the prevailing commercial practice.

9.05. Mutual Waiver of Subrogation. Nothing in this Declaration shall be construed so as to authorize or permit any insurer of the Association or a Unit Owner to be subrogated to any right of the Association or a Unit Owner arising under this Declaration. The Association and each Unit Owner hereby release each other to the extent of any perils to be insured against by either of such parties under the terms of this Declaration or the Bylaws, whether or not such insurance has actually been secured, and to the extent of their respective insurance coverage for any loss or damage caused by any such casualty, even if such incidents shall be brought about by the fault or negligence of either party for whose acts, omissions, or negligence the other party is responsible. All insurance policies to be provided under this Article by either the Association or a Unit Owner shall contain a provision that they are not invalidated by the foregoing waiver. Such waiver shall, however, cease to be effective if the existence thereof precludes either the Association or a Unit Owner from obtaining such policy.

9.06. Standards for All Insurance Policies. All insurance policies provided under this Article IX shall be written by companies duly qualified to do business in the State of Wisconsin, with a general policyholder's rating of at least "A" and a financial rating of at least Class VII, as rated in the latest edition of Best's Key Rating Guide, unless the Board of Directors of the Association determines by unanimous vote or unanimous written consent that any policy may be issued by a company having a different rating.

ARTICLE X

RECONSTRUCTION, REPAIR, OR SALE IN THE EVENT OF DAMAGE OR DESTRUCTION

10.01. Determination to Reconstruct or Repair. If all or any part of the Condominium becomes damaged or is destroyed by any cause, the damaged portion shall be repaired or reconstructed except as provided otherwise in this Section 10.01.

(a) **Damage Less Than Five Percent of Replacement Cost.** If the cost to repair or reconstruct the damaged portion of the Condominium is less than five percent (5%) of the replacement cost of all improvements constituting the Condominium, the damaged portion of the Condominium shall be repaired or reconstructed even if the cost of such repair or reconstruction exceeds the available insurance proceeds. Acceptance by a Unit Owner of a deed to a Unit shall be deemed to be consent to the authorization to the Association to repair or reconstruct, as may in the future be needed from time to time, up to such stated amount. If such authorization is challenged, whether through action taken at a meeting of the Unit Owners or otherwise, the issue of whether to repair or reconstruct shall be put to a vote of all Unit Owners entitled to vote, and such repair or reconstruction shall be deemed approved if all votes appurtenant to any one (1) Unit are cast in favor of such repair or reconstruction.

(b) **Damage Equal to or Greater Than Five Percent of Replacement Cost; Insurance Available.** If the cost to repair or reconstruct the damaged portion of the Condominium is equal to or greater than five percent (5%) of the replacement cost of all improvements constituting the Condominium, and the insurance proceeds plus five percent (5%) of the replacement cost of all improvements constituting the Condominium are sufficient to complete such repair or reconstruction, the damaged portion of the Condominium shall be repaired or reconstructed even if the cost of such repair or reconstruction exceeds the available insurance proceeds. Acceptance by a Unit Owner of a deed to a Unit shall be deemed to be consent to the authorization of the Association to repair or reconstruct, as may in the future be needed from time to time, up to the amount of the available insurance proceeds plus five percent (5%) of the replacement cost of all improvements constituting the Condominium. If such authorization is challenged, whether through action taken at a meeting of the Unit Owners or otherwise, the issue of whether to repair or reconstruct shall be put to a vote of all Unit Owners entitled to vote, and such repair or reconstruction shall be deemed approved if all votes appurtenant to any one (1) Unit are cast in favor of such repair or reconstruction.

(c) **Damage Equal to or Greater Than Five Percent of Replacement Cost; Insurance Not Available.** If the cost to repair or reconstruct the damaged portion of the Condominium is equal to or greater than five percent (5%) of the replacement cost of all improvements constituting the Condominium and insurance proceeds plus five percent (5%) of the replacement cost of all improvements constituting the Condominium are insufficient to complete such repair or reconstruction, the damaged Condominium shall be repaired or reconstructed unless within thirty (30) days after the date the Association receives repair or reconstruction estimates, the Unit Owners having seventy-five percent (75%) or more of the votes consent in writing to not repair or reconstruct the damaged portion of the Condominium. Delivery of such written consent under the circumstances described in this Section 10.01(c) shall be deemed to be consent to subject the Condominium to an action for partition.

10.02. Plans and Specifications. Any reconstruction or repair shall, as far as is practicable, be made in accordance with the maps, plans, and specifications used in the original construction of the Condominium, unless (a) the Unit Owners having at least a majority of the

votes approve of the variance from such plans and specifications; (b) the Board of Directors authorizes the variance; and (c) in the case of reconstruction of or repair to any of the Units, the Unit Owners of the damaged Units authorized the variance. If a variance is authorized from the maps, plans, and specifications contained in the Condominium Plat or this Declaration, an amendment shall be recorded by the Association setting forth such authorized variance.

10.03. Responsibility for Repair. In all cases after a casualty has occurred to the Condominium (except as otherwise provided in Section 9.01), the Association has the responsibility of reconstruction and repair, and immediately shall obtain reliable and detailed estimates of the cost to rebuild or repair.

10.04. Insurance Proceeds and Construction Fund. Insurance proceeds held by the Association as trustee pursuant to Section 9.01 shall be disbursed by the Association for the repair or reconstruction of the damaged portion of the Condominium. Unit Owners and Mortgagees shall not be entitled to receive payment of any portion of the insurance proceeds unless there is a surplus of insurance proceeds after the damaged portion of the Condominium has been completely restored or repaired as set forth in Section 10.06.

10.05. Assessments for Deficiencies. If the proceeds of insurance are not sufficient to defray the costs of reconstruction and repair by the Association, a Special Assessment shall be made against the Unit Owners in sufficient amounts to provide funds for the payment of such costs. Such assessments on account of damage to the Condominium shall be in proportion to each Unit Owner's Percentage Interest. All assessed funds shall be held and disbursed by the Association as trustee for the Unit Owners and Mortgagees involved.

10.06. Surplus in Construction Funds. All insurance proceeds, condemnation awards, and Special Assessments held by the Association as trustee for the purpose of rebuilding or reconstructing any damage to the Condominium are referred to herein as "Construction Funds." It shall be presumed that the first funds disbursed in payment of costs of reconstruction or repair are insurance proceeds. If there is a balance in the Construction Funds after payment of all costs of reconstruction or repair, such balance shall be divided among the Unit Owners according to their respective Percentage Interests.

10.07. Partition and Sale Upon Consent. If following damage or destruction described in Section 10.01(c), the Unit Owners having seventy-five percent (75%) or more of the votes consent to subject the Condominium to an action for partition, the Association shall record with the office of the Register of Deeds for the County, a notice setting forth such facts, and upon the recording of such notice, the Condominium shall be subject to an action for partition, in which event the net proceeds of sale together with any amounts held by the Association as Construction Funds shall be considered as one (1) fund and shall be divided among the Unit Owners according to the Percentage Interest that is appurtenant to each Unit.

10.08. Mortgagees' Consent Required. No approval, consent, or authorization given by any Unit Owner under this Article shall be effective unless it is consented to by the Mortgagee (if any) holding the first lien against the Unit.

ARTICLE XI

CONDEMNATION

11.01. Allocation of Award. Any damages for a taking of all or part of the Condominium shall be awarded as follows:

(a) If all of a Unit is taken, the Unit Owner of the Unit shall be allocated the entire award for the taking of the Unit, including any equipment, fixtures, or improvements located therein, and for consequential damages to the Unit or improvements located therein.

(b) If only a part of a Unit is taken, then, if the Association determines that it shall repair or restore the Unit as described in Section 11.02 below, the award for the taking of the Unit shall be provided to the Association as needed to fund such repair and restoration, and the balance of the award, plus any award for equipment, fixtures or improvements located therein and for consequential damages to the Unit or the improvements located therein, shall be allocated to the Unit Owner.

(c) If part of the Common Elements is taken, then, if the Association determines that it shall repair or restore the Condominium as described in Section 11.02, below, the award for the partial taking of the Common Elements shall be provided to the Association as needed to fund such repair and restoration, and the balance of the award shall be allocated to all Unit Owners in proportion to their respective Percentage Interests.

(d) If the entire Condominium is taken, then any award for the taking of any Unit shall be allocated to the respective Unit Owner, and any award for the taking of the Common Elements shall be allocated to all Unit Owners in proportion to their Percentage Interests.

11.02. Determination to Reconstruct Condominium. Following the taking of any part of the Condominium, then, if the Association determines that the Condominium can be restored to a useable whole, the Condominium shall be restored or reconstructed.

11.03. Plans and Specifications for Condominium. Any reconstruction shall, as far as is practicable, be made in accordance with the maps, plans, and specifications used in the original construction of the Condominium.

11.04. Responsibility for Reconstruction. In all cases of restoration of the Condominium following a partial taking, the responsibility for restoration and reconstruction shall be that of the Association, which shall immediately obtain reliable and detailed estimates of the cost to rebuild.

11.05. Assessments for Deficiencies. If the condemnation award for the taking of the Condominium is not sufficient to defray the costs of reconstruction by the Association, Special Assessments shall be made against the Unit Owners in sufficient amounts to provide funds for the payment of such costs. Such Special Assessments shall be in proportion to each Unit Owner's respective Percentage Interest and shall constitute a Common Expense.

11.06. Surplus in Construction Fund. It shall be presumed that the first funds disbursed in payment of costs of reconstruction or restoration shall be from the award for taking. If there is a surplus of Construction Funds after payment of all costs of construction, such balance shall be divided among all Unit Owners in proportion to their respective Percentage Interests.

11.07. Percentage Interests Following Taking. Following the taking of all or any part of any Unit, the Percentage Interest appurtenant to any Unit shall be equitably adjusted to reflect the respective relative values of the remaining Units (or portions thereof) to all Units, determined without regard to the value of any improvements located within the Units except for those improvements that were part of the Unit as originally constructed. The Association shall promptly prepare and record an amendment to the Declaration reflecting the new Percentage Interests appurtenant to the Units.

11.08. Partition and Sale Upon Consent. If, pursuant to Section 11.02, the Association determines that, following a taking of any part of the Condominium, the Condominium cannot be restored to a usable whole, then, if the Unit Owners having seventy-five percent (75%) or more of the votes consent to subject the Condominium to an action for partition, the Association shall record with the office of the Register of Deeds for the County, a notice setting forth such facts, and upon the recording of such notice, the Condominium shall be subject to an action for partition, in which event the net proceeds of sale together with any amounts held by the Association as Construction Funds shall be considered as one (1) fund and shall be divided among the Unit Owners according to their respective Percentage Interests.

ARTICLE XII

MORTGAGEES

12.01. Notice. Any holder of a recorded mortgage or any vendor under a recorded land contract encumbering a Unit (the "Mortgagee") that has so requested of the Association in a writing received by the Association's agent for service of process shall be entitled to receive notice of the following matters:

(a) The call of any meeting of the membership or the Board of Directors of the Association to be held for the purpose of considering any proposed amendment to this Declaration, the Articles, or the Bylaws.

(b) Any default under, any failure to comply with, or any violation of any of the provisions of this Declaration, the Articles, or the Bylaws or any Rules and Regulations by the Unit Owner whose Unit is subject to the mortgage or land contract.

(c) Any physical damage to the Condominium in an amount exceeding five percent (5%) of its replacement value.

12.02. Amendment of Provisions Affecting Mortgagees. Notwithstanding the provisions of Article XIII of this Declaration, neither Section 12.01 nor any Section of this Declaration requiring the approval of any Mortgagee to any action shall be amended unless all Mortgagees have given their prior written approval.

12.03. Owners of Unmortgaged Units. Whenever any provision contained in this Declaration requires the consent or approval (whether by vote or in writing) of a stated number or percentage of Mortgagees to any decision, each Unit Owner of any unmortgaged Unit shall be considered a "Mortgagee" as well as a "Unit Owner" for purposes of such provision.

12.04. Condominium Liens. Any Mortgagee who obtains title to a Unit under the remedies provided in the mortgage or land contract against the Unit or through foreclosure shall not be liable for more than six (6) months of the Unit's unpaid dues and assessments accrued before the date on which the holder acquired title.

ARTICLE XIII

AMENDMENT

Except as otherwise provided by the Condominium Ownership Act, or as otherwise provided in this Declaration, this Declaration may be amended with the written consent of not less than the number of Unit Owners who together hold at least two-thirds (2/3) of the total voting interests held by all Unit Owners in the Association. No Unit Owner's consent shall be effective without the consent of the first mortgagee of such Unit. So long as Declarant owns any Unit, the consent in writing of Declarant, its successors, or assigns shall also be required. No amendment shall alter or abrogate Section 15.14, or otherwise alter or abrogate any of the rights or privileges of Declarant as contained in this Declaration. Copies of amendments shall be certified by the president and secretary of the Association in a form suitable for recording. A copy of the amendment shall be recorded with the Register of Deeds for the County, and a copy of the amendment shall also be mailed or personally delivered to each Unit Owner at its address on file with the Association.

Until the initial conveyance of all Units, this Declaration may be amended by Declarant alone for purposes of clarification and correction of errors and omissions.

ARTICLE XIV

REMEDIES

The Association shall have the sole right to enforce the provisions hereof or any of its orders by proceedings at law or in equity against any person or persons violating or attempting to violate any provision of this Declaration, either to restrain or cure the violation or to recover damages, or both, for a period that shall include thirty (30) days from the date of the filing with the Association of a petition by any person who shall be a Unit Owner subject to this Declaration on the date of the filing, petitioning the Association to redress the violation or attempted violation of any of the provisions of this Declaration by any other persons. Liability among multiple owners of a Unit shall be joint and several. Nothing herein shall be deemed to limit the rights of the Village or the County to enforce any zoning codes, ordinances, regulations, or other requirements that may be identical or similar to the requirements of this Declaration. Any such thirty (30)-day period shall be considered to be a period for the consideration of the petition by the Association. If the Association denies or fails to act upon the petition to the satisfaction of the petitioner within the thirty (30)-day period, thereafter petitioner shall also have the right to enforce the provisions hereof (except for the collection of charges and assessments under Article VII), to the extent that he or she shall so have petitioned, by proceedings at law or in equity against any person or persons violating or attempting to violate the provisions of this Declaration, either to restrain the violation or to recover damages, or both, provided, however, that any such person shall be a Unit Owner and commence such proceedings against such other person or persons within a period of sixty (60) days from (a) the date of the Association's denial of such petition, or (b) the passage of the aforementioned thirty (30)-day period for consideration of the petition by the Association. No bond or other security shall be required of the Association or any Unit Owner seeking injunctive relief hereunder.

The Association or the petitioning Unit Owner, as the case may be, shall have the right to recover from the adverse Unit Owner all court costs and reasonable attorney fees incurred in any substantially successful action brought to enforce, or recover damages for a violation of, this Declaration, along with the right to recover from said Unit Owner all reasonably incurred post-judgment attorney fees and other costs and expenses of collection (with the obligation to pay the same surviving, and not merging into, any judgment related to this Declaration). Any damages collected by the Association shall be distributed, first, to pay all costs of enforcement, and, second, to the owners of the Units damaged by the violation pro rata. Furthermore, if any Unit Owner fails to comply with the terms and conditions of this Declaration, and such failure continues beyond any applicable cure period, the Association shall have the right to cure on behalf of the Unit Owner

and such Unit Owner shall promptly reimburse the Association for the cost thereof within ten (10) days after receipt of written demand therefor. Alternatively, the Association may, at the option of the Association, levy such amounts against the Unit as a Special Assessment under Article VII. In addition to all other remedies available to the Association, the Association shall have the right to collect from any Unit Owner who is in violation beyond any applicable cure period of this Declaration, the Association's Articles or Bylaws, or any Rules and Regulations promulgated hereunder, a fine for each day such violation continues in such amount as is from time to time set forth in the Bylaws or Rules and Regulations.

ARTICLE XV

GENERAL

15.01. Utility Easements. Declarant hereby reserves for the Association acting by and in the discretion of its Board of Directors the rights to grant to the Village and County and to any public or semi-public utility companies, easements and rights-of-way for the erection, construction, and maintenance of all poles, wires, pipes, and conduits for the transmission of electricity, gas, water, telephone, and for other purposes, for sewers, stormwater drains, gas mains, water pipes and mains, and similar services and for performing any public or quasi-public utility function that the Board of Directors may deem fit and proper for the improvement and benefit of the Condominium. Such easements and rights-of-way shall be confined, so far as possible in underground pipes or other conduits, with the necessary rights of ingress and egress and with the rights to do whatever may be necessary to carry out the purposes for which the easement is created.

15.02. Right of Entry. By acceptance of a Condominium Deed, each Unit Owner shall have granted a right of entry and access to its Unit to the Association to correct any condition originating in its Unit and threatening another Unit or the Common Elements; to install, alter, or repair mechanical or electrical services or other Common Elements in its Unit or elsewhere in the Condominium; and to maintain and repair Common Elements and other areas as described in Section 7.04. Such entry shall be made with prior notice to the Unit Owners and shall be scheduled for a time reasonably convenient to the Unit Owners, except in the case of an emergency when delayed entry will result in injury or property damage. Such entry shall be done with as little inconvenience to the Unit Owners as practical, and any damage caused thereby shall be repaired by the Association and treated as a Common Expense, except as allocable to an individual Unit or Units for cause in the discretion of the Board of Directors.

15.03. Notices. All notices and other documents required to be given by this Declaration or by the Bylaws of the Association shall be sufficient if given to one (1) registered owner of a Unit regardless of the number of owners who have an interest therein. Notices and other documents to be served on Declarant shall be given to the agent for service of process specified in Section 15.06. All owners shall provide the secretary of the Association with an address for the mailing or service of any notice or other documents, and the secretary shall be deemed to have

discharged his or her duty with respect to the giving of notice by mailing it or having it delivered personally to such address as is on file with him or her. Notices required or desired to be given to any devisee or personal representatives of a deceased Unit Owner may be delivered either personally or by mail to such party at their address appearing in the records of the court wherein the estate of such deceased Unit Owner is being administered.

15.04. Severability. The provisions hereof shall be deemed independent and severable, and the invalidity or partial invalidity or unenforceability of any one provision or portion thereof shall not affect the validity or unenforceability of the remaining portion of said provision or of any other provision hereof.

15.05. Access to Condominium by the Declarant. During any period in which (a) Declarant is constructing any improvements on the Property; or (b) Declarant is replacing or repairing any Common Elements or Limited Common Elements, then Declarant and its contractors, subcontractors, agents, and employees, shall have an easement for access to all parts of the Condominium as may be required in connection with the work.

15.06. Resident Agent. The name and address of the initial resident agent under Wis. Stat. § 703.23 is Sweet & Maier, S.C., 114 North Church Street, Elkhorn, Wisconsin 53121. The resident agent may be changed by the Association in any manner permitted by law, and without amending this Declaration.

15.07. Assignment of Declarant's Rights. The rights, powers, and obligations of the party named as "Declarant" as granted by this Declaration may be assigned by a written, recorded amendment to any other party who assumes such rights, powers, and obligations, provided that such other party also assumes the obligations imposed on declarants by Wis. Stat. ch. 703. Upon the recording of any such amendment, such assignee shall become "Declarant" under this Declaration and shall succeed to all such rights, powers, and obligations. Such amendment need be signed only by the assignor and assignee named therein.

15.08. Conflicts. If a conflict exists among any provisions of this Declaration, the Articles, the Bylaws, and the Rules and Regulations, the Declaration shall prevail over the Articles, the Bylaws, and the Rules and Regulations; the Articles shall prevail over the Bylaws and the Rules and Regulations; and the Bylaws shall prevail over the Rules and Regulations.

15.09. Disclaimer of Warranties. No warranties or representations, express or implied, including, but not limited to, the implied warranty of fitness for a particular purpose and merchantability, are made by Declarant to any Unit Owner or other person or entity regarding the past or future performance or quality of the Common Elements, including the Limited Common Elements. Any implied warranty of workmanlike performance and that the Building or other Common Elements, including the Limited Common Elements, are or will be reasonably adequate for use and occupancy, created by Wis. Stat. § 706.10(7), which statutory section creates the above-stated implied warranties, for the conveyance of a newly constructed home or

condominium, is hereby expressly disclaimed and excluded. All other warranties, whether express or implied, created by common law or otherwise, including, without limitation, Declarant's duty to perform all work in a good and sufficient workmanlike manner, are also disclaimed and excluded. Any claims by the Association against a contractor to recover damages resulting from construction defects in any of the Common Elements or Limited Common Elements shall be subject to the provisions of Wis. Stat. § 895.07(8).

15.10. Disclosure Materials. The provisions of Wis. Stat. § 703.365(8) shall apply to the Condominium.

15.11. Covenants to Run with the Land. Each grantee of Declarant, and their respective successors in interest in the Property, by the acceptance of a deed of conveyance or contract for a deed of conveyance, accepts the same subject to all restrictions, conditions, covenants, reservations, liens and charges, as well as the jurisdiction, rights, benefits and privileges of every character, hereby granted, created, reserved or declared, and all impositions and obligations hereby imposed shall be deemed and taken to be covenants running with the Property, shall bind all persons having at any time any interest or estate in said land, and shall inure to the benefit of the Unit Owners in like manner as though the provisions of this Declaration were recited and stipulated at length in each and every deed of conveyance and contract for a deed of conveyance.

15.12. Nonwaiver of Covenants. No covenants, restrictions, conditions, obligations or provisions contained in this Declaration shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches which may occur or any time lapse.

15.13. Interpretation. The provisions of this Declaration shall be liberally construed to effectuate its purpose of creating a uniform plan for the development and operation of a first-class commercial condominium development. Whenever required by the context, references in this Declaration to the singular shall include the plural and vice versa, and the masculine gender shall include the feminine and neuter genders and vice versa.

15.14. Indemnification of Declarant and Others. Neither Declarant, nor its owners, agents or employees, shall be liable to the Unit Owners or the Association for any mistake of judgment or any acts or omissions made in good faith. The Unit Owners shall indemnify and hold harmless the Declarant and its owners, agents and employees from and against all contractual liability to others arising out of any contract made by Declarant or its owners, agents or employees on behalf of the Unit Owners or the Association, unless any such contract shall have been made in bad faith or contrary to the provisions of this Declaration. The liability of any Unit Owner arising out of the aforesaid indemnity shall be limited to such proportion of the total liability thereunder as corresponds with the Unit Owner's Percentage Interest.

IN WITNESS WHEREOF, Declarant has caused this instrument to be signed this day _____ of _____, 2025.

DANCING DUDES, L.L.C.

_____

By: _____

Name: _____

Title: _____

STATE OF WISCONSIN)
) ss.
COUNTY OF WALWORTH)

Personally came before me this ____ day of _____, 2025, _____, the _____ of Dancing Dudes, L.L.C., a Wisconsin limited liability company, who acknowledged the foregoing document for the purposes recited therein on behalf of said limited liability company.

_____

Name: _____

Notary Public, State of Wisconsin

My Commission: _____

DRAFT

CONSENT OF MORTGAGEE

The undersigned, being the holder of a mortgage executed by _____ to the undersigned recorded in the office of the Register of Deeds of Walworth County, Wisconsin on _____, as Document No. _____, in Volume _____ of Records, Page _____, does hereby consent to all terms and conditions of the foregoing Declaration, and agrees that its interest in the Property shall be subject in all respects to the terms thereof.

Dated this _____ day of _____, 2025.

_____
By: _____
Name: _____
Its: _____

STATE OF WISCONSIN)
) ss.
COUNTY OF _____)

Personally came before me this _____ day of _____, 2025, the _____ of _____, who acknowledged the foregoing document for the purposes recited therein on behalf of the same.

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

EXHIBIT A

(Legal Description of the Land)

A PART OF LOTS 1 AND 2, BLOCK 7, ORIGINAL PLAT OF THE VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

THE WEST 125 FEET OF LOT 2 IN BLOCK 7, IN THE ORIGINAL PLAT OF THE VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN.

ALSO BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 7 IN THE ORIGINAL PLAT OF THE VILLAGE OF WILLIAMS BAY, THENCE EAST ALONG THE SOUTH LINE OF GENEVA STREET 125.6 FEET TO THE LINE BETWEEN THE TOWNSHIPS OF LINN AND WALWORTH; THENCE SOUTH ALONG THE SAID TOWNLINE TO THE SOUTH LINE OF LOT 1, THENCE WEST TO THE WEST LINE OF SAID LOT 1, AND THENCE NORTH TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING: BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1 WHERE THE EAST LINE OF TOWNSHIP 1 NORTH, RANGE 16 EAST CROSSES SAID NORTH LINE OF SAID LOT, RUNNING THENCE SOUTH TO THE SOUTH LINE OF LOT 2, THENCE WEST ALONG THE SOUTH LINE OF LOT 2, 30 FEET, THENCE NORTH TO GENEVA STREET, THENCE EAST TO THE PLACE OF BEGINNING.

FURTHER EXCEPTING VOLUME 641 OF RECORDS ON PAGE 411, THE SOUTH 5 FEET OF THE WEST 95 FEET OF LOT 2 IN BLOCK 7 IN THE ORIGINAL PLAT OF THE VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN.

DRAFT

EXHIBIT B

(The Condominium Plat)

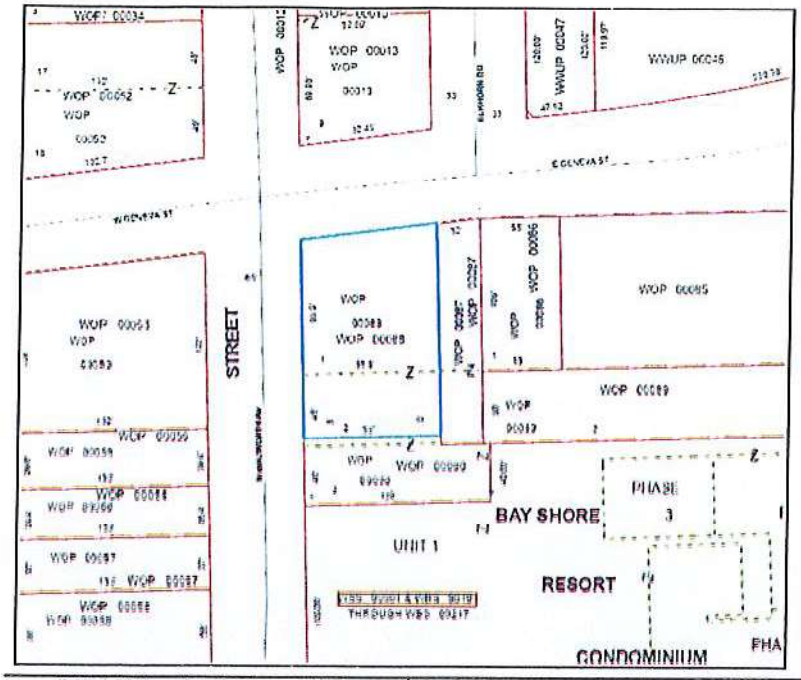


EXHIBIT C

(Percentage Interests)

Unit No.	Percentage
1	18.34%
2	16.13%
3	24.22%
4	12.82%
5	13.58%
6	14.91%

DRAFT



Walworth County, WI
Land Information Division

Property Details

Municipality: VILLAGE OF WILLIAMS BAY
Parcel Number: WOP 00088
School District: 6482-WILLIAMS BAY SCHOOL DISTR
Zoning District:

Owner Information

Owner Name: DANCING DUDES LLC
Owner Name 2:
Mailing Address: PO BOX 1352

WILLIAMS BAY WI, 53191

2024 Valuation Information

Land: $108,500.00
Improvements: $0.00
Total: $108,500.00
Acres: 0.3120
Fair Market Value: $150,700.00
Assessment Ratio: 0.7201260140
Mill Rate: 0.0120998600

Tax Information

First Dollar Credit: $0.00
Special Assessment: $0.00
Delinquent Utility Charge: $0.00
Managed Forest Land Taxes: $0.00
Total Billed: $1,312.83
Net Tax $1,312.83

School Credit: $169.48
Lottery Credit: $0.00
Special Charges: $0.00
Private Forest Crop Taxes: $0.00
Woodland Tax Law Taxes: $0.00

Tax Jurisdictions

GATEWAY TECHNICAL $84.53
WALWORTH COUNTY $346.69
VILLAGE OF WILLIAMS BAY $372.60
WILLIAMS BAY SCHOOL DISTRICT $509.01
WAL CTY METRO SEWER $0.00

Elected Officials / Voting Districts

Supervisory District: Joanne Laufenberg (D7)
State Representative: Tyler August (R) (Wisconsin's 32nd Assembly District)
State Senator: Stephen Nass (R) (Wisconsin's 11th Senate District)
US Representative: Bryan Steil (R) (Wisconsin's 1st District)
US Senator: Ron Johnson (R), Tammy Baldwin (D)

Soil Classification

Soil Type	Soil Name	Acres
KIA	KENDALL SILT LOAM, 1 TO 3 PERCENT SLOPES	0.2947
MwC2	MIAMI LOAM, 6 TO 12 PERCENT SLOPES, ERODED	0.0195

Special Assessments / Charges

Property Address

77 N WALWORTH AV WILLIAMS BAY

Legal Description

W 95.6' LOT 1 BLK 7 & W 125' OF LOT 2. EXC E 30' & SO 5' OF W 95' BLK 7
ORIGINAL PLAT VILLAGE OF WILLIAMS BAY

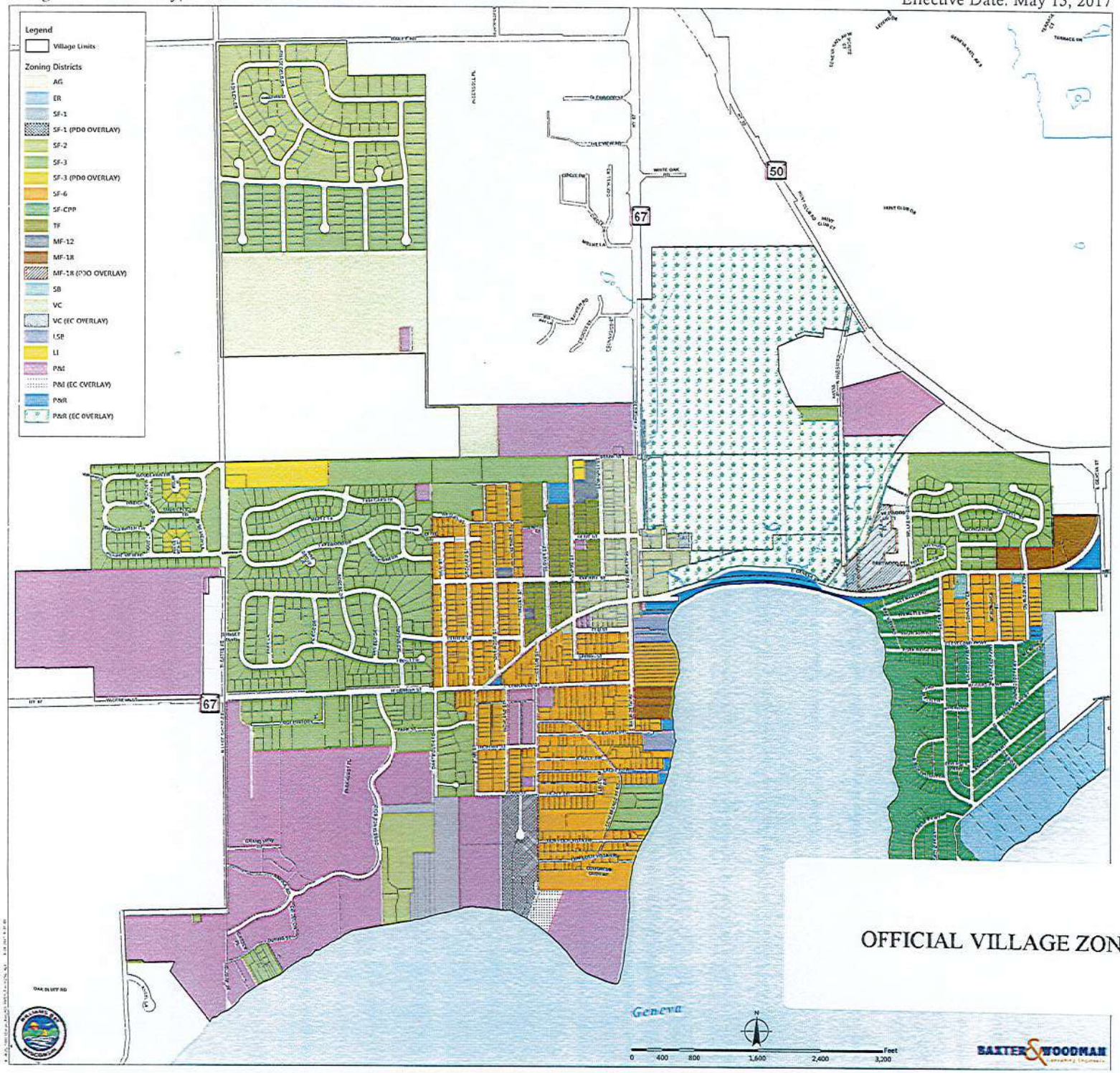
Disclaimer

The information provided in this property information page is not official information. All official tax information is recorded in the Walworth County Treasurer's Office. To verify tax payment/payoff status, contact the Walworth County Treasurer's Office at 262-741-4251.

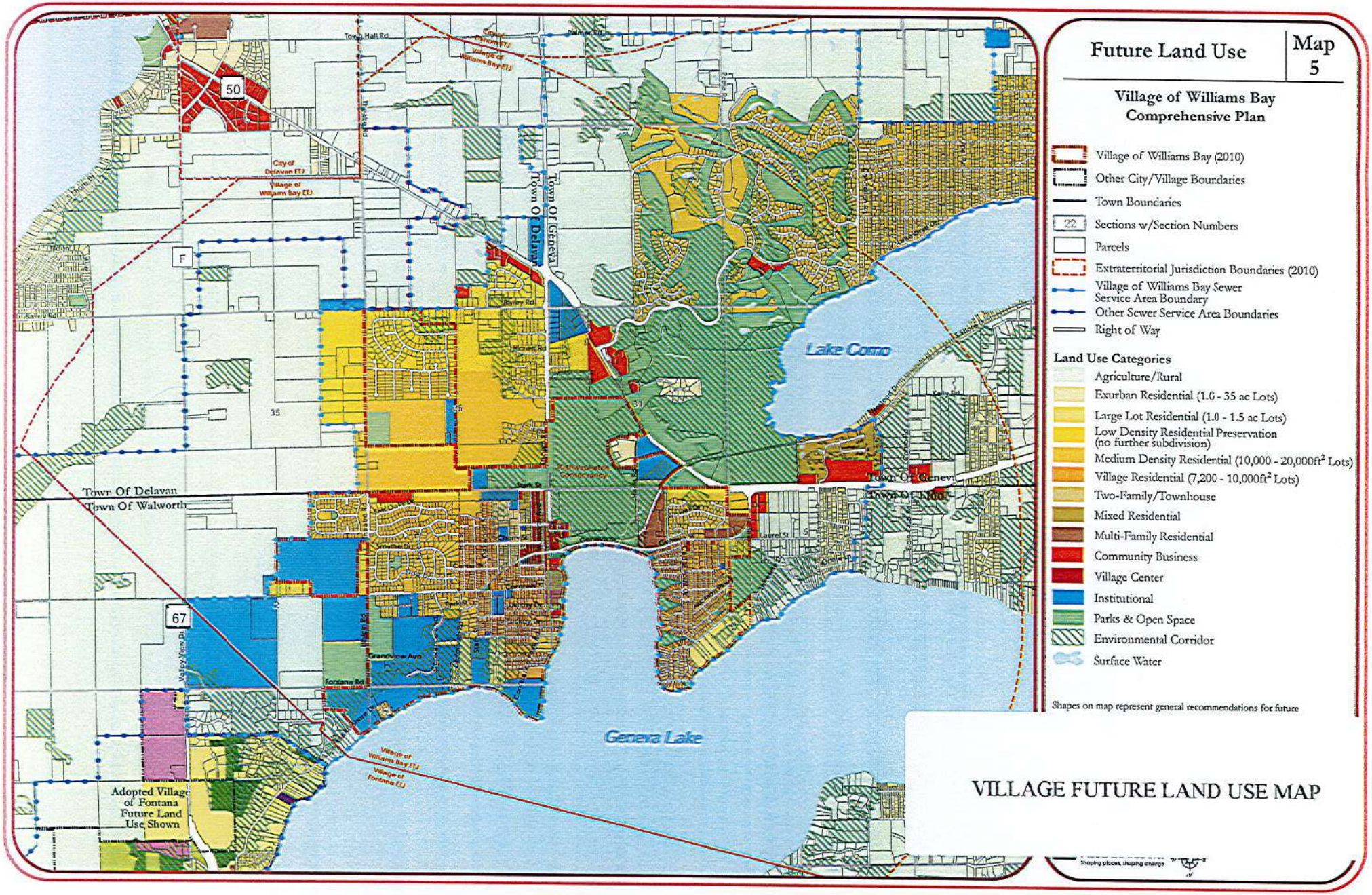
ZONING MAP

Village of Williams Bay, Wisconsin

Effective Date: May 15, 2017

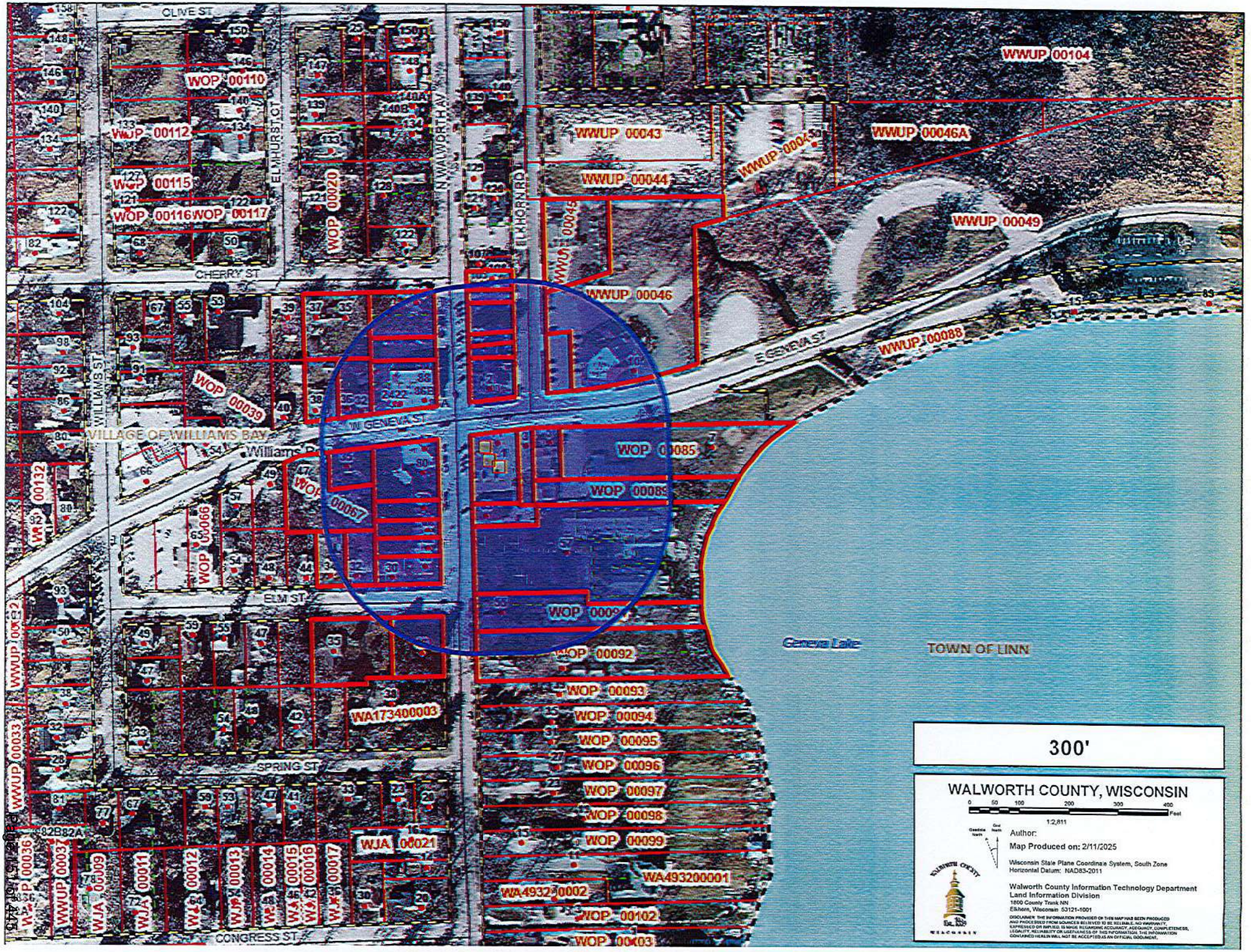


OFFICIAL VILLAGE ZONING MAP


Future Land Use
Map 5
Village of Williams Bay Comprehensive Plan
Village of Williams Bay (2010)
Other City/Village Boundaries
Town Boundaries
22 Sections w/Section Numbers
Parcels
Extraterritorial Jurisdiction Boundaries (2010)
Village of Williams Bay Sewer Service Area Boundary
Other Sewer Service Area Boundaries
Right of Way
Land Use Categories
Agriculture/Rural
Exurban Residential (1.0 - 35 ac Lots)
Large Lot Residential (1.0 - 1.5 ac Lots)
Low Density Residential Preservation (no further subdivision)
Medium Density Residential (10,000 - 20,000ft² Lots)
Village Residential (7,200 - 10,000ft² Lots)
Two-Family/Townhouse
Mixed Residential
Multi-Family Residential
Community Business
Village Center
Institutional
Parks & Open Space
Environmental Corridor
Surface Water
Shapes on map represent general recommendations for future
Lake Como
Geneva Lake
Town Of Delavan
Town Of Walworth
Town Of Delavan
Town Of Geneva
Town Of Linn
Adopted Village of Fontana Future Land Use Shown
VILLAGE FUTURE LAND USE MAP



CONCEPTUAL BUILDING ELEVATIONS


OLIVE ST
CHERRY ST
ELM ST
SPRING ST
CONGRESS ST
N GENEVA ST
E GENEVA ST
N WALWORTH AV
ELKHORN RD
ELMHURST CT
WILLIAMS ST
VILLAGE OF WILLIAMS BAY
Williams Bay
Geneva Lake
TOWN OF LINN
WWUP 00104
WWUP 00043
WWUP 00046A
WWUP 00044
WWUP 00049
WWUP 00046
WWUP 00088
WOP 00110
WWUP 00112
WOP 00115
WOP 00116
WOP 00117
WOP 00020
WOP 00039
WOP 00085
WOP 00086
WOP 00067
WOP 00066
WWUP 00132
WWUP 00033
WA173400003
WJA 00021
WA493200001
WA493200002
WOP 00092
WOP 00093
WOP 00094
WOP 00095
WOP 00096
WOP 00097
WOP 00098
WOP 00099
WOP 00102
WOP 00103
WWUP 00036
WWUP 00037
WJA 00009
WJA 00011
WJA 00012
WJA 00013
WJA 00014
WJA 00015
WJA 00016
WJA 00017
300'
WALWORTH COUNTY, WISCONSIN
0 50 100 200 300 400 Feet
1:2,811
Author:
Map Produced on: 2/11/2025
Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD83-2011
Walworth County Information Technology Department
Land Information Division
1800 County Trunk NN
Elkhorn, Wisconsin 53121-1001
DISCLAIMER: THE INFORMATION PROVIDED ON THIS MAP HAS BEEN PRODUCED AND PROCESSED FROM SOURCES BELIEVED TO BE RELIABLE. NO WARRANTY, EXPRESSED OR IMPLIED, IS MADE REGARDING ACCURACY, ADEQUACY, COMPLETENESS, LEGALITY, RELIABILITY OR USEFULNESS OF THIS INFORMATION. THE INFORMATION CONTAINED HEREIN WILL NOT BE ACCEPTED AS AN OFFICIAL DOCUMENT.

Property Owners within 300' of 77 N. Walworth

TaxKey	Owner1	Owner2	Address1	City	State	Zip
WA173400001	ROBERT J SPOTZ		2862 INGERSOLL PL	DELAVAN	WI	53115
WA173400002	ROSE & BAY LLC		515 LOGAN ST	ROSELLE	IL	60172
WBS 00001	KIRSCH'S PIER SLIPS INC		PO BOX 1271	WILLIAMS BAY	WI	53191
WBS 00101	LINDA M CATALANO TRUST		60 PICTON RD	ROSELLE,	IL	60172
WBS 00103	DINO SISTO		988 WOODSIDE DR	WEST CHICAGO	IL	60185
WBS 00105	JOHN J MCGOUGH	MARY ANN MCGOUGH	2131 JUNIPER LN	ARLINGTON HEIGHTS	IL	60004
WBS 00108	LOUIS CARMEN CAPIZZI		1425 W WHITE OAK	ARLINGTON HEIGHTS	IL	60005
WBS 00109	DIANE M CAPIZZI TRUST		1326 DOVE CT	MT PROSPECT	IL	60056
WBS 00110	THOMAS FORD		304 DE PINTO	BLOOMINDALE	IL	60108
WBS 00111	ANDREA STEIGER		1528 S WASHINGTON AVE	PARK RIDGE	IL	60068
WBS 00112	CHRISTOPHER STEIGER	CHRISTINE STEIGER	1528 S WASHINGTON	PARK RIDGE	IL	60068
WBS 00113	ANGELO J LOLLINO	GIOVANNA LOLLINO	7820 W CORTLAND ST	ELMWOOD PARK	IL	60707
WBS 00114	JOHN A HENNESSY	WENDY K HENNESSY	326 S SLEIGHT ST	NAPERVILLE	IL	60540
WBS 00115	ROBERT R MOORE	CHRISTINE M MOORE	504 MUSCOVY LN	BLOOMINGDALE	IL	60108
WBS 00116	CAROL BELASCO TRUST	KENT BELASCO TRUST	6530 SADDLE RIDGE LN	LONG GROVE	IL	60047
WBS 00117	OLAV L BRADLEY		22 W 410 SPRING VALLEY	MEDINAH	IL	60157
WBS 00201	NANCY WHARTON FAMILY TRUST		22W513 PARKVIEW DR	GLEN ELLYN	IL	60137
WBS 00202	MARILYN C CATALANO TRUST		204 LORI CT	MEDINAH	IL	60157
WBS 00203	DONN J STOBIERSKI	JULIE M STOBIERSKI	920 HILL AVE	GLEN ELLYN	IL	60137
WBS 00205	CRAIG L WOLFE TRUST	PATRICIA A WOLFE TRUST	810 S WILLIAM ST	MT PROSPECT	IL	60056
WBS 00208	RICHARD E DECANCQ TRUST		304 BOBBY LN	MT PROSPECT	IL	60056
WBS 00209	JOSEPH R LOPEZ	LISA M LOPEZ	1444 S EMERALD AVE	CHICAGO	IL	60607
WBS 00210	E&M INVESTMENTS LLC	C/O MARY L FIELD	7955 W EXECUTIVE CT	NORRIDGE	IL	60706
WBS 00211	GLENN W MCGEE	JANIS C FITZSIMMONS	28182 W SAVANNAH TRL	LAKE BARRINGTON	IL	60010
WBS 00212	ALEXANDRA CHRISTA ZAKOS TRUST	ARIELLE JAMIE ZAKOS TRUST	67 COVENTRY LN	NORTH BARRINGTON	IL	60010
WBS 00213	WENDY K HENNESSY		326 SOUTH SLEIGHT ST	NAPERVILLE	IL	60540
WBS 00214	FRANK R VONACHEN	LORI C VONACHEN	60 7TH AVE	LAGRANGE	IL	60525
WBS 00215	ROBERT T JOHNSON		300 E ROOSEVELT RD STE 210	WHEATON	IL	60187
WBS 00216	RAYMOND A NUTTER	MARILOU CASEY	478 CLIFTON CT	MARCO ISLAND	FL	34145
WBS 00217	RICHARD J MCGOUGH		PO BOX 1080	WILLIAMS BAY	WI	53191

WOP 00008	MEJC CONSULTING LLC		PO BOX 254	WILLIAMS BAY	WI	53191
WOP 00009	MEJC CONSULTING LLC		PO BOX 254	WILLIAMS BAY	WI	53191
WOP 00010	BEES INVESTMENTS LLC		416 FAIR OAKS DR	WILLIAMS BAY	WI	53191
WOP 00011	MEJC CONSULTING LLC		PO BOX 254	WILLIAM BAY	WI	53191
WOP 00012	BEES INVESTMENTS LLC		416 FAIR OAKS DR	WILLIAMS BAY	WI	53191
WOP 00013	BAYWATER LLC		PO BOX 577	WILLIAMS BAY	WI	53191
WOP 00033	ADVANCED BODY WORK CENTER LLC		PO BOX 191	WILLIAMS BAY	WI	53184
WOP 00034	BARRY L PLOOG		PO BOX 967	BOULDER	CO	80306
WOP 00035	HOLLY LEITNER		N2812 WILDWOOD DR	LAKE GENEVA	WI	53147
WOP 00050	DARWIN SAMPSON	ANNEMARIE SAMPSON	188 ACORN LN	LIBERTYVILLE	IL	60048
WOP 00051	WILLIAMS BAY INVESTMENTS LLC		PO BOX 1442	WILLIAMS BAY	WI	53191
WOP 00052	BARRY L PLOOG		PO BOX 967	BOULDER	CO	80306
WOP 00053	BAYSIDE LLC		PO BOX 577	WILLIAMS BAY	WI	53191
WOP 00054	E THOMAS KACZMAREK	PATRICIA A KACZMAREK	33105 76TH ST	BURLINGTON	WI	53105
WOP 00055	GEORGE VLACH TRUST	JUDITH VLACH TRUST	70 N WALWORTH AVE	WILLIAMS BAY	WI	53191
WOP 00056	PAULETTE T CASE		PO BOX 166	WILLIAMS BAY	WI	53191
WOP 00057	SCOTT H FORESTER	ROWENA A FORESTER	PO BOX 716	WILLIAMS BAY	WI	53191
WOP 00058	DONALD B ANDRIACCHI		3424 N PLAINFIELD AVE	CHICAGO	IL	60634
WOP 00059	JENNIFER WENDT		PO BOX 301	WILLIMAS BAY	WI	53191
WOP 00060	JACK F JONES	KATHRYN A JONES	PO BOX 303	WILLIAMS BAY	WI	53191
WOP 00067	UPSCALE LODGING LLC		PO BOX 8256	NORTHFIELD	IL	60093
WOP 00085	VILLAGE OF WILLIAMS BAY		PO BOX 580	WILLIAMS BAY	WI	53191
WOP 00086	WILLIAMS BAY FIRE DEPARTMENT		PO	WILLIAMS BAY	WI	53191
WOP 00087	STEPHEN J PANZARELLA	JACQUELIN A PANZARELLA	1 WALNUT LN	SOUTH BARRINGTON	IL	60010
WOP 00088	DANCING DUDES LLC		PO BOX 1352	WILLIAMS BAY	WI	53191
WOP 00089	VILLAGE OF WILLIAMS BAY		PO BOX 580	WILLIAMS BAY	WI	53191
WOP 00090	DANCING DUDES LLC		PO BOX 1352	WILLIAMS BAY	WI	53191
WOP 00091	CHIPPEWA ENTERPRISES LLC		410 SMYTHE DR	WILLIAMS BAY	WI	53191
WOP 00092	FOUR SAILS LLC		410 SMYTHE DR	WILLIAMS BAY	WI	53191
WWUP 00045	MID AMERICA BANK	ADVIA CREDIT UNION (NKA)	111 ELKHORN RD	WILLIAMS BAY	WI	53191
WWUP 00046	BAY GROUP PARTNERS		PO BOX 577	WILLIAMS BAY	WI	53191
WWUP 00047	BAYWATER LLC		PO BOX 577	WILLIAMS BAY	WI	53191

From: Christina Green <cgreen@wisclaw.com>
Date: Thursday, February 27, 2025 at 11:34 AM
To: Bonnie Schaeffer <zoning@vi.williamsbay.wi.gov>
Cc: "jen.veith0829@gmail.com" <jen.veith0829@gmail.com>, Dawn Mancuso <dmmancuso@icloud.com>, Kristin Belongia <kbelongia@rhbatterman.com>
Subject: Dancing Dude's Condominium Plat

Hi Bonnie,

We were meeting with our clients last week, and we noticed that the employee bathroom on the second floor was showing on the plat as being part of the common element, but it is supposed to be included in Unit 6. Therefore, we asked Kristin Belongia to make this one small change to the plat, and attached hereto is a revised plat as well as Page 4 of the previously filed plat with handwritten notes, so you can see the change we made. Can you please update the application which we previously filed with the revised plat attached hereto. Also, please let me know if you would like me to deliver a full size version of the revised plat or if this version is acceptable?

Thank you in advance. In the meantime, if you have any questions or need anything further, feel free to contact me.

Very truly yours,

Christina M. Green

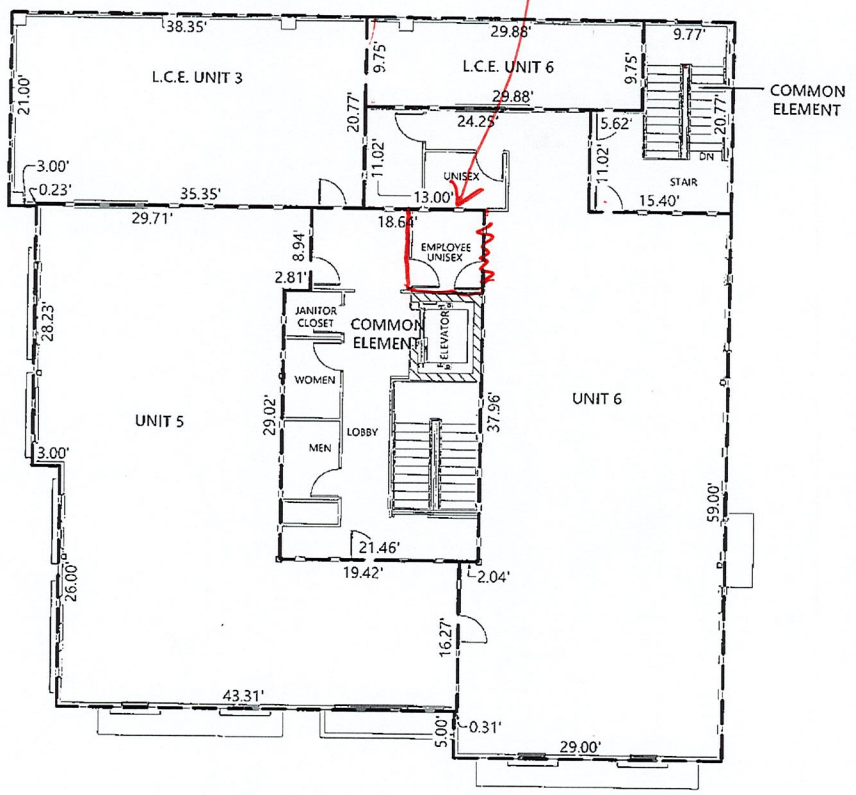
Sweet & Maier, S.C.
114 N. Church Street
Elkhorn, WI 53121-0318
Ph. (262) 723-5480
Fax (262) 723-2180
Email: cgreen@wisclaw.com

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LEAP Email Reference |F:021aa80e-ca40-42a1-8e21-d54896c9f917|M:cb7e7fd7-c526-e645-b6c4-98df677ec9b2|O:4fe4285b-db2d-4205-ae43-366506af1a97| (Please do not delete)

ONE GENEVA CONDOMINIUM

VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN



SECOND FLOOR PLAN

NOTES:

BUILDING DIMENSIONS SHOWN HEREON ARE APPROXIMATE FROM THE PROPOSED BUILDING PLANS PROVIDED AS OF THE DATE OF THIS PLAT AND NOT YET CONSTRUCTED AS OF THE DATE OF THIS PLAT.

THE PHYSICAL BOUNDARIES OF ANY UNIT CONSTRUCTED OR RE-CONSTRUCTED IN SUBSTANTIAL CONFORMITY WITH THE CONDOMINIUM PLAT SHALL BE CONCLUSIVELY PRESUMED TO BE ITS BOUNDARIES.

ARCHITECTURAL PROJECTIONS OR FLOOR OVERHANGS APPURTENANT TO EACH UNIT ARE PRESUMED TO BE PART OF THE UNIT.

SQUARE FOOTAGES OF THE UNITS ARE APPROXIMATE WITHIN THE LIMITS SHOWN HEREON, BEING THE OUTSIDE OF THE EXTERIOR WALLS AND THE CENTERLINE OF THE INTERIOR COMMON PARTY WALLS.

UNIT SUMMARY (SECOND FLOOR PLAN)

L.C.E. UNIT 3:	797 S.F.
UNIT 5:	1,721 S.F.
UNIT 6:	1,890 S.F.
L.C.E. UNIT 6:	291 S.F.
COMMON ELEMENT: (LOBBY)	789 S.F.
COMMON ELEMENT: (STAIR)	265 S.F.

LEGEND

Unit / L.C.E. Boundary

L.C.E. Limited Common Element

Scale: 1" = 10'

0 5 10 20

Batterman
engineers surveyors planners
BELOIT | ELKHORN | JANESVILLE
2857 S. Barrels Dr. Beloit, WI 53511
608.365.4464 | www.rnbatterman.com

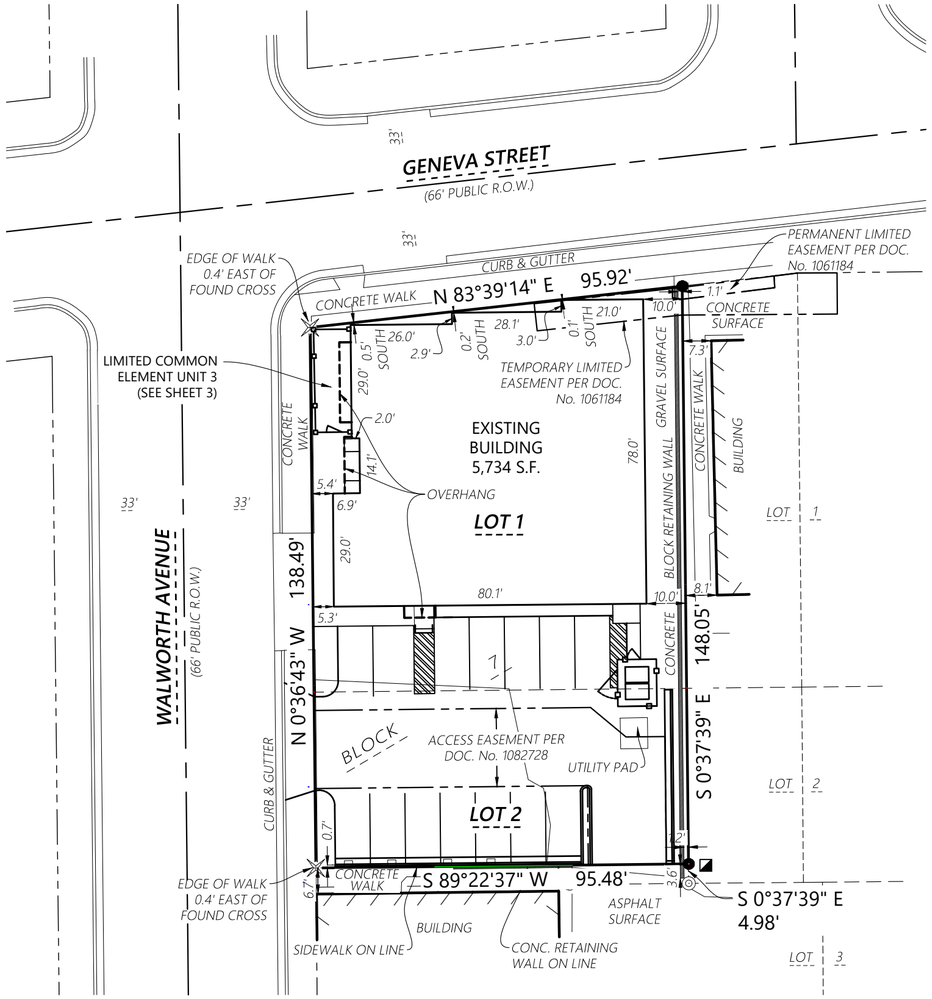
DECLARANT
DANCING DUDES, LLC
PO BOX 1352
WILLIAMS BAY, WI 53191

ORDER NO: 35333
FIELD CREW: JAV
DRAWN BY: BMS / KLB
DATE: 07/15/2025

SHEET NO
4 OF 4

ONE GENEVA CONDOMINIUM

VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN



Scale: 1" = 30'

0 15 30 60

LEGEND

●	Iron Rebar Set 3/4" x 24"(1.5 Lbs./Ft.)
◎	1 1/2" Iron Pipe Found
✕	Cut Cross Found
(XXX.XX)	Record Information
	Existing Boundary Line
	Existing Easement Line
	Existing Right-of-Way
	Existing Adjacent Property
	Existing Centerline
⌀	Existing Utility Pole
	Existing Guy Wire
	Existing Guardrail
L.C.E.	Limited Common Element

DISTANCE UNITS BASED ON THE UNITED STATES SURVEY FOOT

BEARINGS BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WALWORTH ZONE. THE EAST LINE OF WALWORTH AVENUE BEARING N 0°36'43" W

UNIT SUMMARY (ALL FLOORS COMBINED)

UNIT 1:	2,324 S.F.
UNIT 2:	2,044 S.F.
UNIT 3:	3,070 S.F.
L.C.E. UNIT 3:	1,047 S.F.
UNIT 4:	1,625 S.F.
UNIT 5:	1,721 S.F.
UNIT 6:	1,961 S.F.
L.C.E. UNIT 6:	291 S.F.
COMMON ELEMENT: (LOBBY)	2,642 S.F.
COMMON ELEMENT: (STAIR)	749 S.F.

LEGAL DESCRIPTION - DECLARED AREA

PARCEL 1:

A PART OF LOTS 1 AND 2, BLOCK 7, ORIGINAL PLAT OF THE VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

THE WEST 125 FEET OF LOT 2 IN BLOCK 7, IN THE ORIGINAL PLAT OF THE VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN.

ALSO BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 7 IN THE ORIGINAL PLAT OF THE VILLAGE OF WILLIAMS BAY, THENCE EAST ALONG THE SOUTH LINE OF GENEVA STREET 125.6 FEET TO THE LINE BETWEEN THE TOWNSHIPS OF LINN AND WALWORTH; THENCE SOUTH ALONG THE SAID TOWNLINE TO THE SOUTH LINE OF LOT 1, THENCE WEST TO THE WEST LINE OF SAID LOT 1, AND THENCE NORTH TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING: BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1 WHERE THE EAST LINE OF TOWNSHIP 1 NORTH, RANGE 16 EAST CROSSES SAID NORTH LINE OF SAID LOT, RUNNING THENCE SOUTH TO THE SOUTH LINE OF LOT 2, THENCE WEST ALONG THE SOUTH LINE OF LOT 2, 30 FEET, THENCE NORTH TO GENEVA STREET, THENCE EAST TO THE PLACE OF BEGINNING.

FURTHER EXCEPTING VOLUME 641 OF RECORDS ON PAGE 411, THE SOUTH 5 FEET OF THE WEST 95 FEET OF LOT 2 IN BLOCK 7 IN THE ORIGINAL PLAT OF THE VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN.

EASEMENTS AFFECTING SURVEYED PARCEL

1. PERMANENT LIMED EASEMENT TO THE WISCONSIN DEPARTMENT OF TRANSPORTATION, DATED MARCH 15, 2022 AND RECORDED MAY 4, 2022 AS DOCUMENT No. 1061184.
2. TERMS AND CONDITIONS OF EASEMENT AGREEMENT DATED JULY 12, 2023 AND RECORDED AUGUST 11, 2023 AS DOCUMENT No. 1082728.

NOTES

1. THE LEGAL DESCRIPTION OF RECORD AND EASEMENTS AFFECTING SURVEYED PARCEL AS CONTAINED WITHIN A COMMITMENT FOR TITLE INSURANCE PROVIDED TO THE SURVEYOR BY SOUTHEAST TITLE, LLC, AN AUTHORIZED AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY.

   COMMITMENT NUMBER: 924060690, EFFECTIVE DATE: JULY 12, 2024 AT 7:44 AM
2. SURVEYED PROPERTY SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS RECORDED AND UNRECORDED.
3. BUILDING SHOWN ON SURVEYED PARCEL WAS UNDER CONSTRUCTION AT TIME OF SURVEY. THE BUILDING WAS LOCATED AT IT'S BUILT FOUNDATION AS OF THE DATE OF FIELD WORK ON THIS SURVEY.
4. SURVEYED PARCEL WAS UNDER CONSTRUCTION AT TIME OF SURVEY. THE OVERHANGS, PATIO, WALKS, DRIVE AND PARKING SHOWN HEREON IS FROM PROPOSED PLANS PROVIDED TO SURVEYOR AND NOT YET CONSTRUCTED AS OF THE DATE OF THIS PLAT.
5. DECLARED AREA = 13,680 SQUARE FEET (0.314 ACRES).
6. THIS SURVEY IS A RETRACEMENT OF A PLAT OF SURVEY BY FARRIS, HANSEN & ASSOCIATES, INC. DATED APRIL 2, 2021.
7. SEE SHEETS 2 THROUGH 4 FOR DETAILED UNIT AND LIMITED COMMON ELEMENT LOCATIONS AND AREAS WITHIN THE EXISTING BUILDING.
8. AREAS NOT DESIGNATED AS EXISTING BUILDING (UNITS) OR LIMITED COMMON ELEMENTS ARE TO BE COMMON ELEMENT TO ALL UNITS.

State of Wisconsin } ss
County of Walworth }

I, Kristin J. Belongia, a Professional Land Surveyor, do hereby certify that this Condominium Plat is a correct representation of the condominium described (taken from plans furnished to me and actual field measurements) and the identification and location of each unit and the common elements can be determined from the plat.

Given under my hand and seal at Elkhorn, Wisconsin this 3rd day of February, 2025
Last day of field work December 30th, 2024

Revised this 26th day of February, 2025 to update square footages of Unit 6 and Common Elements.

WISCONSIN
KRISTIN J. BELONGIA
S-2943
ELKHORN
WIS.
LAND SURVEYOR

Kristin J Belongia

Batterman
engineers surveyors planners
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2857 S. Bartells Dr., Beloit, WI 53511
608.365.4464 | www.rhbatterman.com

DECLARANT
DANCING DUDES, LLC
POB 1352
WILLIAMS BAY, WI 53191

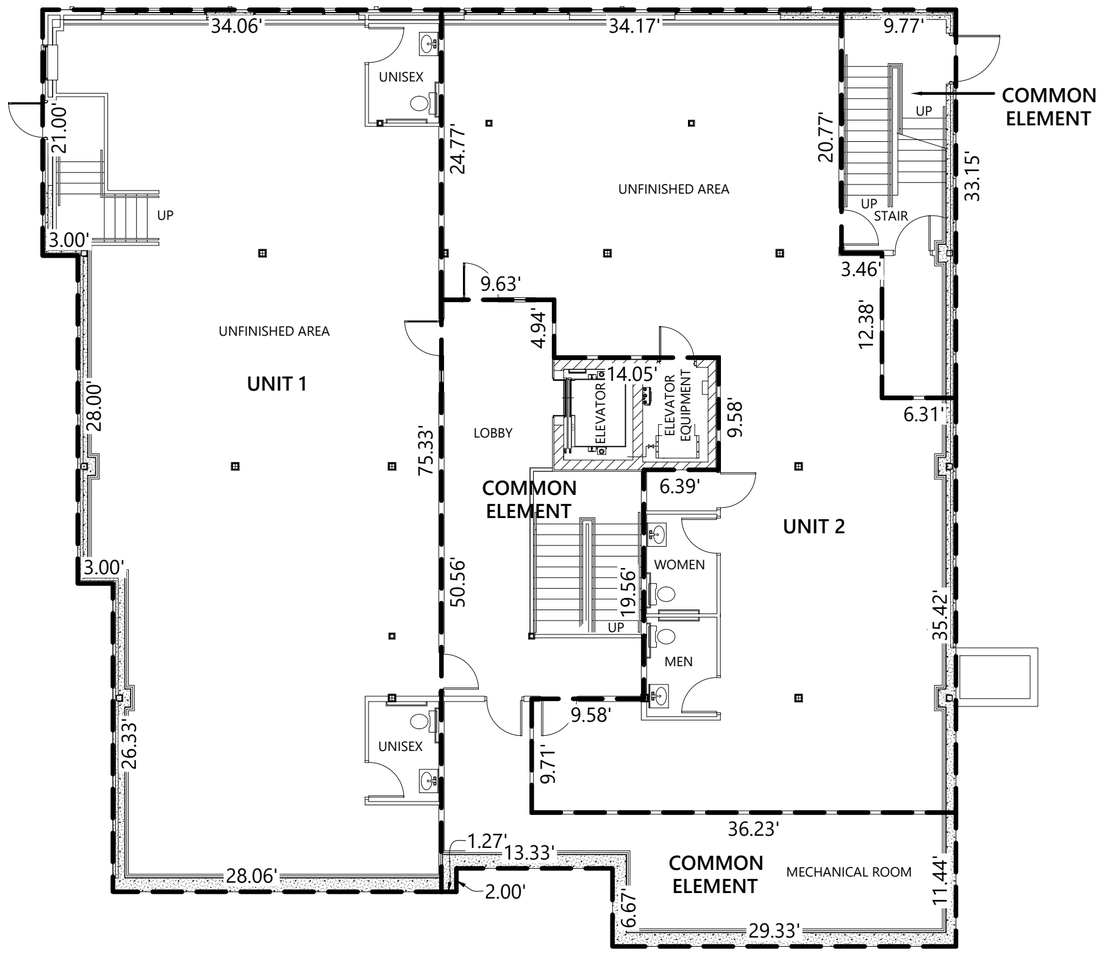
ORDER NO: 35333
FIELD CREW: JAV
DRAWN BY: BMR / KJB
DATE: 01/31/2025

SHEET NO.
1 OF 4

File Name: J:\35300 - 35399\35333 - Dancing Dudes\SURVEY\RHB DRAWING FILES

ONE GENEVA CONDOMINIUM

VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN



LOWER LEVEL FLOOR PLAN

NOTES:

BUILDING DIMENSIONS SHOWN HEREON ARE APPROXIMATE FROM THE PROPOSED BUILDING PLANS PROVIDED AS OF THE DATE OF THIS PLAT AND NOT YET CONSTRUCTED AS OF THE DATE OF THIS PLAT.

THE PHYSICAL BOUNDARIES OF ANY UNIT CONSTRUCTED OR RE-CONSTRUCTED IN SUBSTANTIAL CONFORMITY WITH THE CONDOMINIUM PLAT SHALL BE CONCLUSIVELY PRESUMED TO BE ITS BOUNDARIES.

ARCHITECTURAL PROJECTIONS OR FLOOR OVERHANGS APPURTENANT TO EACH UNIT ARE PRESUMED TO BE PART OF THE UNIT.

SQUARE FOOTAGES OF THE UNITS ARE APPROXIMATE WITHIN THE LIMITS SHOWN HEREON, BEING THE OUTSIDE OF THE EXTERIOR WALLS AND THE CENTERLINE OF THE INTERIOR COMMON PARTY WALLS.

UNIT SUMMARY (LOWER LEVEL FLOOR PLAN)

UNIT 1:	2,324 S.F.
UNIT 2:	2,044 S.F.
COMMON ELEMENT: (LOBBY)	1,095 S.F.
COMMON ELEMENT: (STAIR)	281 S.F.

LEGEND

Unit / L.C.E. Boundary

L.C.E. Limited Common Element

Scale: 1" = 10'

0 5 10 20

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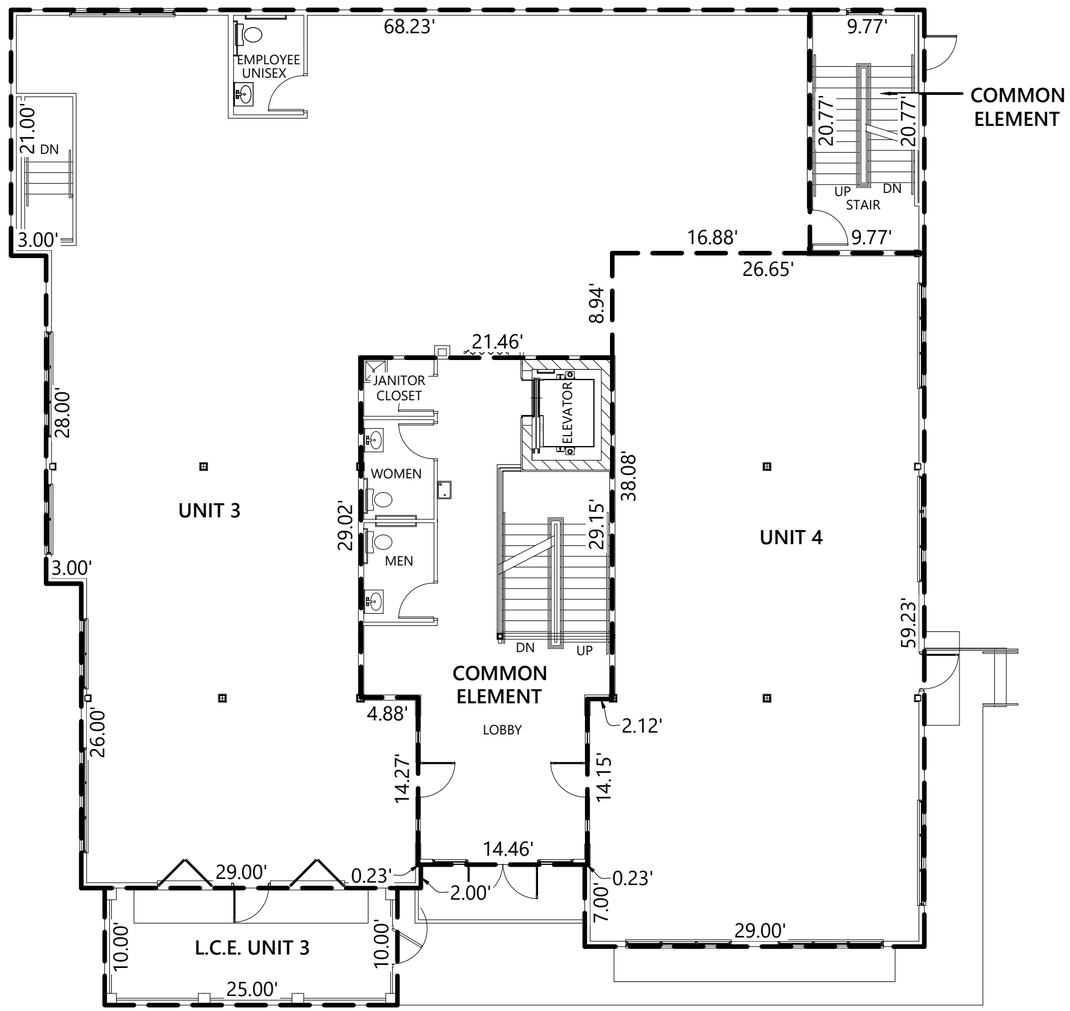
ORDER NO: 35333
FIELD CREW: JAV
DRAWN BY: BMR / KJB
DATE: 01/31/2025

SHEET NO.
2 OF 4

File Name: J:\35300 - 35399\35333 - Dancing Dudes\SURVEY\RHB DRAWING FILES

ONE GENEVA CONDOMINIUM

VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN



FIRST FLOOR PLAN

NOTES:

BUILDING DIMENSIONS SHOWN HEREON ARE APPROXIMATE FROM THE PROPOSED BUILDING PLANS PROVIDED AS OF THE DATE OF THIS PLAT AND NOT YET CONSTRUCTED AS OF THE DATE OF THIS PLAT.

THE PHYSICAL BOUNDARIES OF ANY UNIT CONSTRUCTED OR RE-CONSTRUCTED IN SUBSTANTIAL CONFORMITY WITH THE CONDOMINIUM PLAT SHALL BE CONCLUSIVELY PRESUMED TO BE ITS BOUNDARIES.

ARCHITECTURAL PROJECTIONS OR FLOOR OVERHANGS APPURTENANT TO EACH UNIT ARE PRESUMED TO BE PART OF THE UNIT.

SQUARE FOOTAGES OF THE UNITS ARE APPROXIMATE WITHIN THE LIMITS SHOWN HEREON, BEING THE OUTSIDE OF THE EXTERIOR WALLS AND THE CENTERLINE OF THE INTERIOR COMMON PARTY WALLS.

UNIT SUMMARY (FIRST FLOOR PLAN)

UNIT 3	3,070 S.F.
L.C.E. UNIT 3:	250 S.F.
UNIT 4	1,625 S.F.
COMMON ELEMENT: (LOBBY)	829 S.F.
COMMON ELEMENT: (STAIR)	203 S.F.

LEGEND

Unit / L.C.E. Boundary

L.C.E. Limited Common Element

Scale: 1" = 10'

0 5 10 20

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PO BOX 1352
WILLIAMS BAY, WI 53191

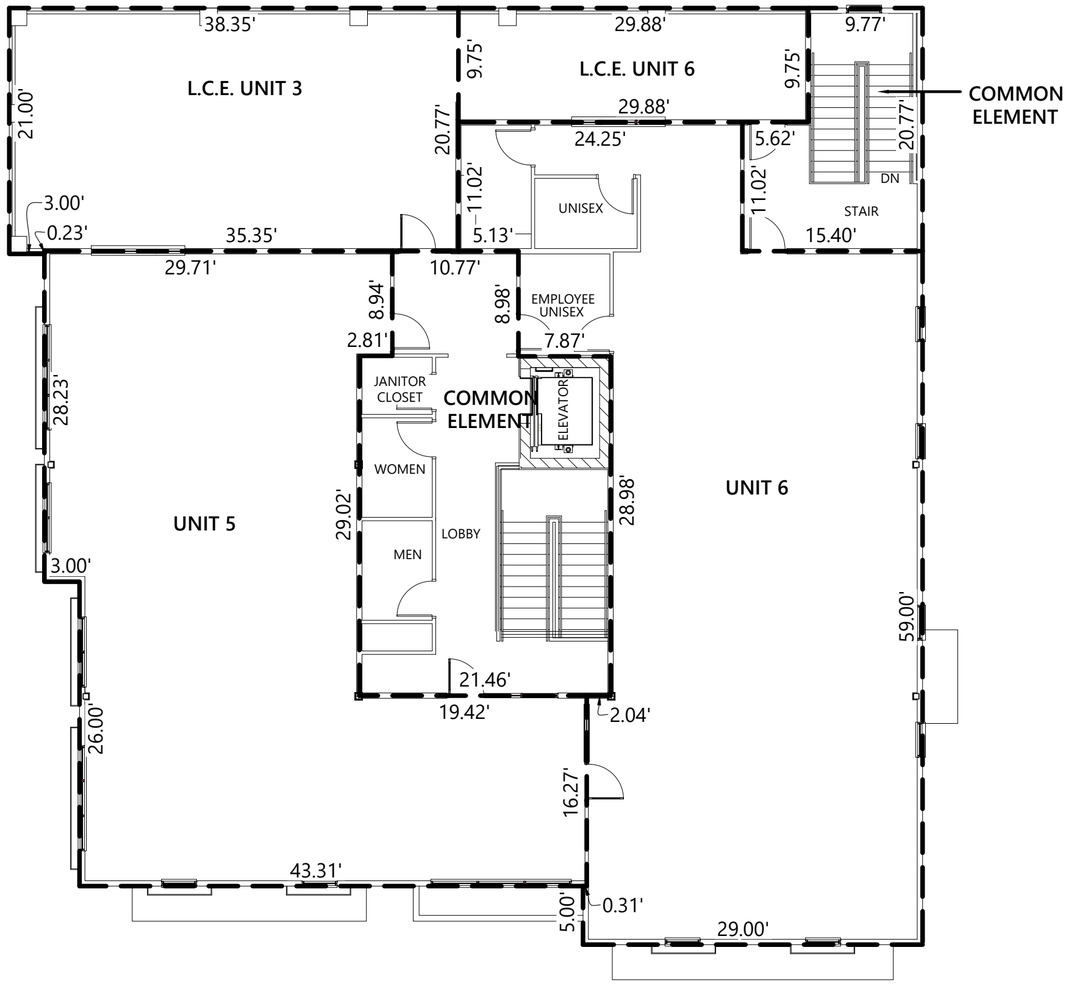
ORDER NO: 35333
FIELD CREW: JAV
DRAWN BY: BMR / KJB
DATE: 01/31/2025

SHEET NO.
3 OF 4

File Name: J:\35300 - 35399\35333 - Dancing Dudes\SURVEY\RHB DRAWING FILES

ONE GENEVA CONDOMINIUM

VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN



SECOND FLOOR PLAN

NOTES:

BUILDING DIMENSIONS SHOWN HEREON ARE APPROXIMATE FROM THE PROPOSED BUILDING PLANS PROVIDED AS OF THE DATE OF THIS PLAT AND NOT YET CONSTRUCTED AS OF THE DATE OF THIS PLAT.

THE PHYSICAL BOUNDARIES OF ANY UNIT CONSTRUCTED OR RE-CONSTRUCTED IN SUBSTANTIAL CONFORMITY WITH THE CONDOMINIUM PLAT SHALL BE CONCLUSIVELY PRESUMED TO BE ITS BOUNDARIES.

ARCHITECTURAL PROJECTIONS OR FLOOR OVERHANGS APPURTENANT TO EACH UNIT ARE PRESUMED TO BE PART OF THE UNIT.

SQUARE FOOTAGES OF THE UNITS ARE APPROXIMATE WITHIN THE LIMITS SHOWN HEREON, BEING THE OUTSIDE OF THE EXTERIOR WALLS AND THE CENTERLINE OF THE INTERIOR COMMON PARTY WALLS.

UNIT SUMMARY (SECOND FLOOR PLAN)

L.C.E. UNIT 3:	797 S.F.
UNIT 5:	1,721 S.F.
UNIT 6:	1,961 S.F.
L.C.E. UNIT 6:	291 S.F.
COMMON ELEMENT: (LOBBY)	719 S.F.
COMMON ELEMENT: (STAIR)	265 S.F.

LEGEND

Unit / L.C.E. Boundary

L.C.E. Limited Common Element

Scale: 1" = 10'

0 5 10 20

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WILLIAMS BAY, WI 53191

ORDER NO: 35333
FIELD CREW: JAV
DRAWN BY: BMR / KJB
DATE: 01/31/2025

SHEET NO.
4 OF 4

File Name: J:\35300 - 35399\35333 - Dancing Dudes\SURVEY\RHB DRAWING FILES

ORDINANCE # 2025 _____

AN ORDINANCE PROVIDING FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL OF ELECTORS AND PROPERTY OWNERS OF TERRITORIES 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 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 contiguous to the Village and 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 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 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 annexations and, by letters, found them to be in the public interest, and said letters have 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 AH Agricultural Holding 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 AH Agricultural Holding 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 and Exhibit B 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 AH Agricultural Holding 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 9 of Walworth County and in Ward 5 of the Village of Williams Bay.

4. This Ordinance, and the annexation hereby effected, shall be in full force and effect upon enactment.

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.

Adopted, passed, and approved by the Board of the Village of Williams Bay, Walworth County, Wisconsin, this_____ day of _____, 2025.

_____
William Duncan, Village President

Attest:

_____
Tina Kolls, Village Clerk

First Reading: _____
Second Reading: _____
Date Adopted: _____
Date Published: _____

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 B

Legal Description of Tax Parcel No. E W 200019

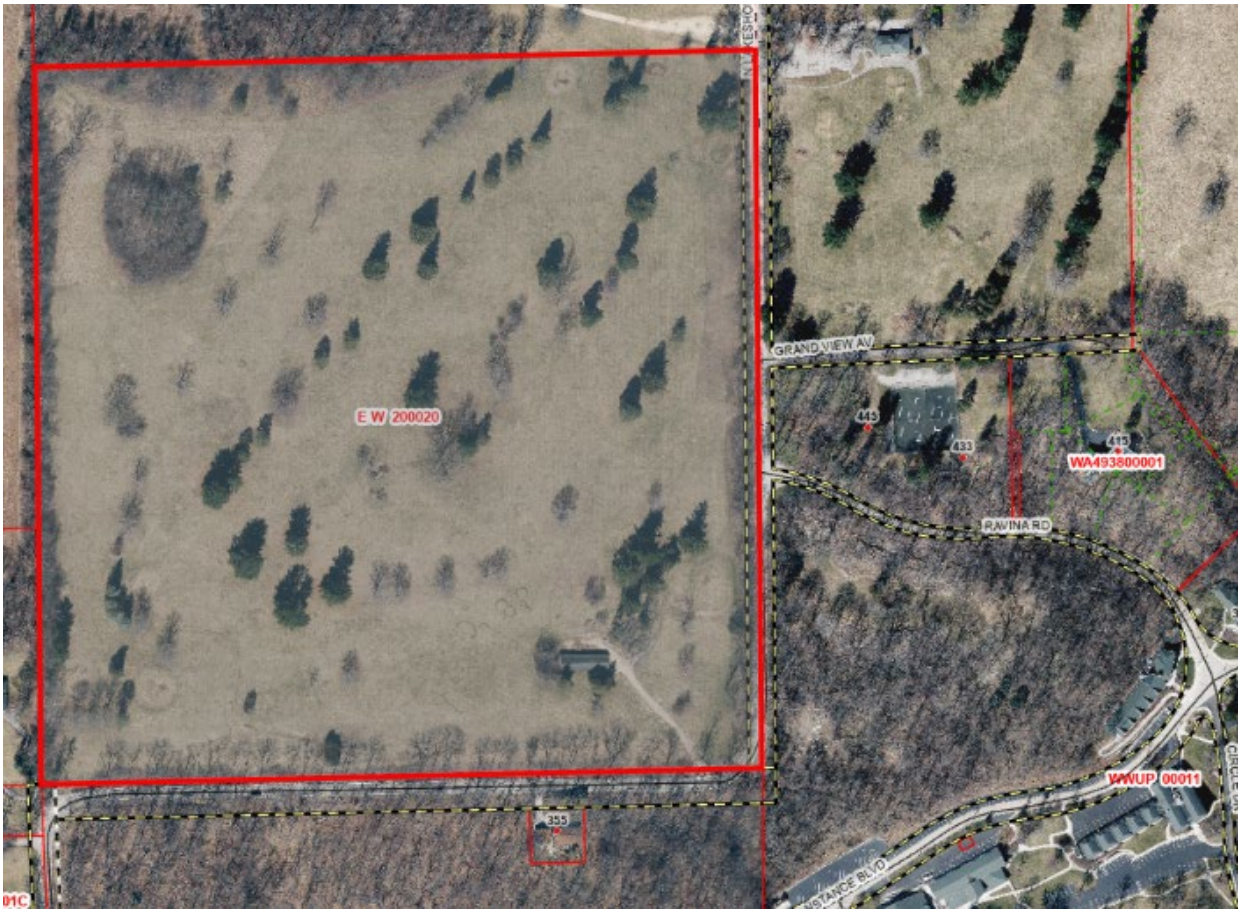
THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 16 EAST, TOWN OF WALWORTH, WALWORTH COUNTY, WISCONSIN. EXCEPTING THEREFROM PREMISES CONVEYED TO WALWORTH COUNTY FOR HIGHWAY PURPOSES. BEING FURTHER DESCRIBED AS FOLLOWS:

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.

EW 200019 “North 40” (annexation with conservation easement)



EW 200020 “South 40” (zoning after annexation with conservation easement)



WWUP 00011 (PDO with conservation easement on property north of Grand View Ave)



WGT 00010 (Planned Development Overlay District - PDO)



WGT 00009 (Planned Development Overlay District - PDO)



WA 499800002 (Planned Development Overlay District - PDO)



ORDINANCE #2025-02

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 dated February 5, 2025 in the attached Exhibit A1 (Engineer Review), 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

WHEREAS, the Zoning Administrator and Village Engineer having reviewed the 02/27/2025 revisions to the GDP application of Applicant, and having determined that the revisions address the conditions of approval within the recommendation of the Plan Commission contained in its Resolution and conditioned upon compliance with the attached Exhibit A1 (Engineer Review) and adopted by the Village Board in its First Reading of this Ordinance; and

WHEREAS, the Preliminary Tree Inventory, Protection and Removal Analysis, prepared by Teska dated 02/10/25 was updated on 02/26/2025 to address the conditions of approval within the recommendation of the Plan Commission in its Resolution and adopted by the Village Board in its First Reading of this Ordinance; and

WHEREAS, the Village Board of the Village of Williams Bay, after considering the recommendation of the Plan Commission as contained in its Resolution, and having determined that the conditions for approval set forth in that Resolution and adopted by the Village Board in its First Reading of this Ordinance have been satisfactorily addressed by the Applicant, 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 application dated 01/13/2025, revised 02/27/2025 for Topography The Preserve at Williams Bay, including Appendix I, attached as Exhibit D, and the Preliminary Tree Inventory, Protection and Removal Analysis, prepared by Teska dated 02/10/2025, as updated on 02/26/2025, with revised corrected sheets, attached as Exhibit E, which is hereby approved, and further conditioned upon approval of the Final Development Plan and compliance with the Engineer Review, attached as Exhibit A1.

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, as depicted in the Zoning Map which is Exhibit F.

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: 3/03/2025

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:

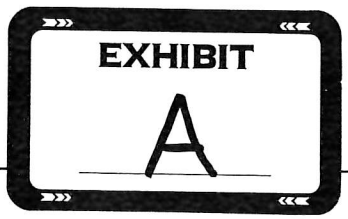


EXHIBIT "A"
Legal Description

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

Engineer's Review Comments

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

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

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

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

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

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

BAXTER & WOODMAN

EXHIBIT A1

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



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

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

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

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

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

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

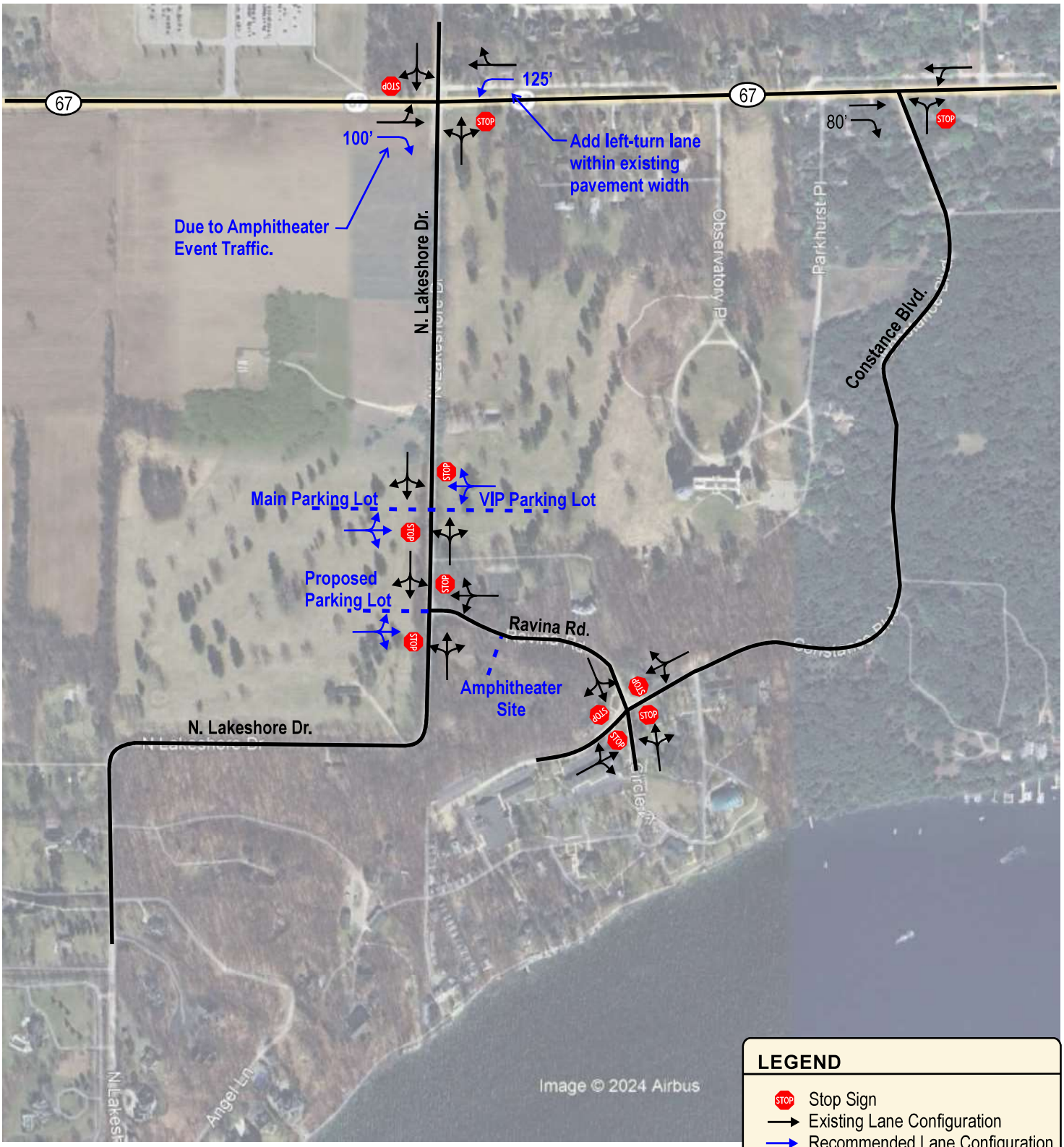
Please call if you have any questions.

Douglas R. Snyder, P.E.

C: w/Encl via Email:

Bonnie Schaeffer, Zoning Administrator
Planning Commission Members

BAXTER & WOODMAN



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

NOT TO SCALE

EXHIBIT 1-3
RECOMMENDED MODIFICATIONS

WILLIAMS BAY, WISCONSIN



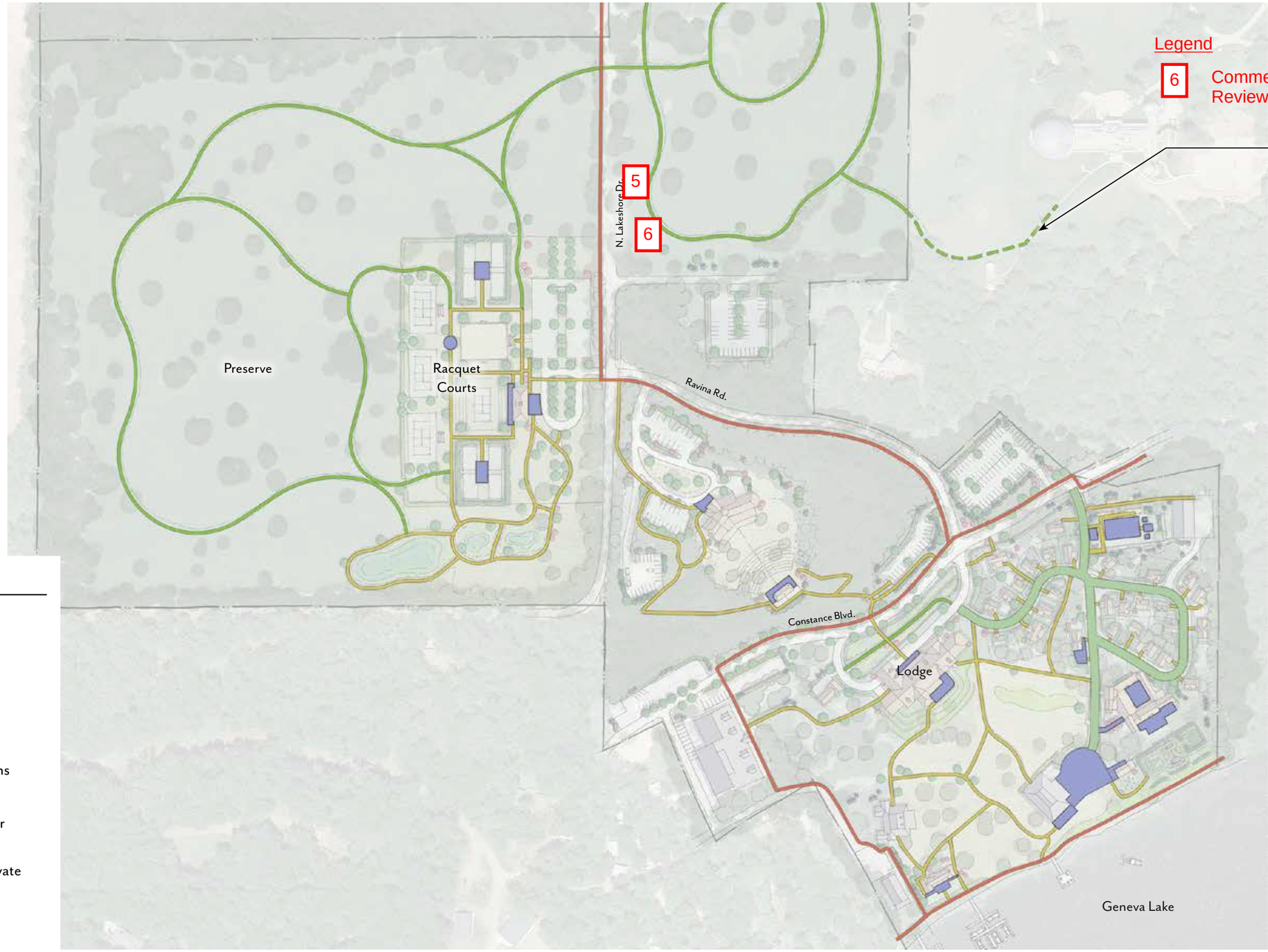
LANDSCAPE ENLARGEMENT - NORTH NATURAL OPENS PACE



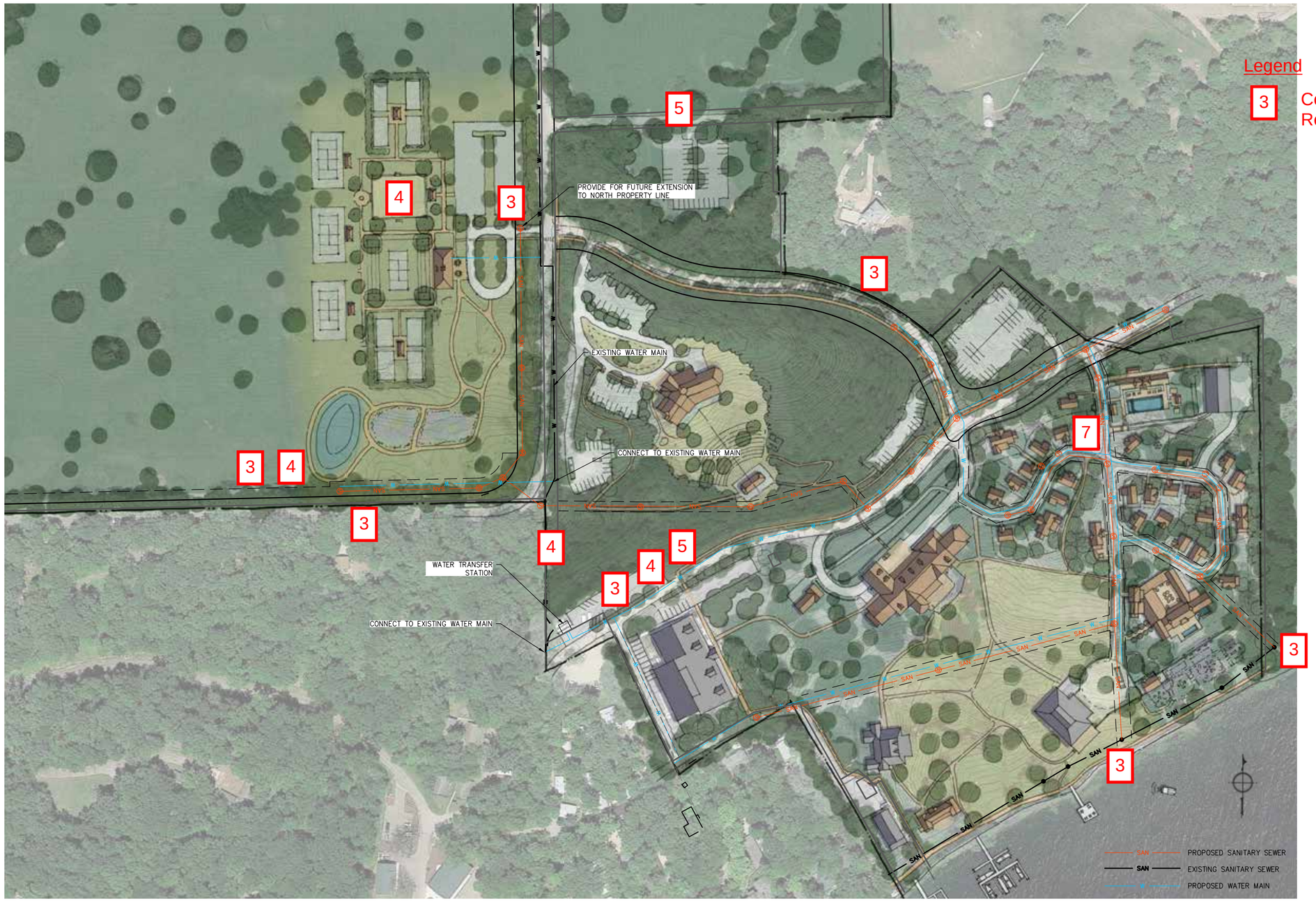
Plant Legend

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

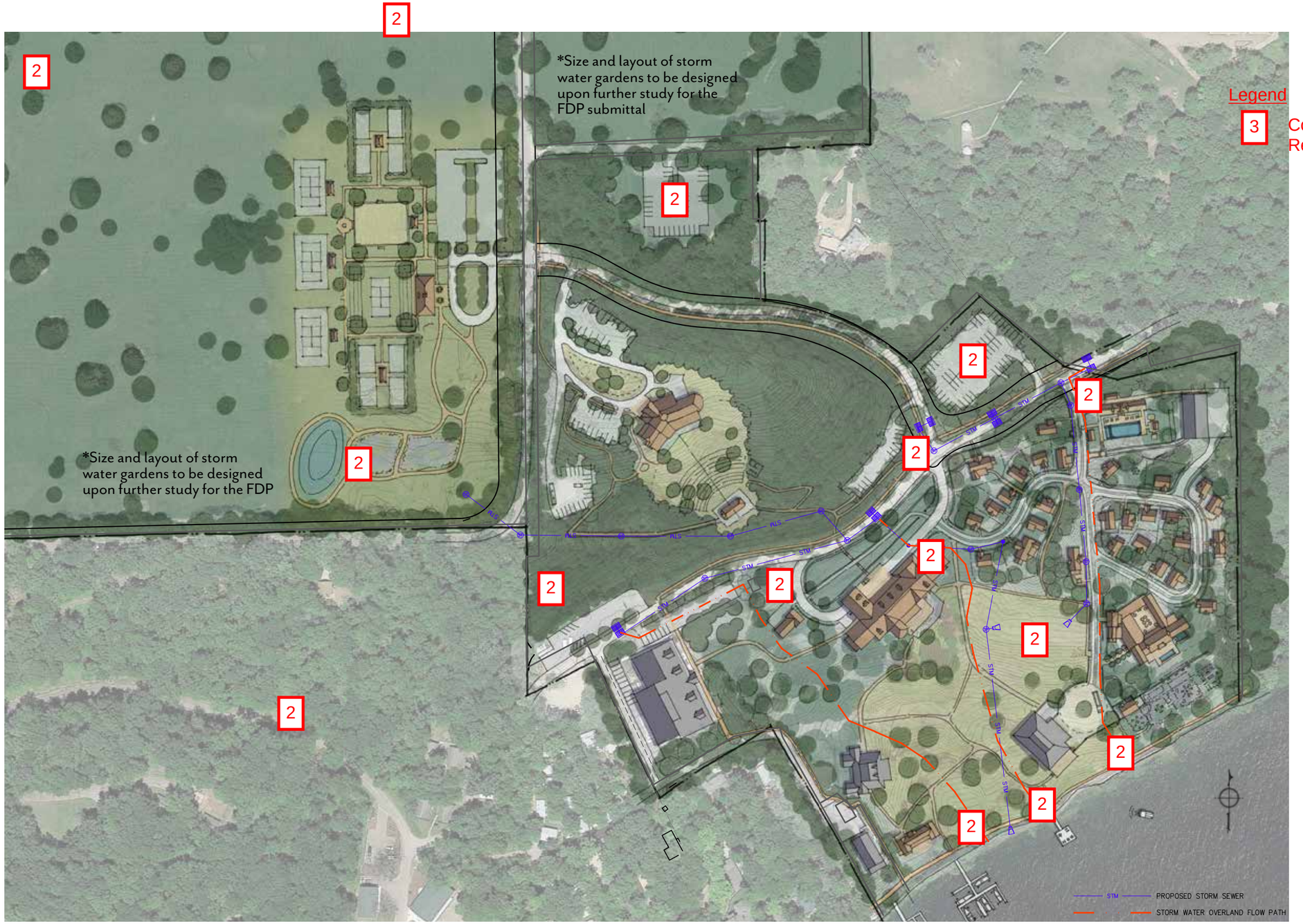
LANDSCAPE ENLARGEMENT - SOUTH NATURAL OPENSPACE



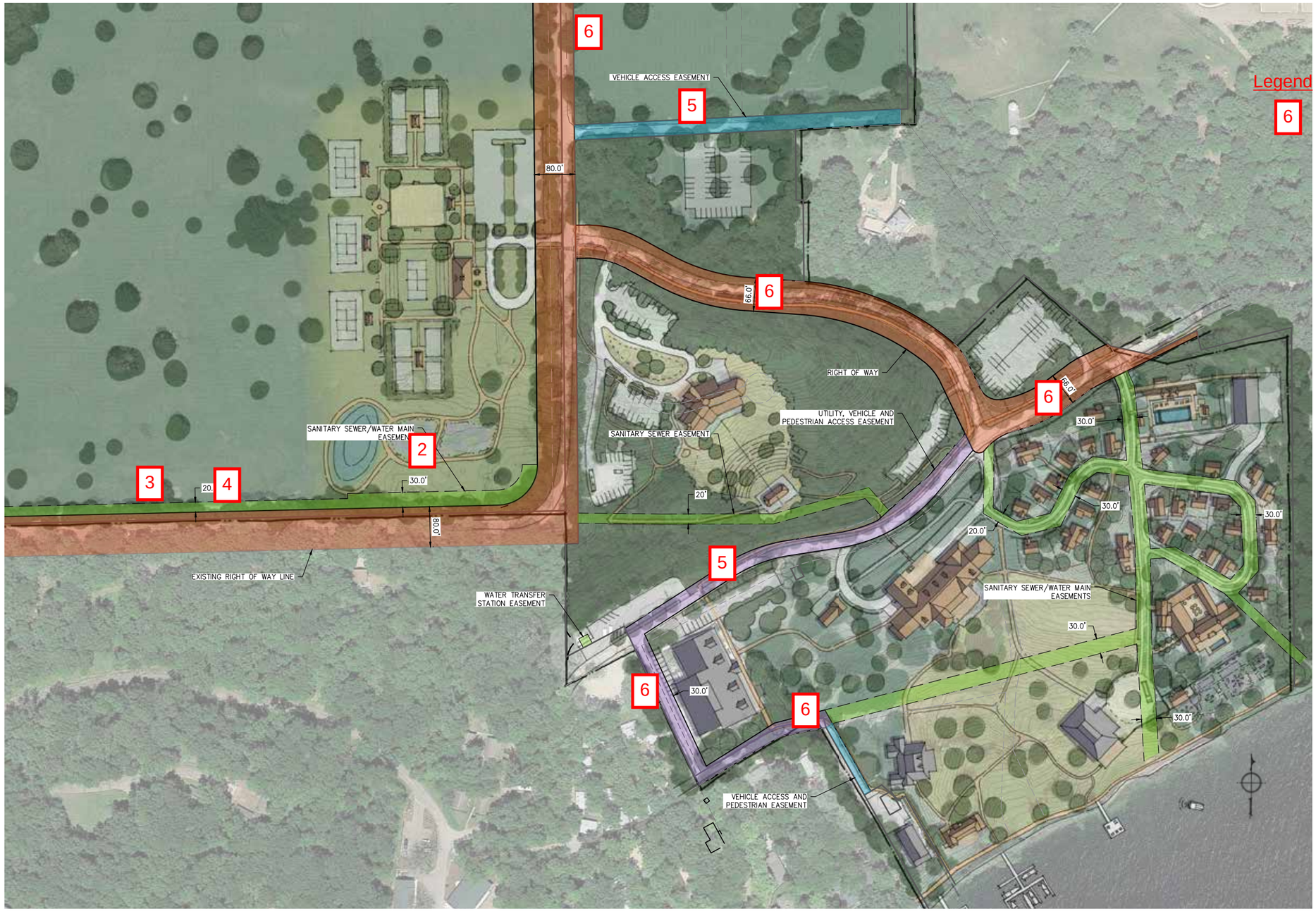
WALKING PATH DIAGRAM



PROPOSED UTILITIES DIAGRAM



PROPOSED STORM WATER AND STORM SEWER DIAGRAM

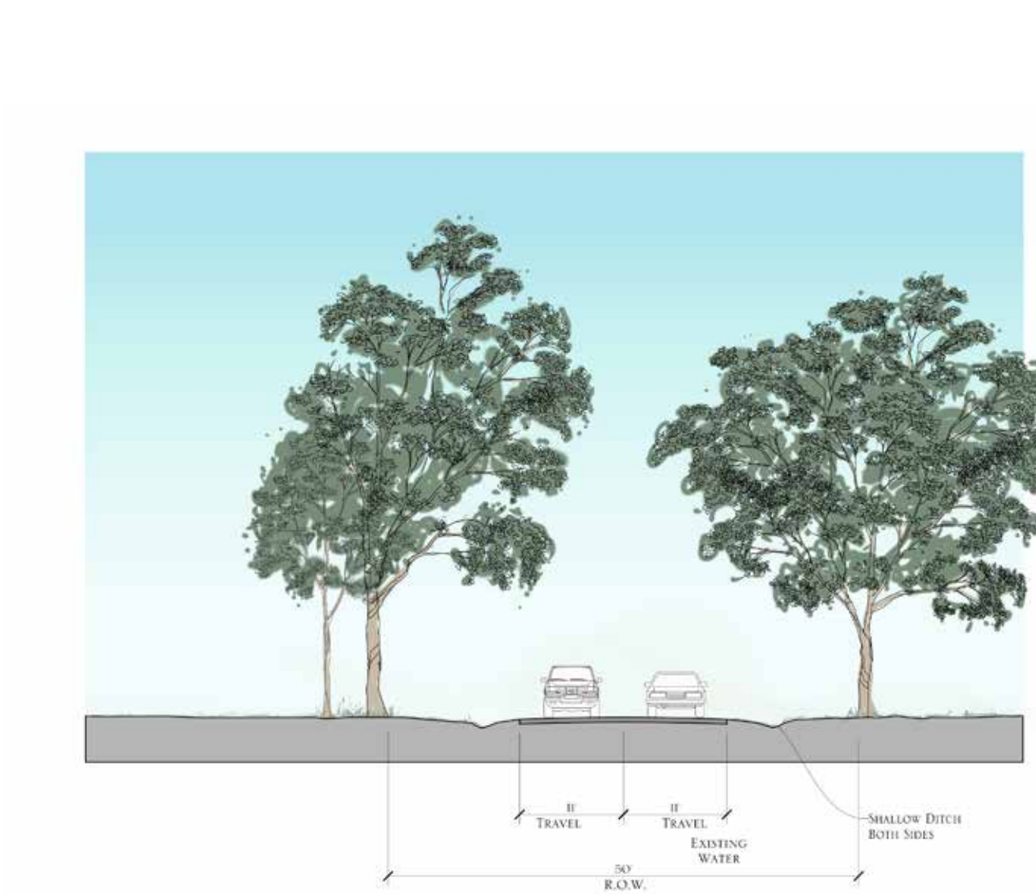


Legend

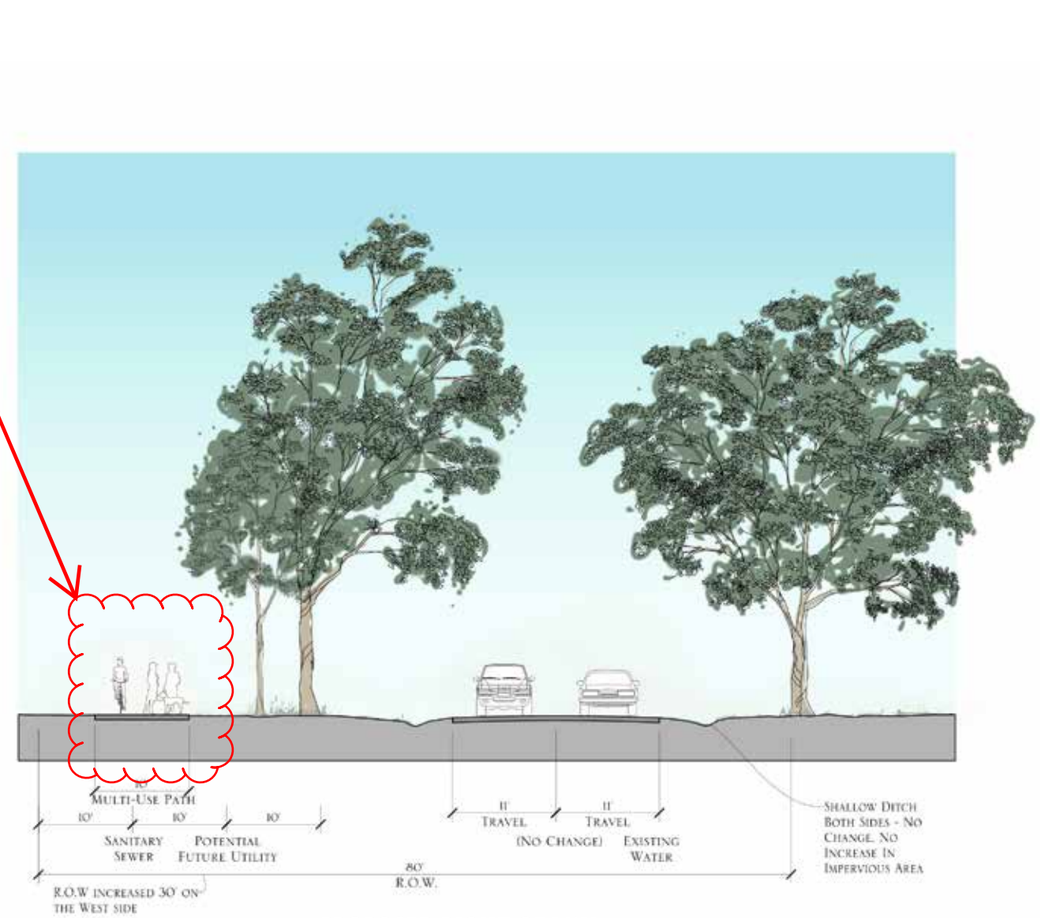
6

Comment; See 02-05-2025 Review

PROPOSED RIGHT OF WAYS AND EASEMENTS DIAGRAM



EXISTING RIGHT OF WAY

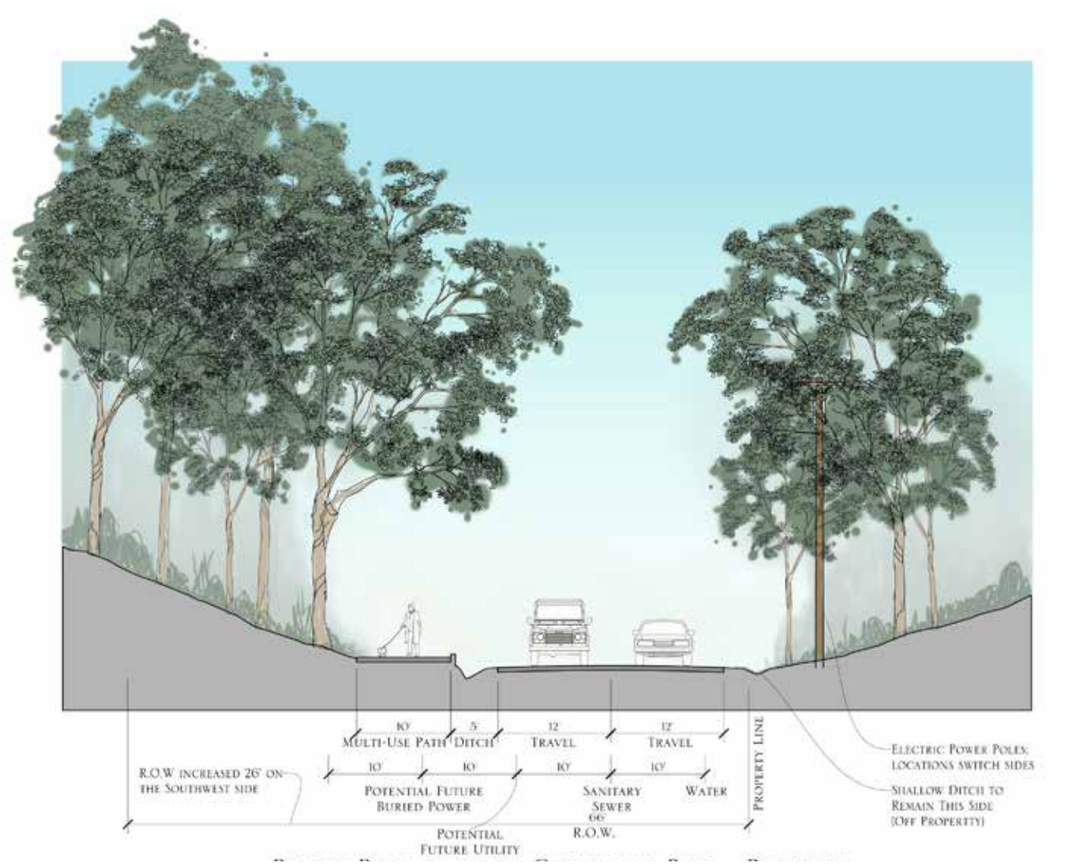


PROPOSED RIGHT OF WAY

LAKE SHORE DRIVE
STREET SECTION DIAGRAMS



EXISTING RIGHT OF WAY

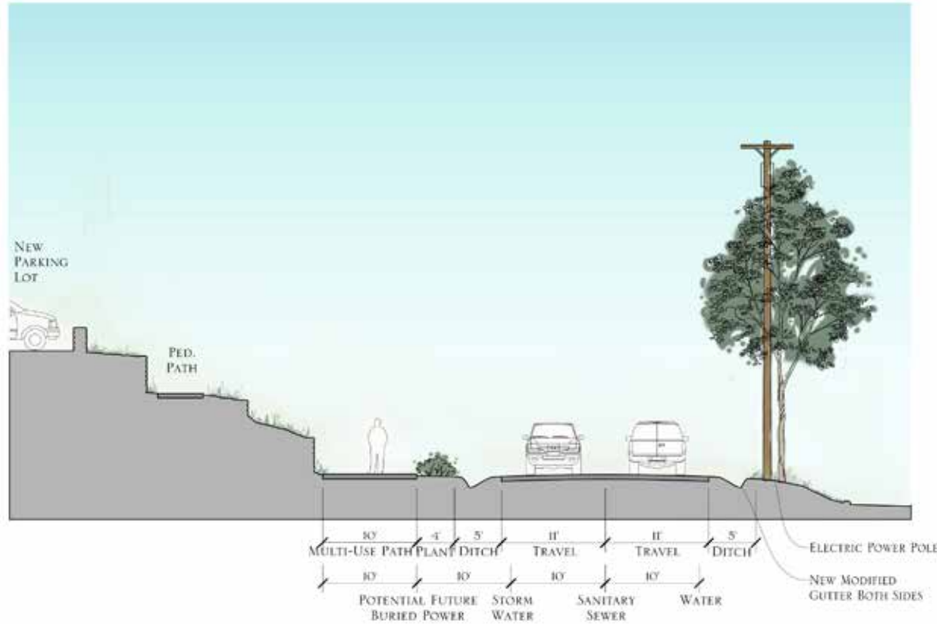


PROPOSED RIGHT OF WAY

RAVINA ROAD
STREET SECTION DIAGRAMS



EXISTING SECTION



PROPOSED SECTION

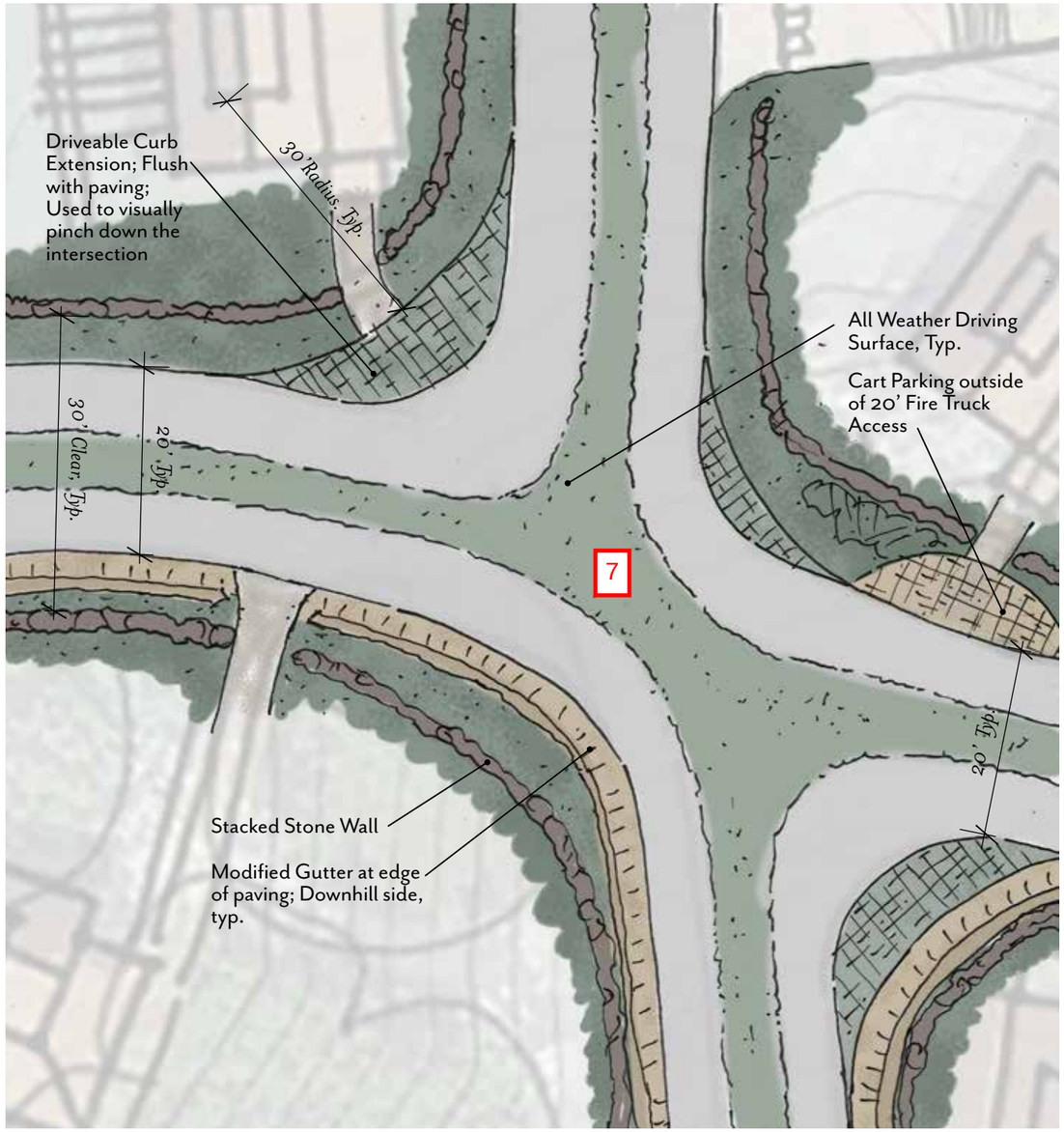
CONSTANCE BOULEVARD
STREET SECTION DIAGRAMS

Legend

3 Comment; See 02-05-2025 Review



PROPOSED CROSS SECTION



PROPOSED PLAN DETAIL

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

PARKING COUNTS

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

NOTES:

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

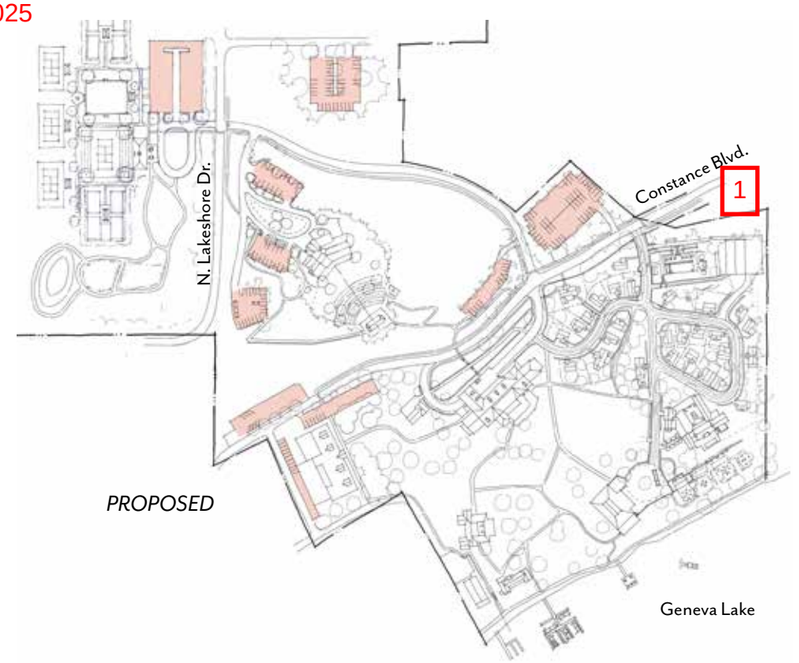
PARKING CODE CALCULATION

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

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

Legend

3 Comment; See 02-05-2025 Review





REGULAR USE PARKING

Legend

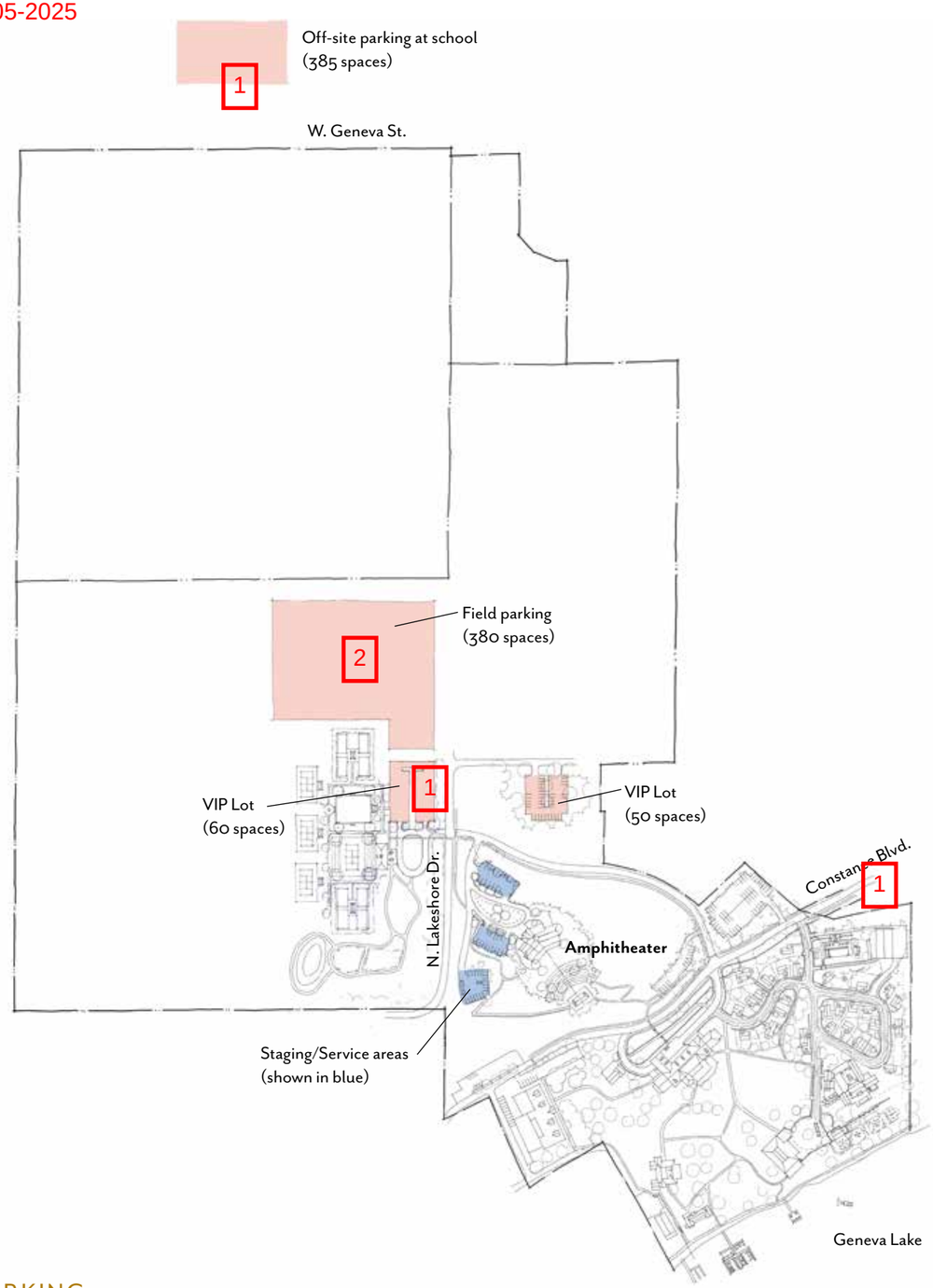
6 Comment; See 02-05-2025 Review

PARKING COUNTS

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

NOTES:

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



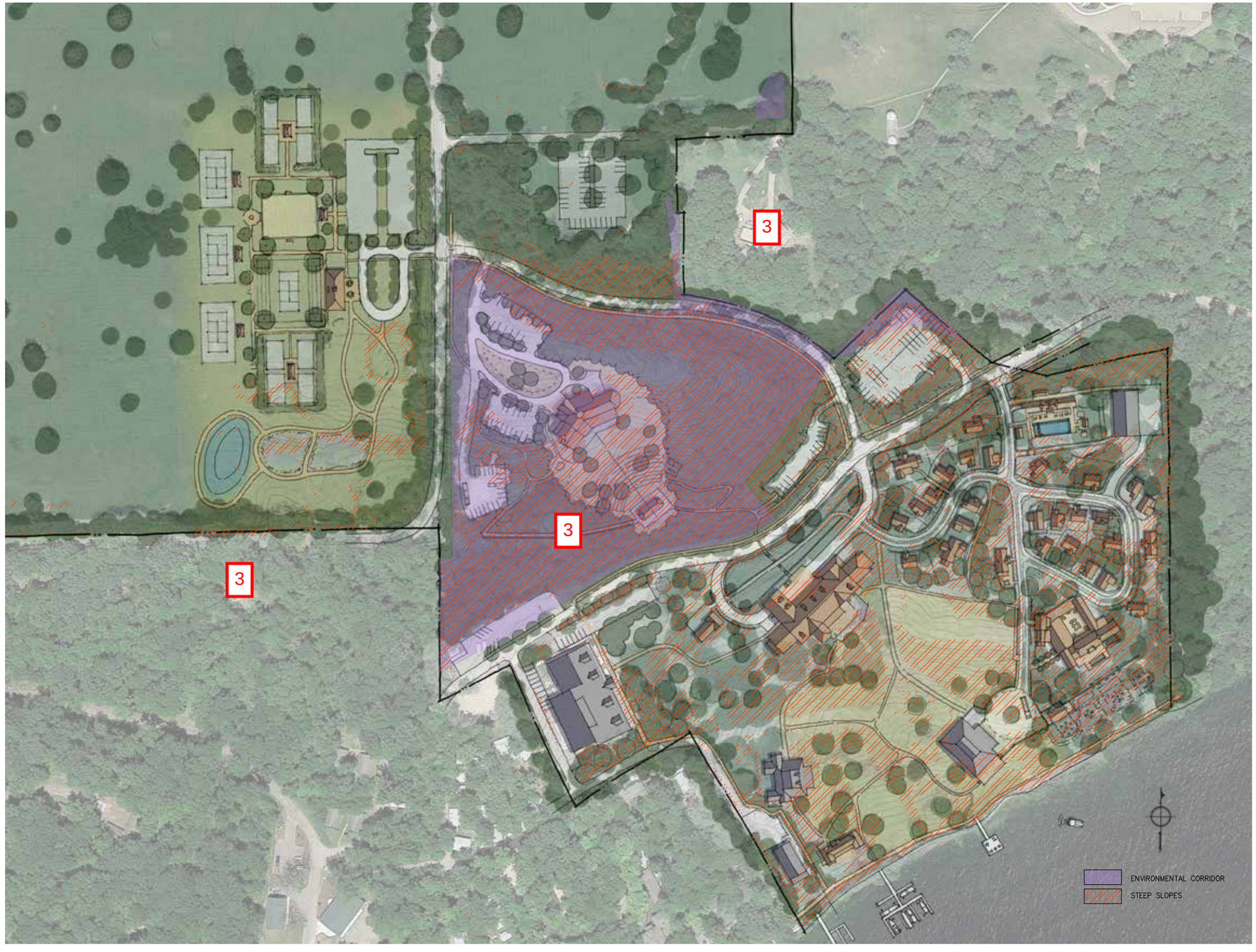
SPECIAL EVENTS PARKING

Legend

6 Comment; See 02-05-2025 Review

General Treatment of Natural Features

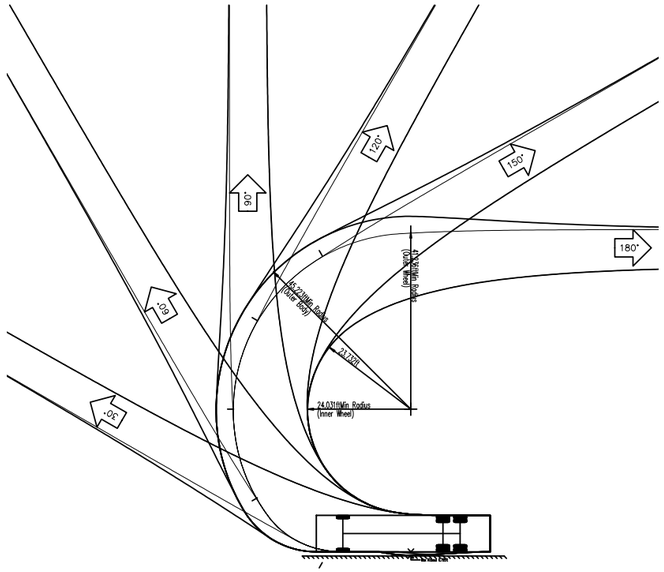
The proposed Preserve development spans approximately 98 acres, featuring substantial frontage along Geneva Lake. The property includes 8.4 acres of Primary Environmental Corridor (PEC) and areas of steep terrain with slopes exceeding 12%. The PEC primarily lies between N. Lakeshore Drive, Ravina Road,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



ENVIRONMENTAL CORRIDOR AND STEEP SLOPES

Legend

6 Comment; See 02-05-2025 Review





EMS ACCESS DIAGRAM

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

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:

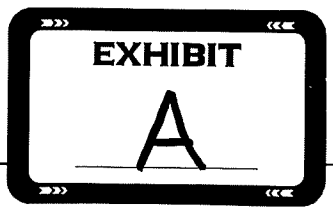


EXHIBIT "A"
Legal Description

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

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.

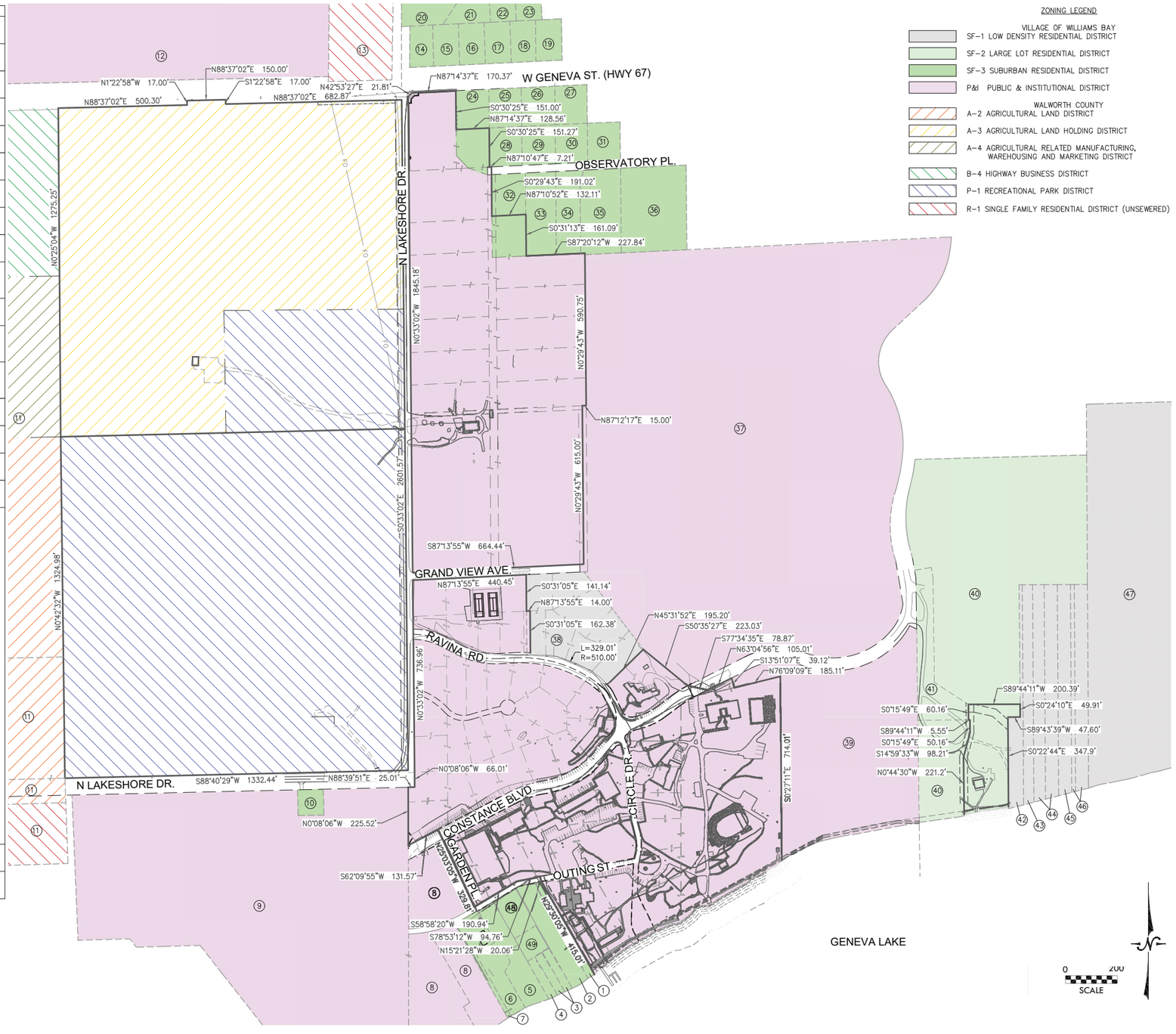


EXISTING OVERALL SITE

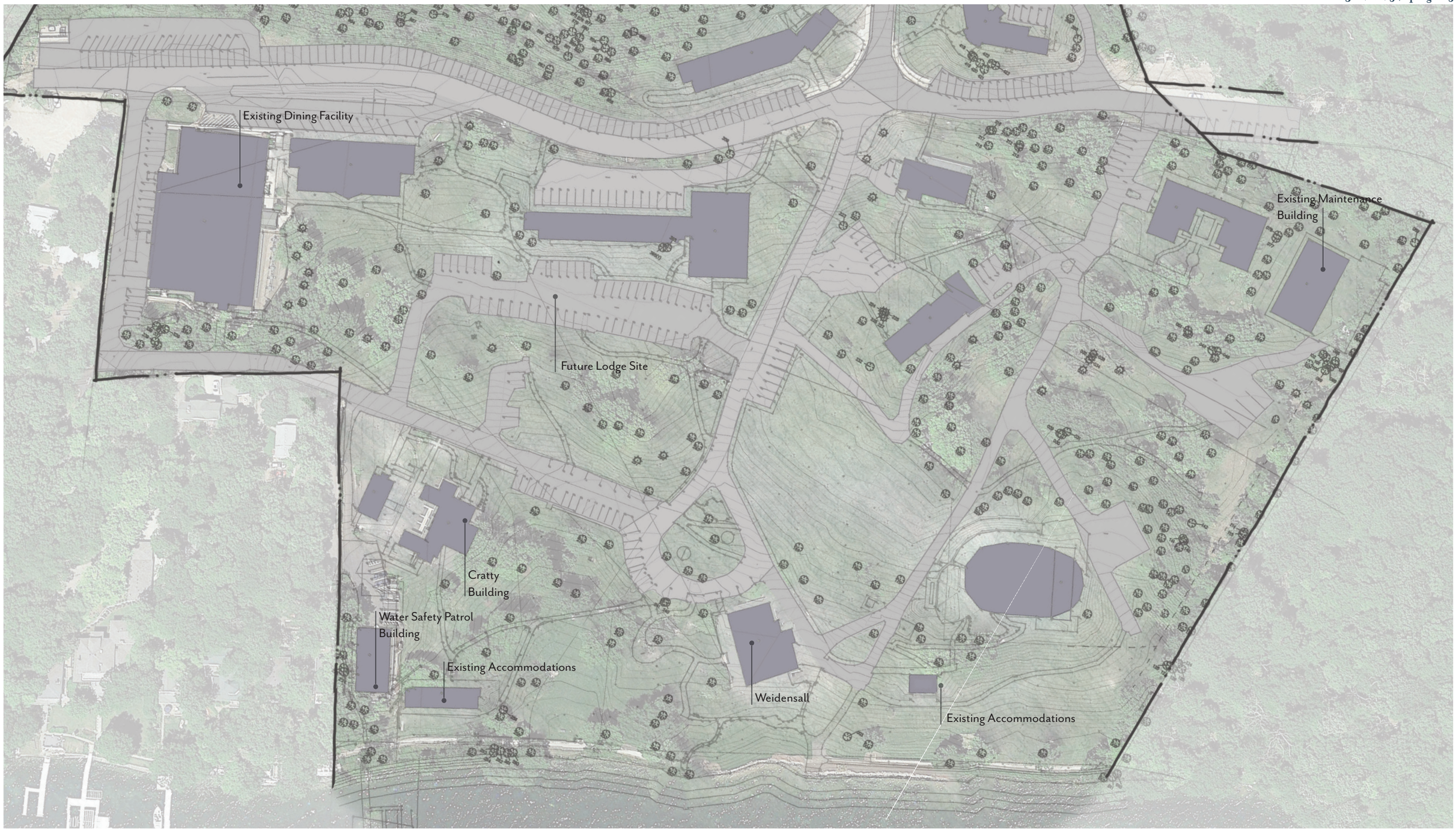
SCALE: 1" = 500'

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 EDF LLC C/O CAROLINE WETTERSTEN 5884 N KILBOURN AVE CHICAGO, IL 60646-4600 MARK & JULIE SCARPELL 220 MOFFETT RD LAKE BLUFF, IL 60044-4400 CARL EDWARD AVALLON TRUST 290 S SHORE LN LAKE FOREST, IL 60045 RUTH PARSONS FAMILY TRUST 5 DARTMOUTH RD WILLIAMS BAY, WI 53191-9100 MICHAEL P KING TRUST 6 DARTMOUTH RD WILLIAMS BAY, WI 53191-9100 THOMAS P & LAURIE L BEDA 7 DARTMOUTH RD WILLIAMS BAY, WI 53191-9100 STEVEN L & BETSY J CARLSON 8 DARTMOUTH RD WILLIAMS BAY, WI 53191 GREGORY E & LINDA G WOLF 2746 OLDE CYPRESS DR NAPLES, FL 34119-1900
19	O'CONNOR FAMILY TRUST 430 W GENEVA ST WILLIAMS BAY, WI 53191		
20	JOHN M & DONNA M TURNEY, et al. 7039 N OVERHILL AVE CHICAGO, IL 60631-3100		
21	RONALD J & CAMILLE L GRABSKI 435 FROST DR WILLIAMS BAY, WI 53191-9100		
22	PATRICK J WATTS PO BOX 545 WILLIAMS BAY, WI 53191-9100		
23	WATTS INVESTMENTS LLC PO BOX 545 WILLIAMS BAY, WI 53191		
24	MCKENNA ROSE & MATTHEW GONSER 457 W GENEVA ST WILLIAMS BAY, WI 53191-9100		
25	BRIAN & EILEEN ROBINSON 445 W GENEVA ST WILLIAMS BAY, WI 53191		
26	JEFFREY S ROLLER SR 433 W GENEVA ST WILLIAMS BAY, WI 53191-9100		
27	REPUBLIC RENTALS LLC 320 W GENEVA ST WILLIAMS BAY, WI 53191-0400		
28	STEVE D & KIM E MINETTE 446 OBSERVATORY PL WILLIAMS BAY, WI 53191		
29	MICHAEL A & LAURA A THON 440 OBSERVATORY PL WILLIAMS BAY, WI 53191		
48	ELIZABETH ANN HAMLIN TRUST PO BOX 1153 WILLIAMS BAY, WI 53191		
49	WILLIAMS BAY LLC 2000 DEMPSTER ST STE B EVANSTON IL, 60202		

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



EXISTING SURROUNDING SITE AND ZONING INFORMATION



EXISTING LAKE SITE AND TOPOGRAPHY

SCALE: 1" = 100'



Entrance



Looking West on Ravina



Approach to site from Constance



View from potential future Lodge site



View of Lake



View of Lake

EXISTING SITE IMAGES



Water Safety Patrol Building



Mabel Cratty Building



Weidensall



Existing dining facility and kitchen



Existing Lakefront Accommodations



Weidensall

EXISTING BUILDING IMAGES

PROPOSED CONCEPTUAL PLAN

Project Description

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

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

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

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

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

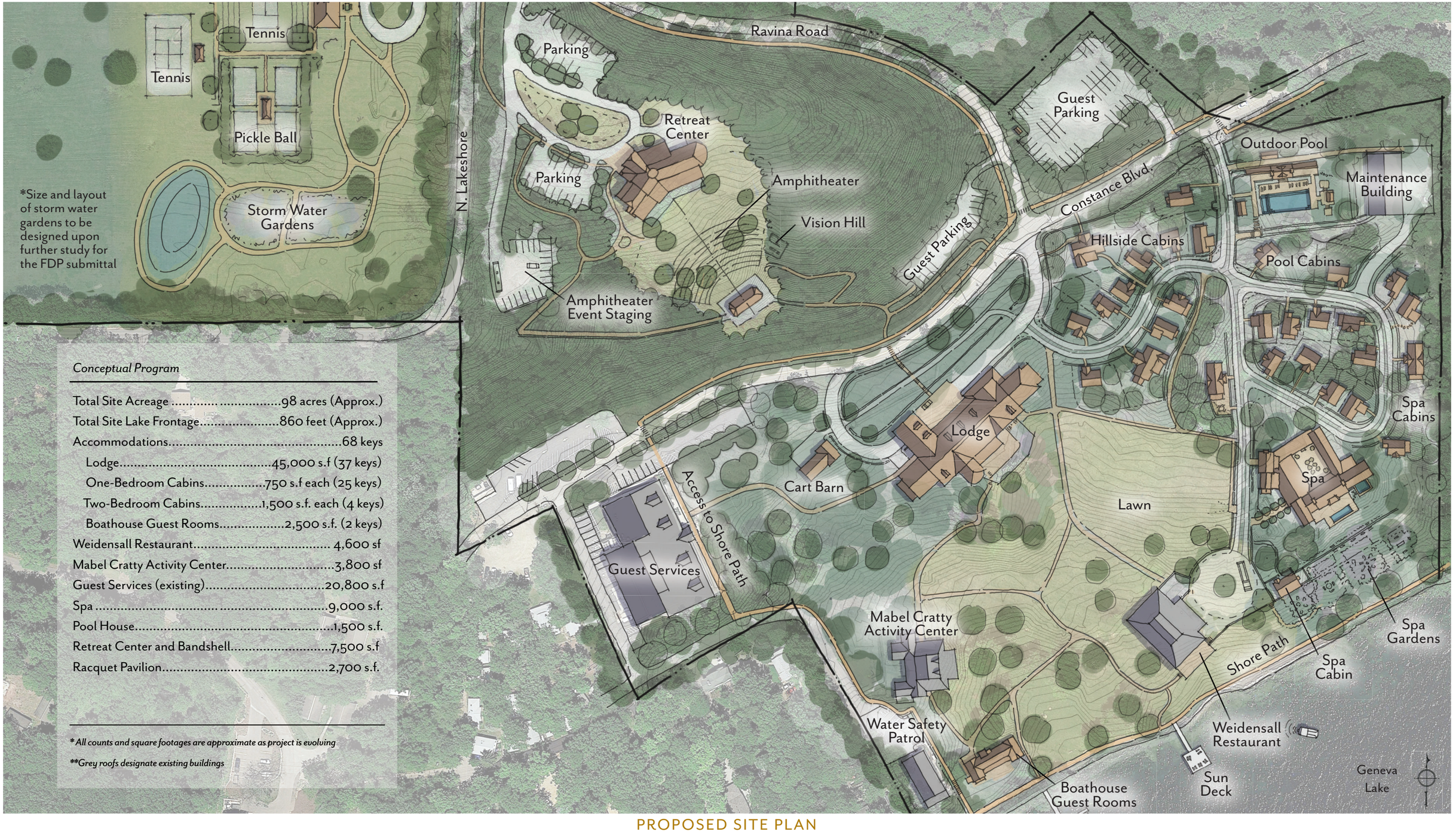
The project is not just a development; it is a commitment to honoring the history of the YMCA camp with a low density country lodge and cabins, continuing the Music by the Lake tradition in a new and improved venue, and boosting local tourism and economic growth while respecting and enhancing our natural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

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



PROPOSED OVERALL SITE PLAN

SCALE: 1" = 500'



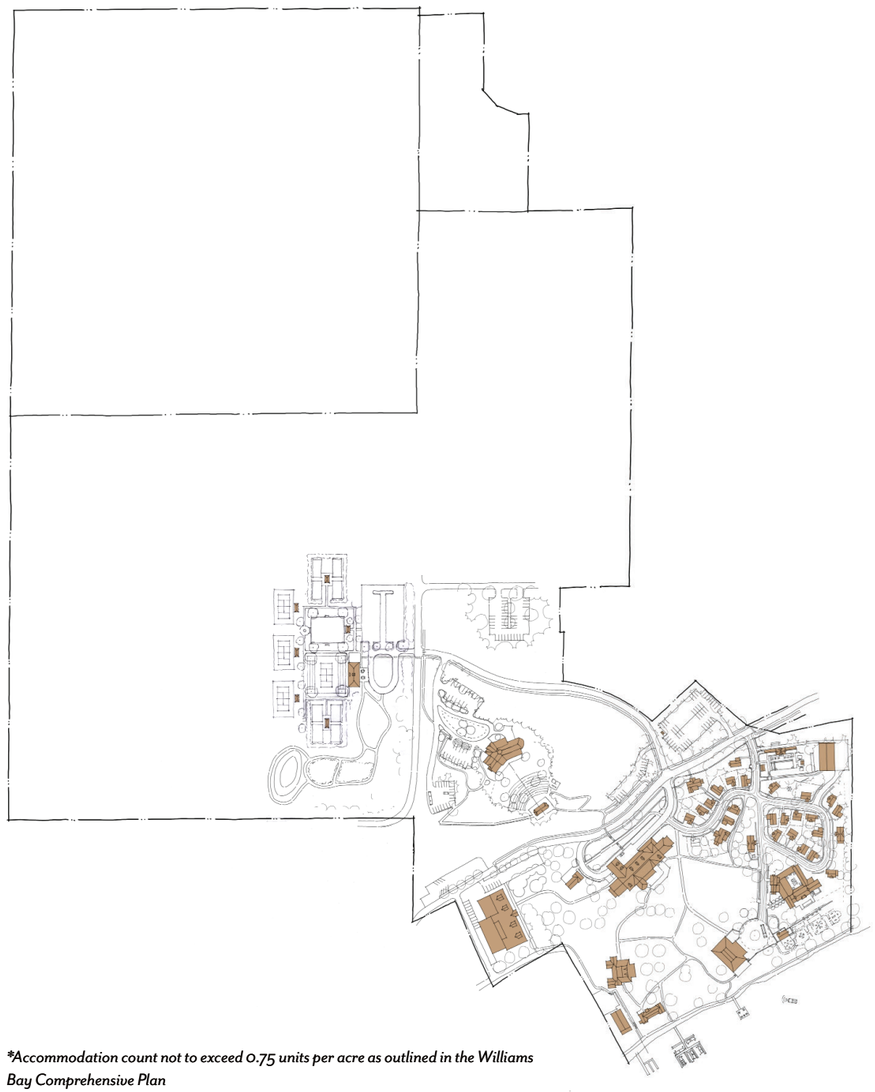
Conceptual Program

Total Site Acreage	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.

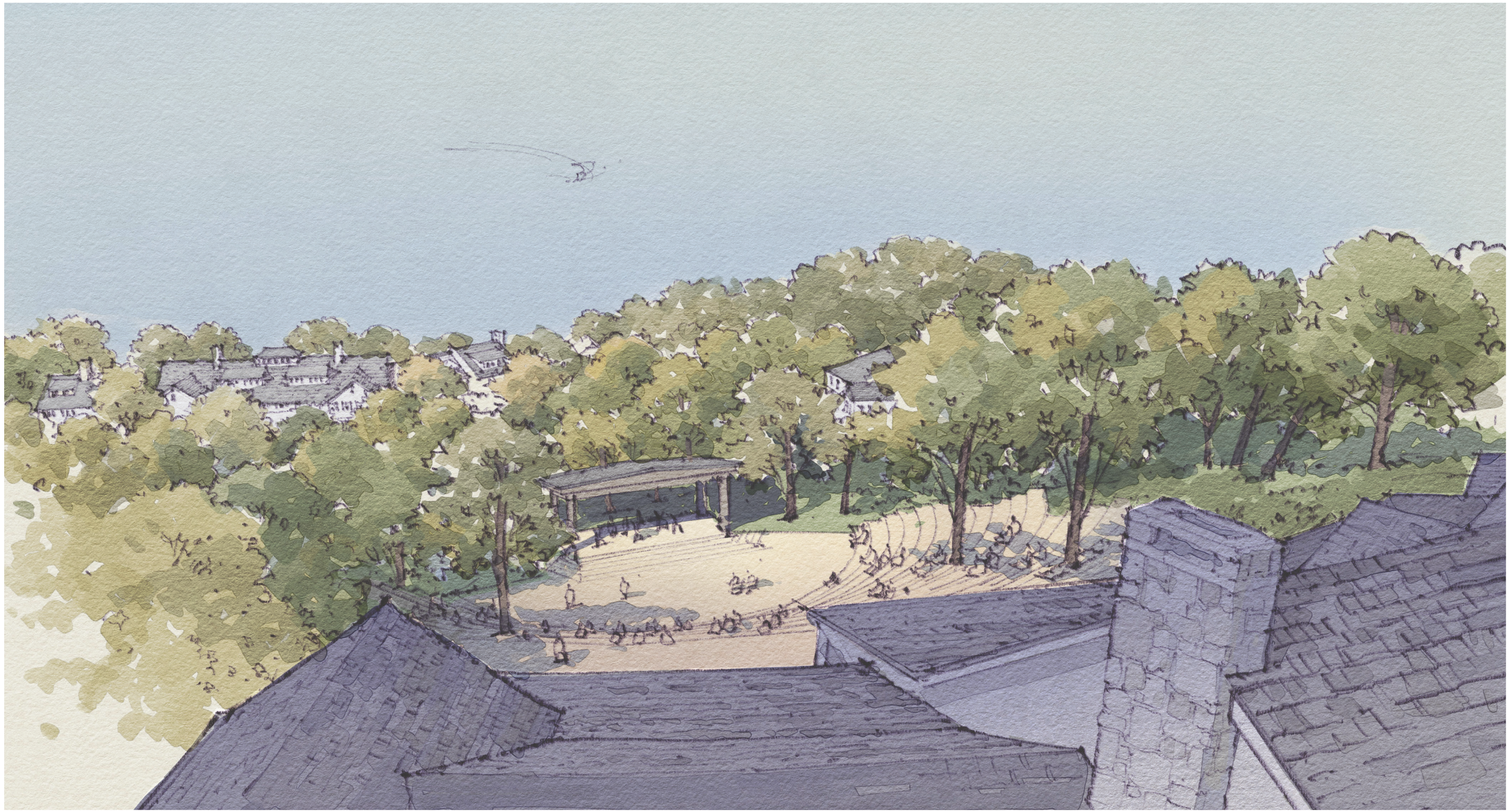
BUILDING AND ROAD COVERAGE DIAGRAM



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.

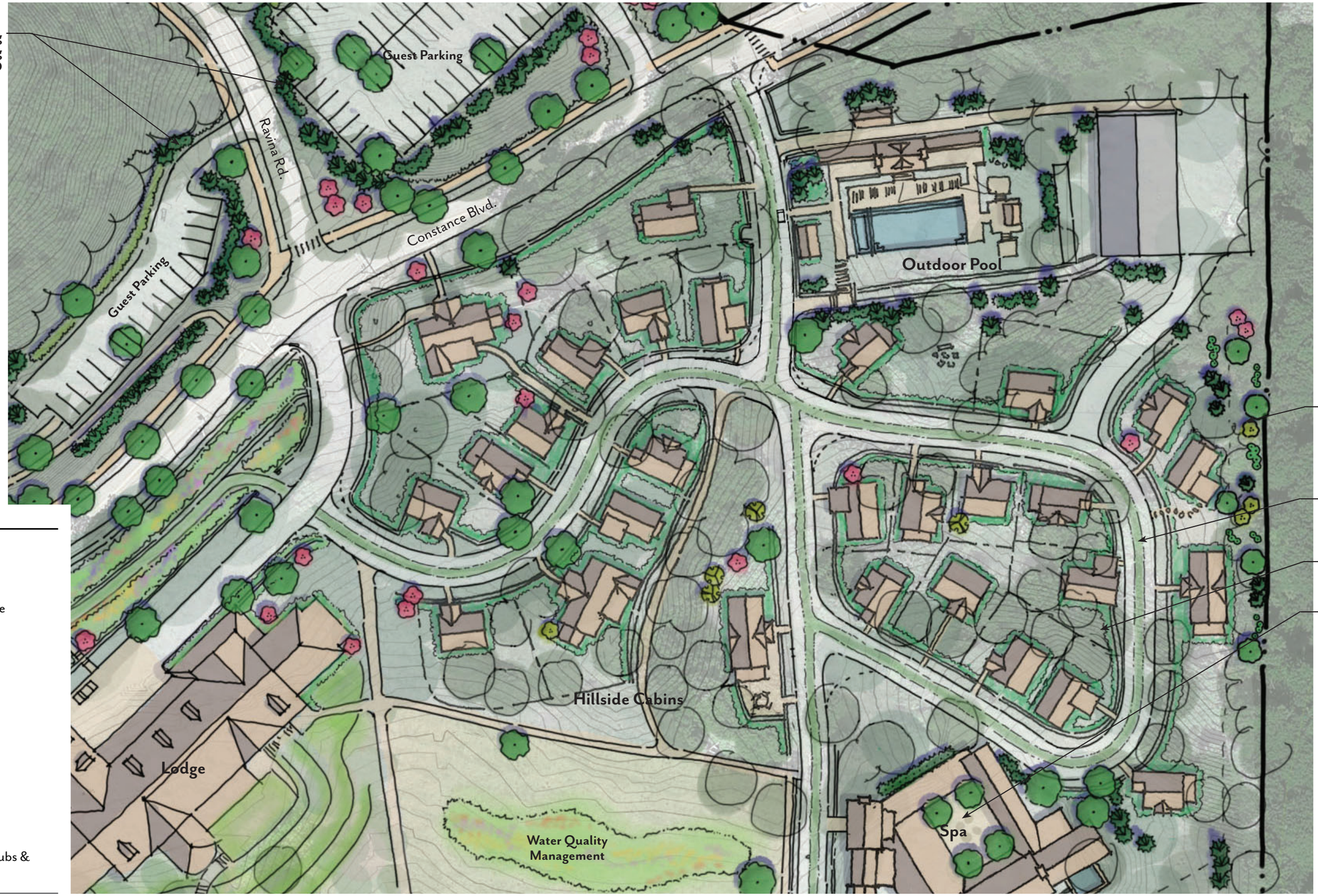


PROPOSED OVERALL LANDSCAPE PLAN

SCALE: 1" = 500'



LANDSCAPE ENLARGEMENT - LODGE



LANDSCAPE ENLARGEMENT - CABINS & OUTDOOR POOL



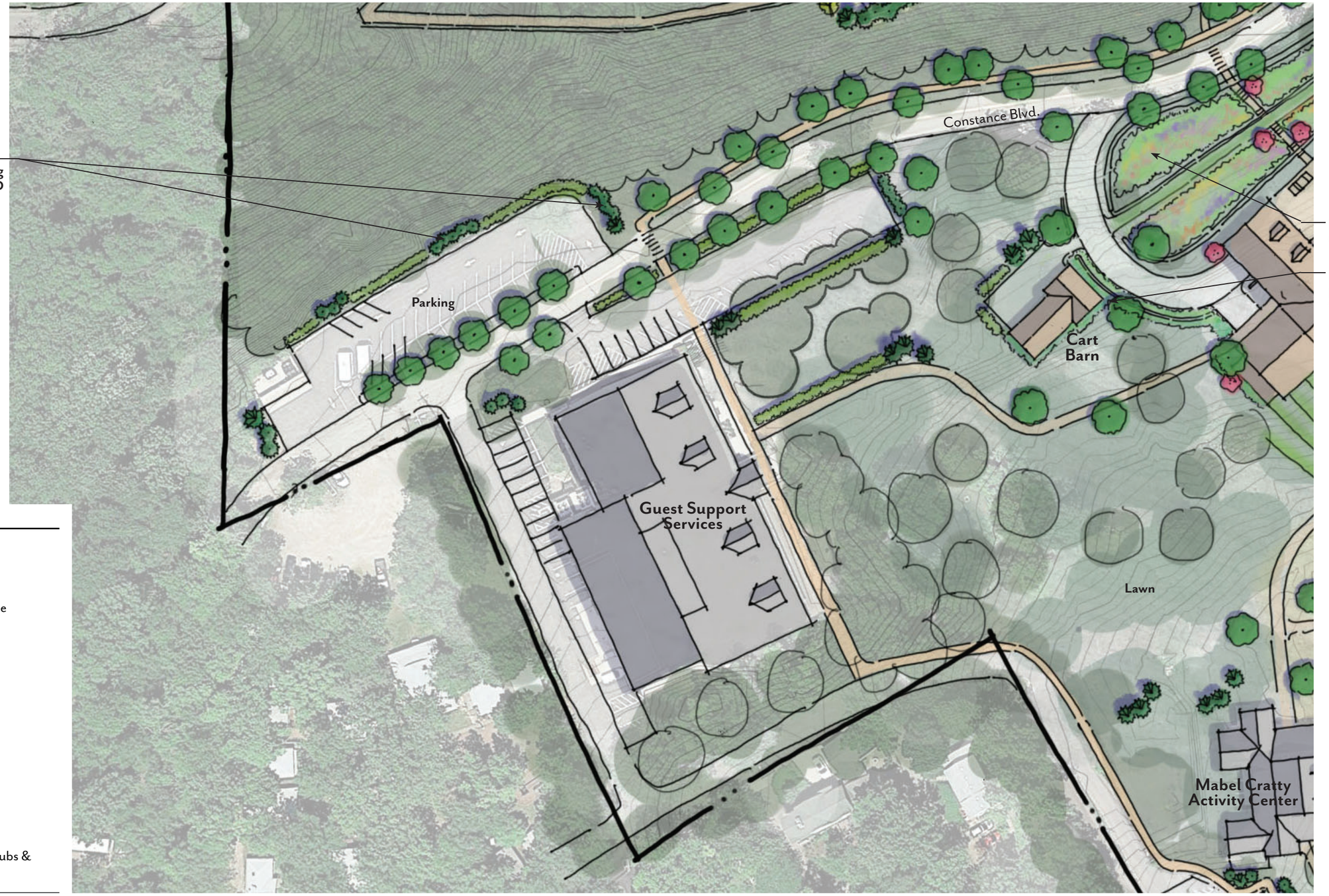
Plant Legend

- 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



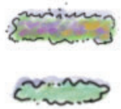
Evergreen Trees

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

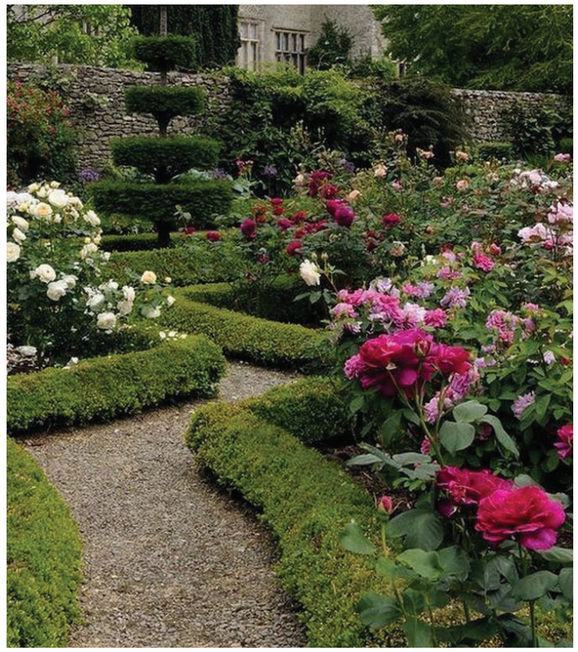
PRECEDENT PLANT IMAGERY



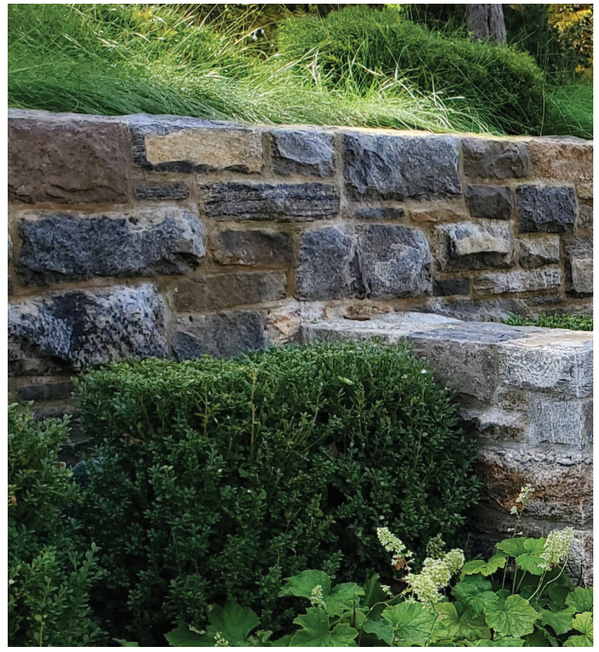
Stone Wall Cabin Garden



Spa Garden Trellis



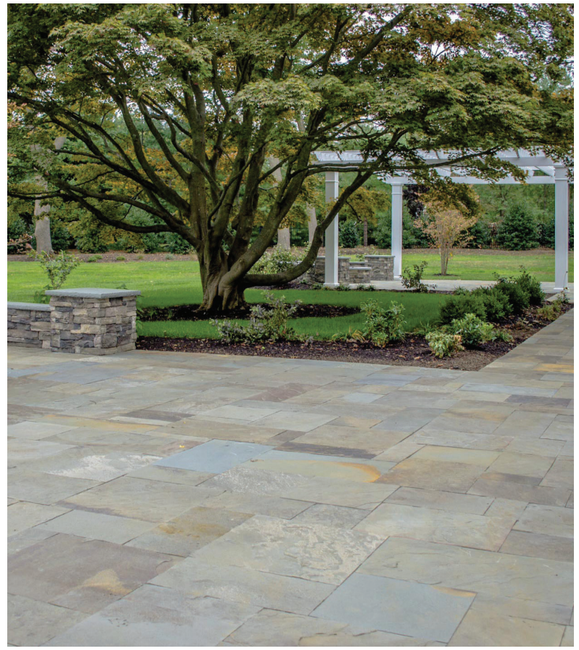
Spa Garden



Lakeshore Path Wall with Evergreen Hedge



Tree Allee



Terrace Paving



Gravel Paths Throughout The Preserve

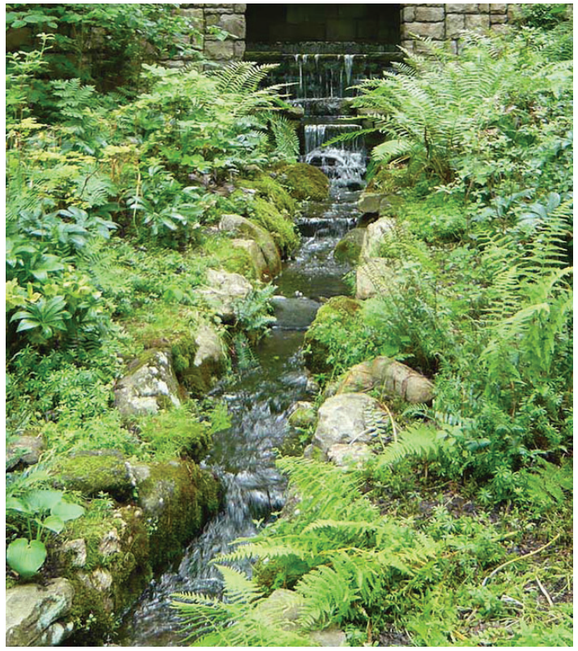


Grass Path Through Meadow

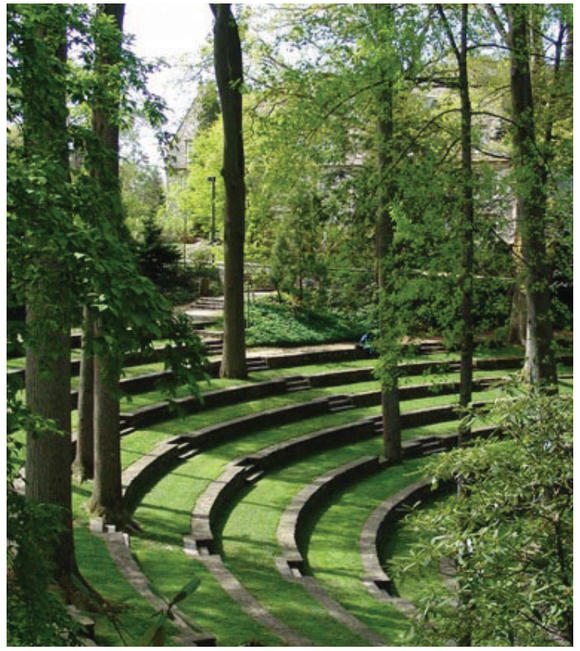
PRECEDENT PLANT IMAGERY



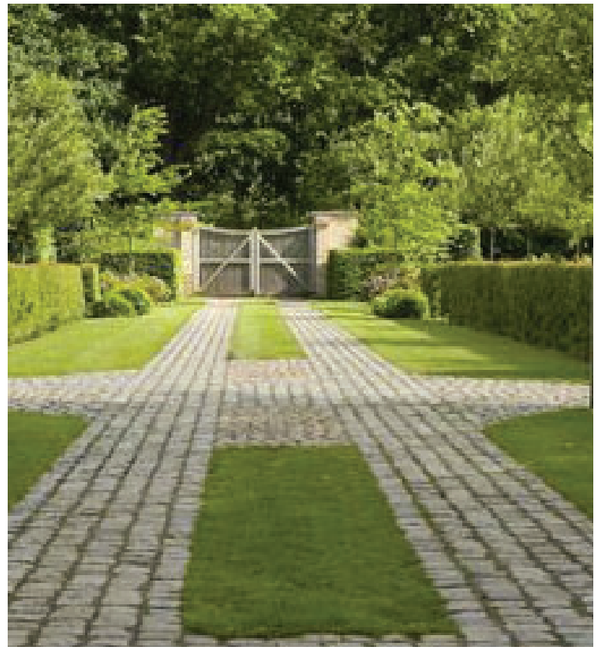
Stone Wall Cabin Garden



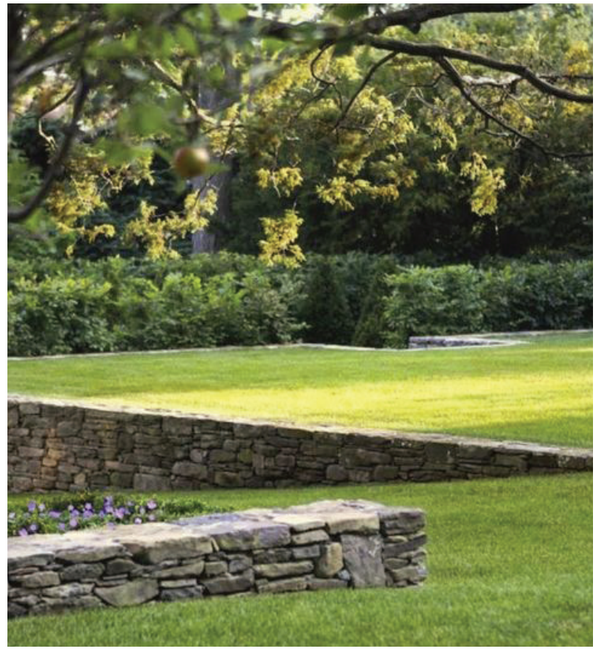
Spa Garden Water Feature



Amphitheater



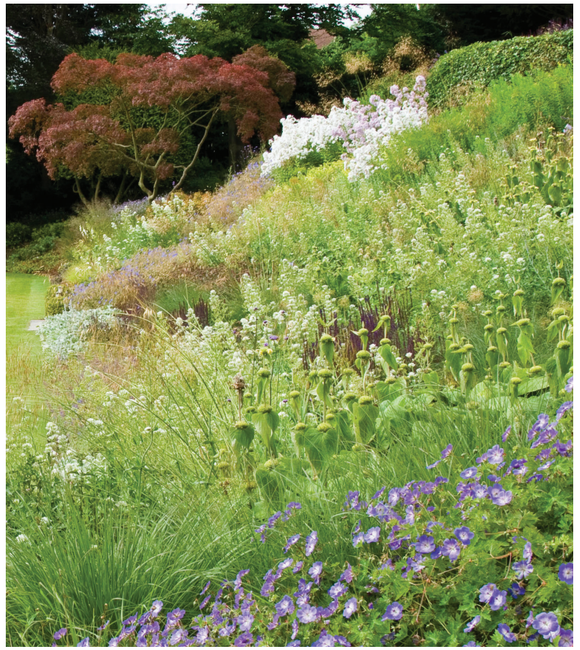
Two Track Road



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.











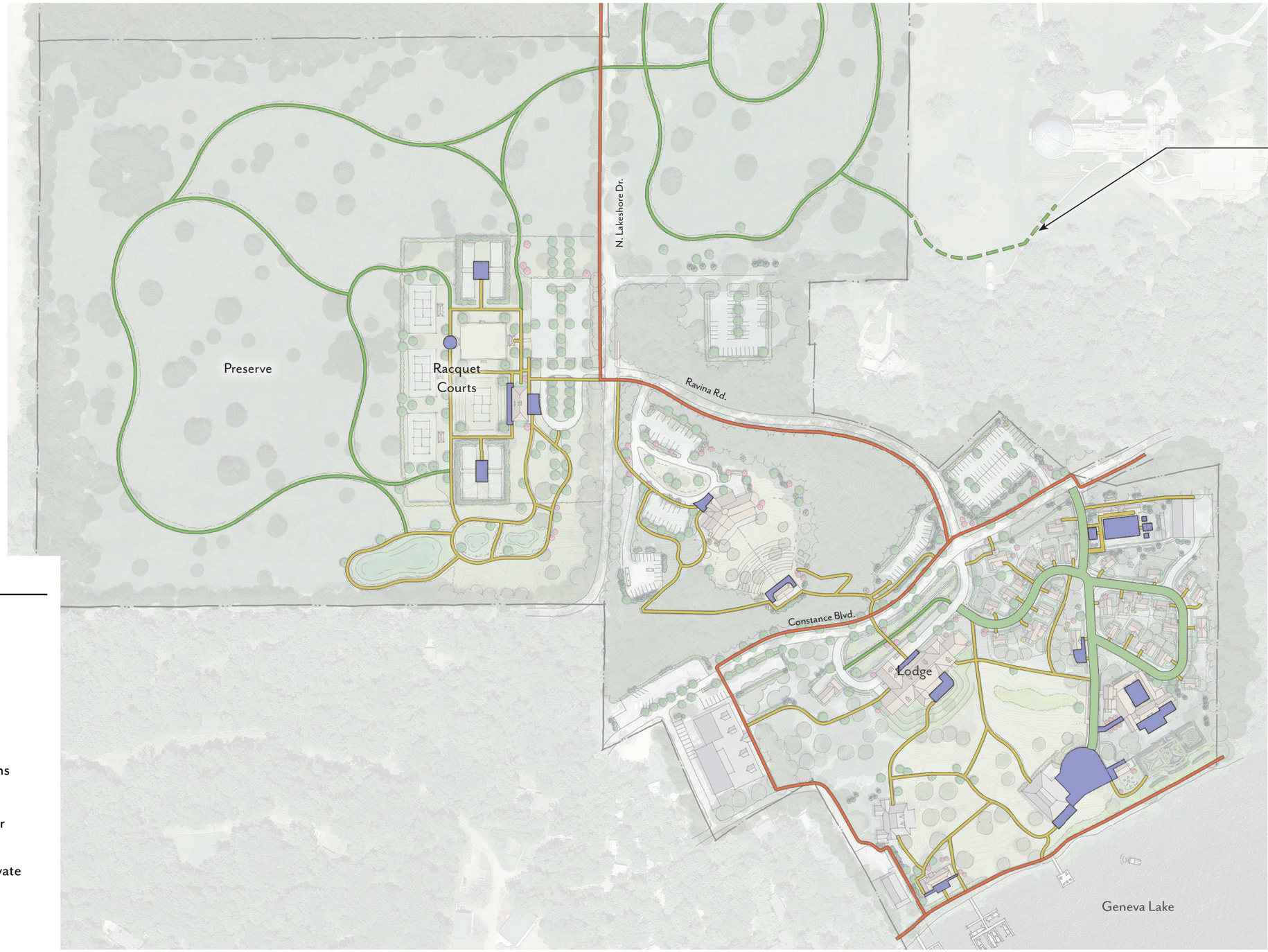









SIGNAGE AND LIGHTING CONCEPTS



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

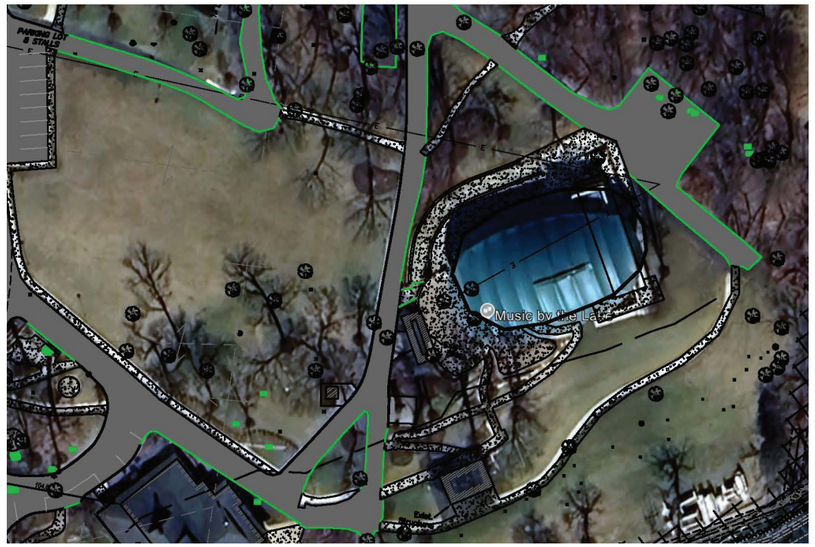


VIEW OF CABINS



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



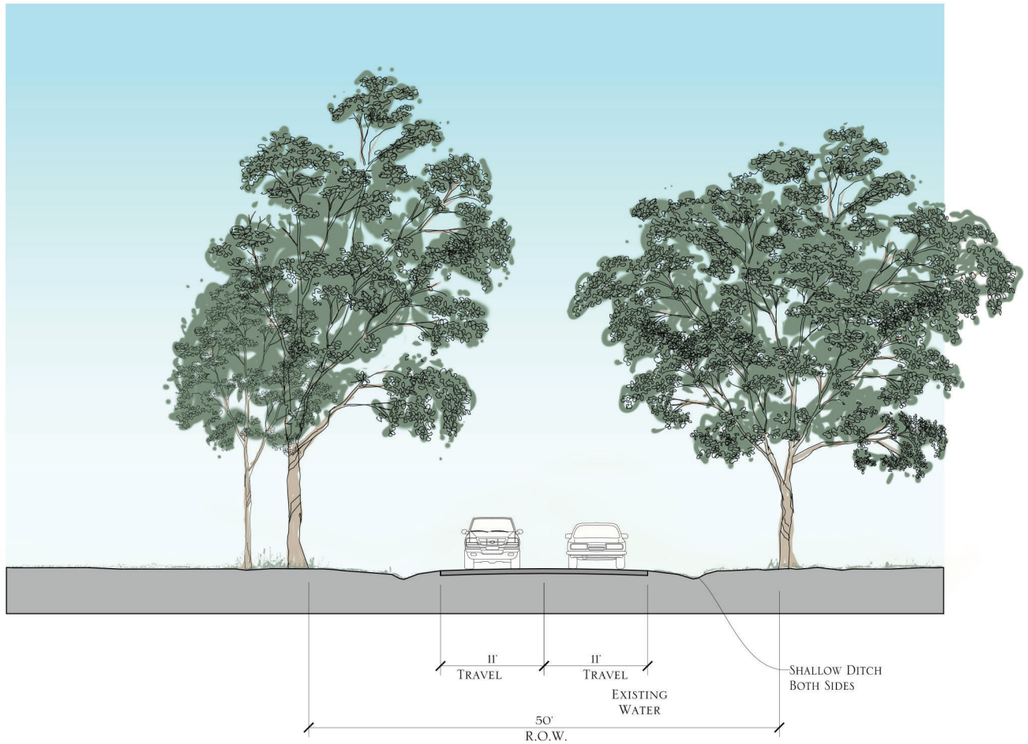
PROPOSED UTILITIES DIAGRAM



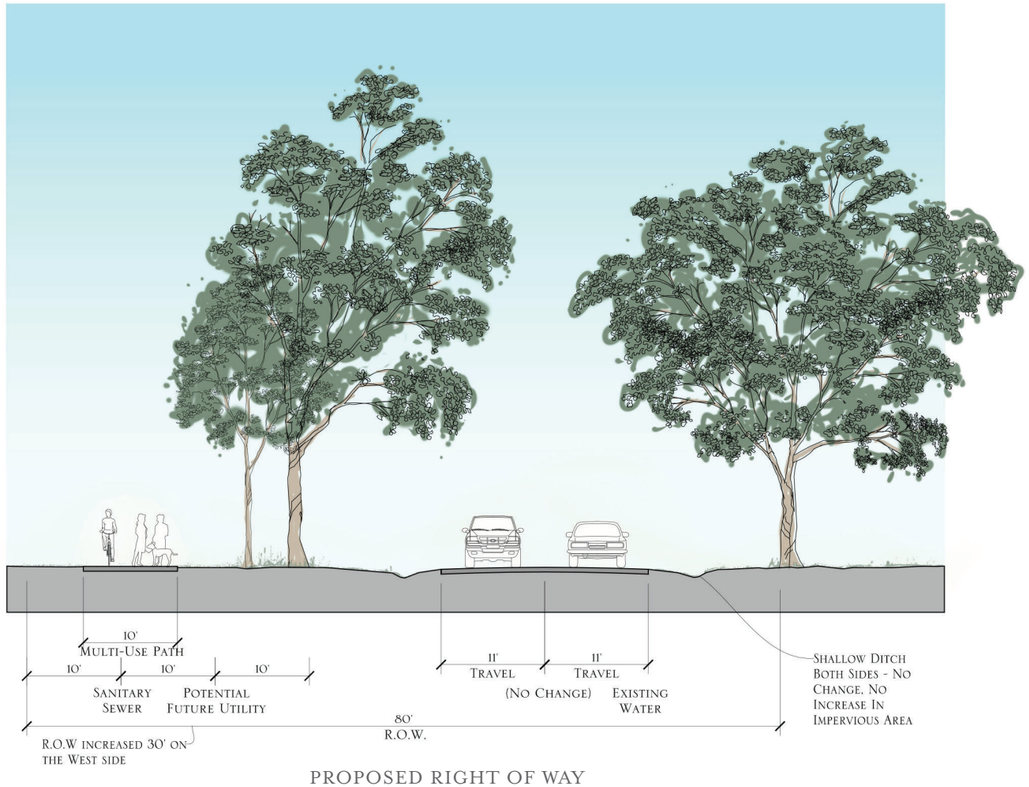
PROPOSED STORM WATER AND STORM SEWER DIAGRAM



PROPOSED RIGHT OF WAYS AND EASEMENTS DIAGRAM



EXISTING RIGHT OF WAY

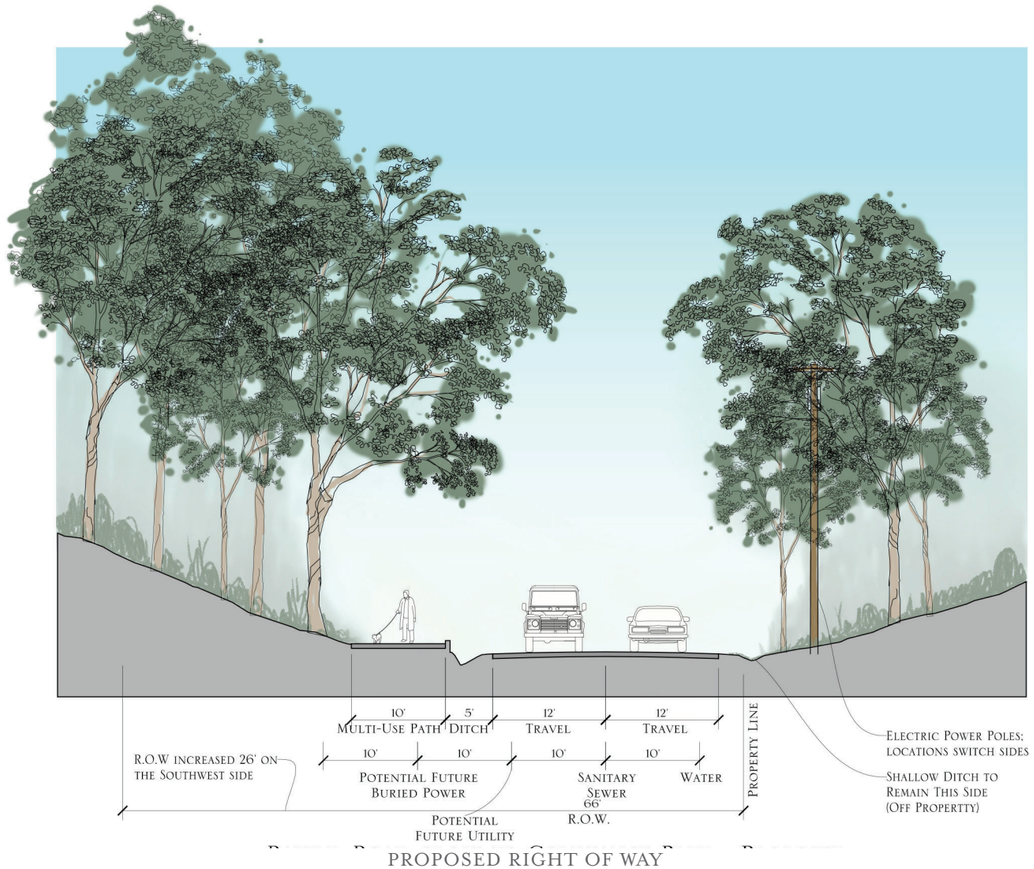


PROPOSED RIGHT OF WAY

LAKE SHORE DRIVE
STREET SECTION DIAGRAMS

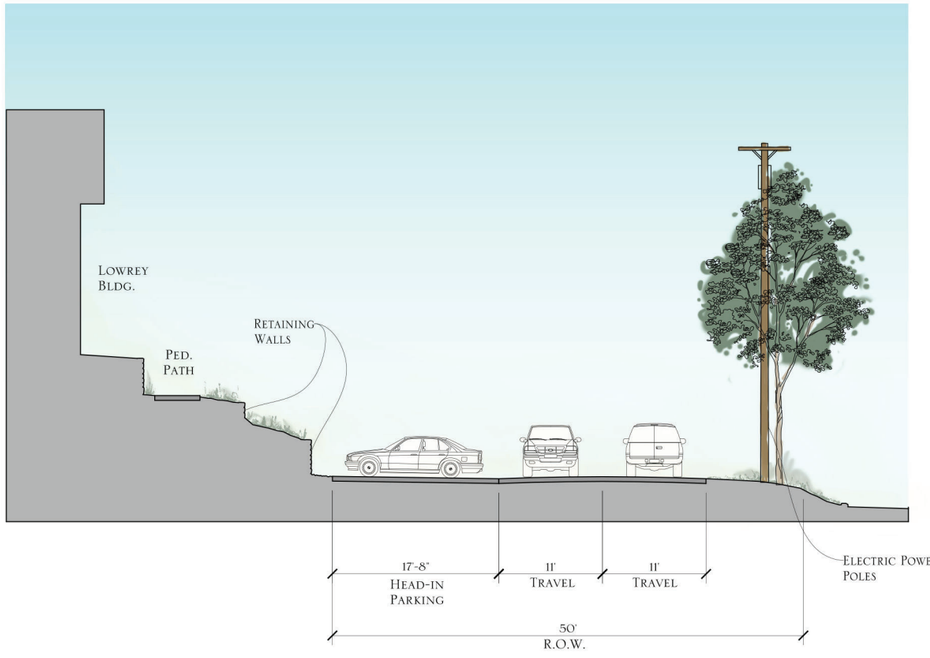


EXISTING RIGHT OF WAY

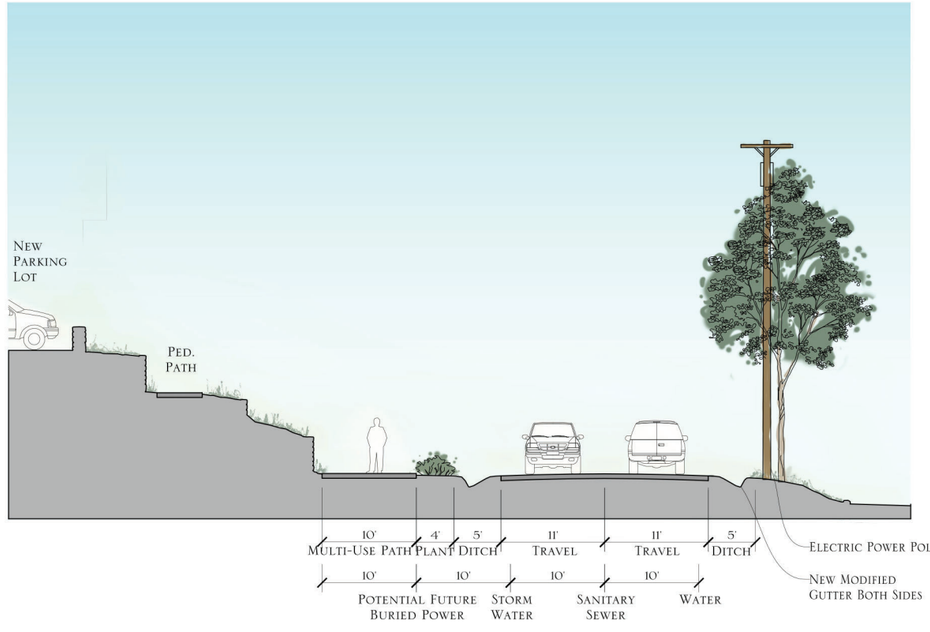


PROPOSED RIGHT OF WAY

RAVINA ROAD
STREET SECTION DIAGRAMS

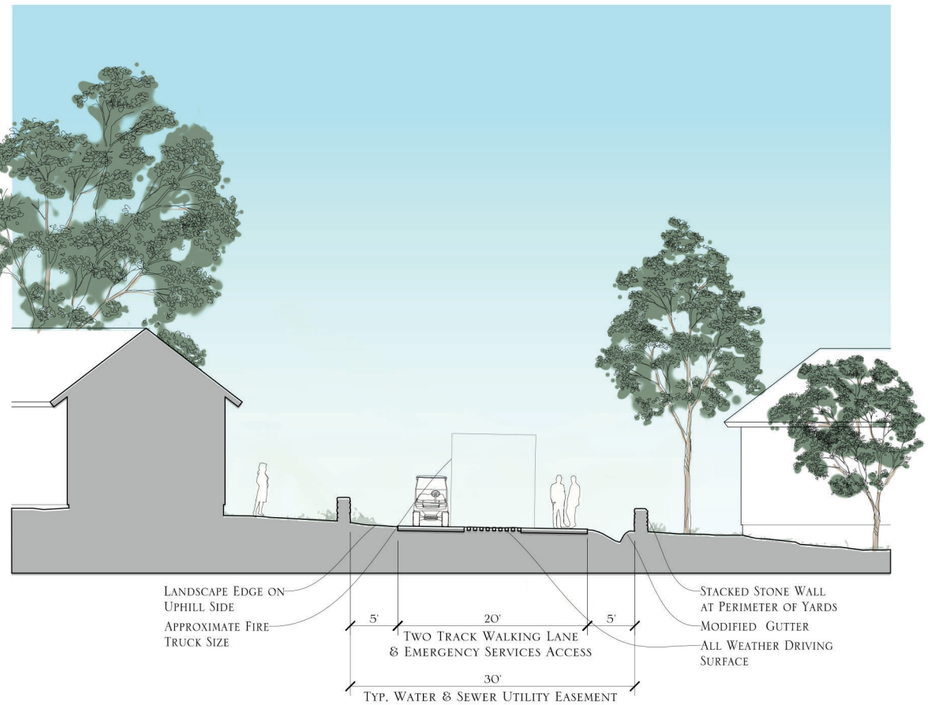


EXISTING SECTION

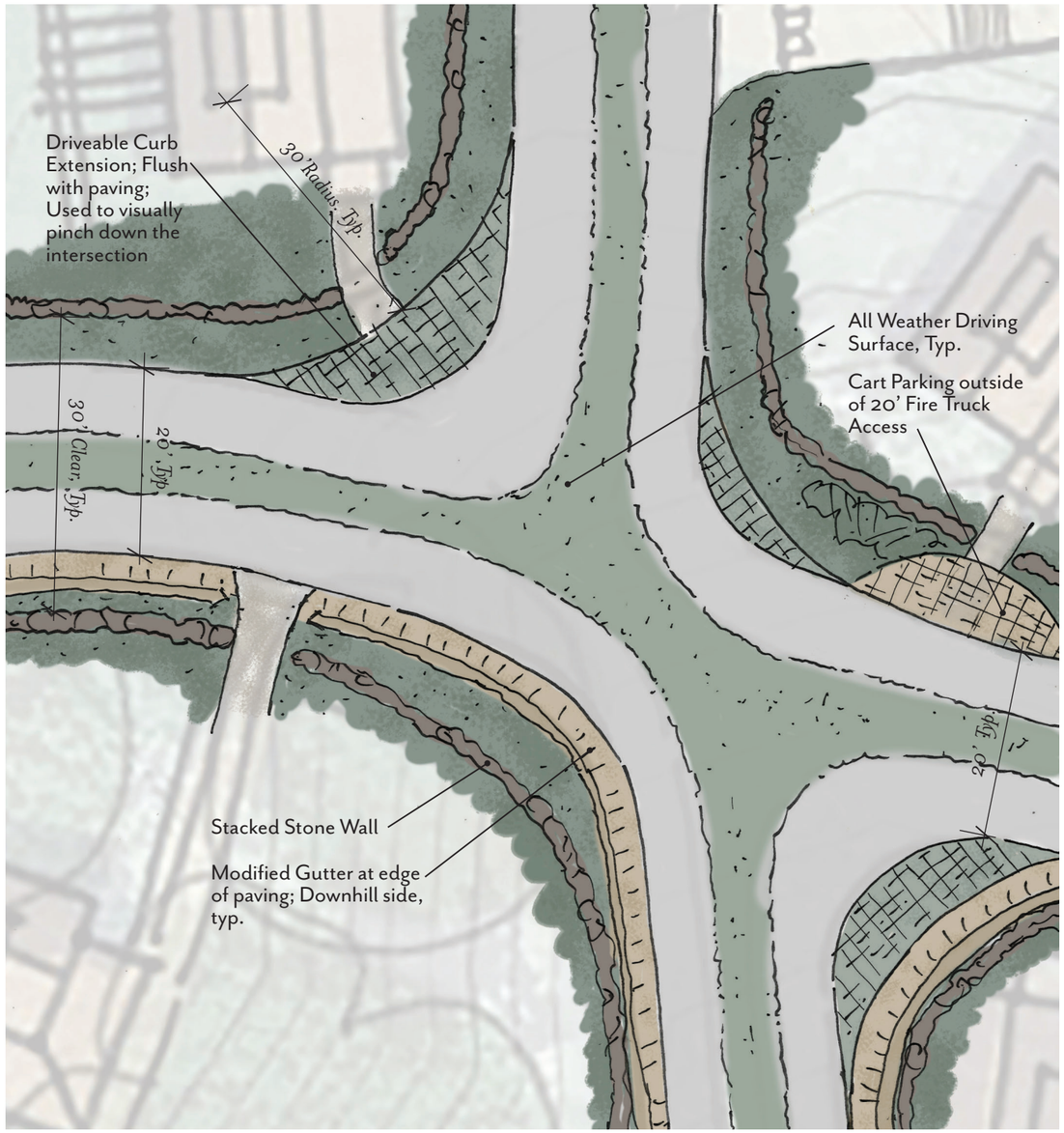


PROPOSED SECTION

CONSTANCE BOULEVARD
STREET SECTION DIAGRAMS



PROPOSED CROSS SECTION



PROPOSED PLAN DETAIL

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

PARKING COUNTS

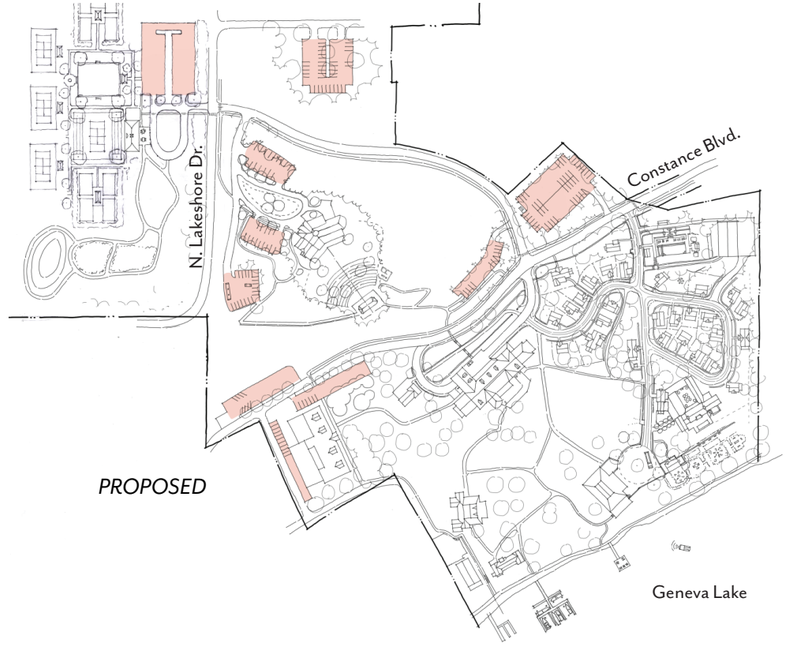
Existing: **315 spaces**
Proposed: **300 spaces**
Required per code **255 spaces** (see table below)

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**			





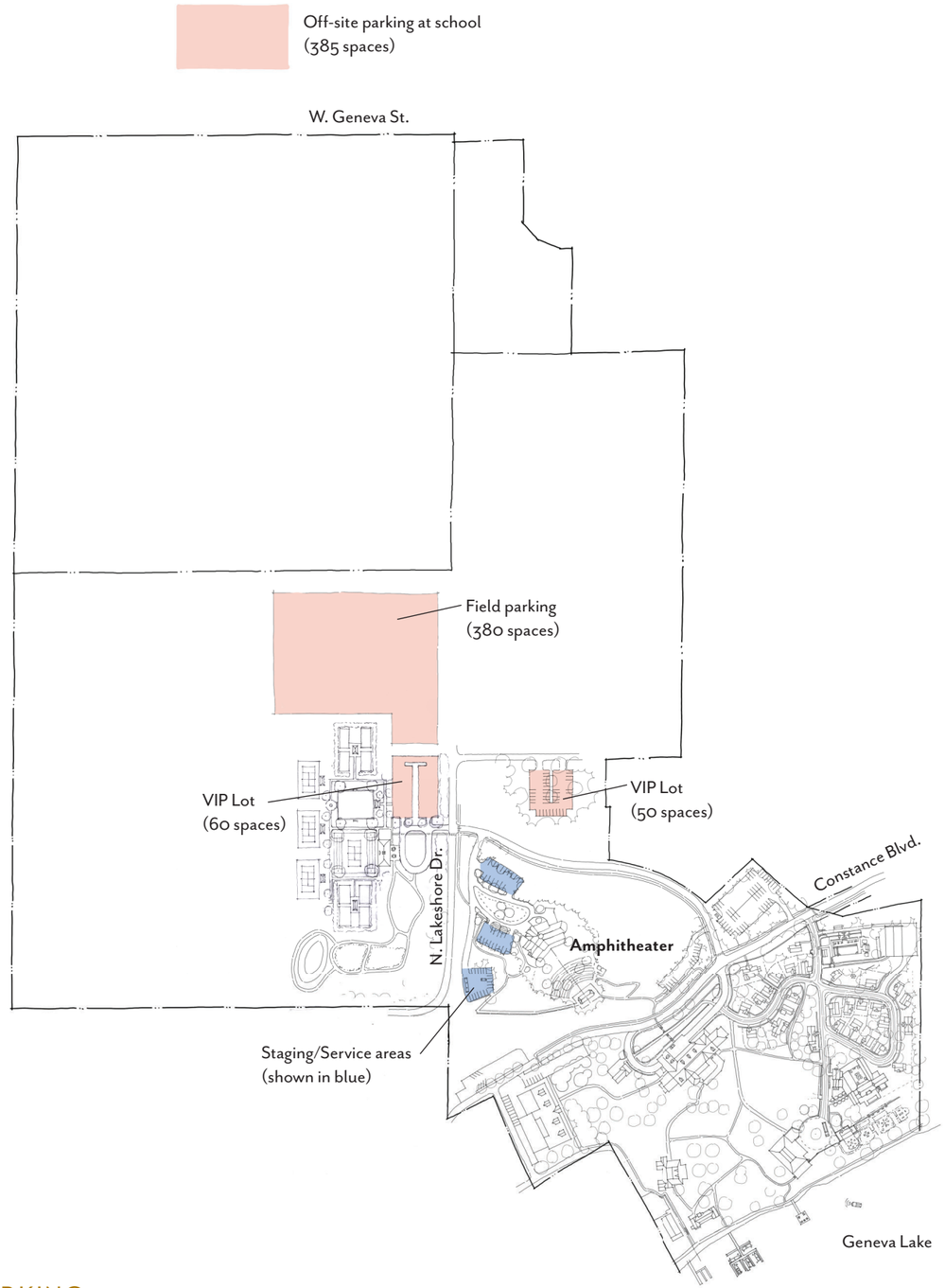
REGULAR USE PARKING

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:

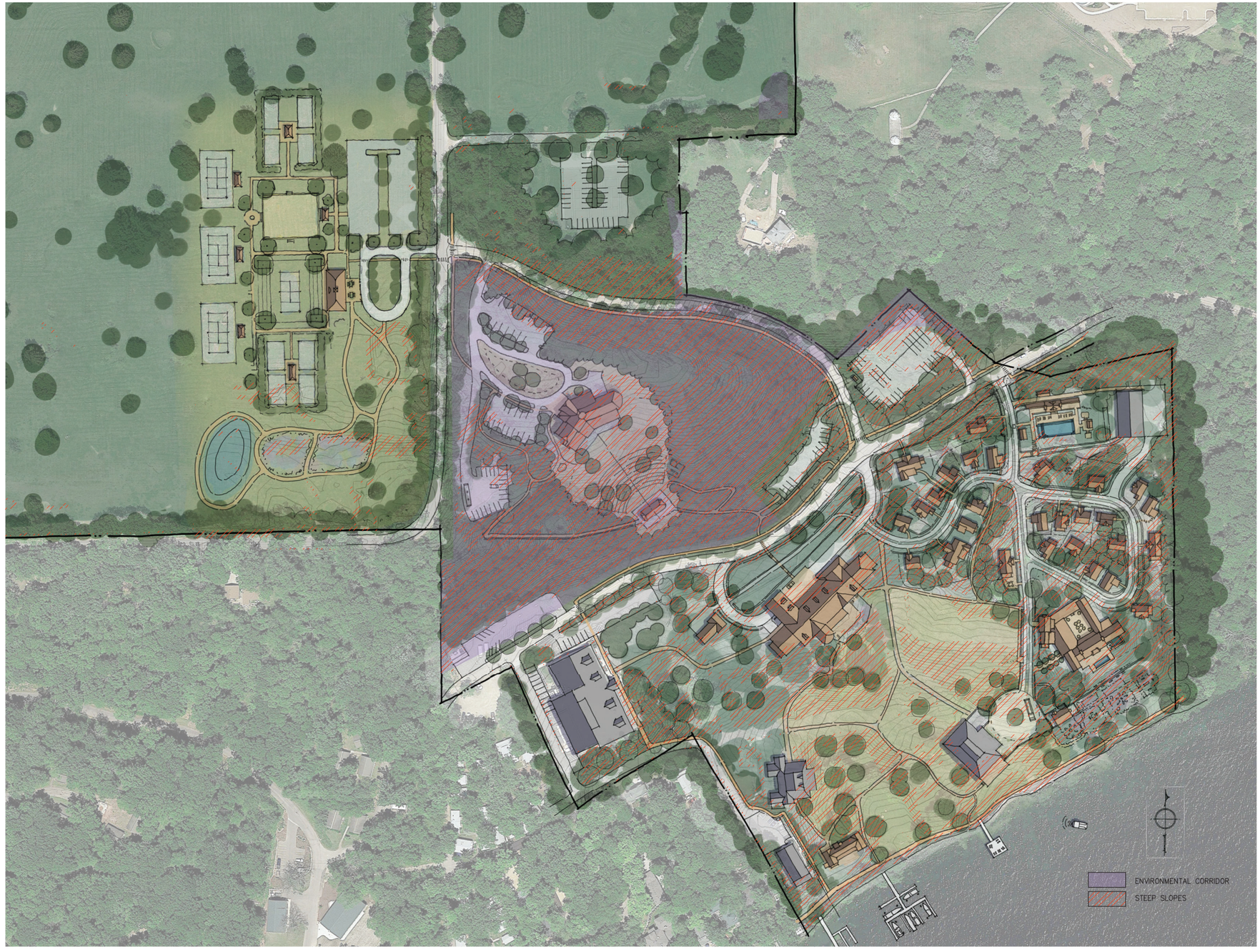
- 1,000 spaces provided is the sum of 385 spaces at the school, 110 spaces VIP lots, and 380 spaces field parking.
- Shuttle service provided to/from off-site school parking.
- See parking diagram at right. Special events parking highlighted in pink; staging/services areas highlighted in blue.
- Zoning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



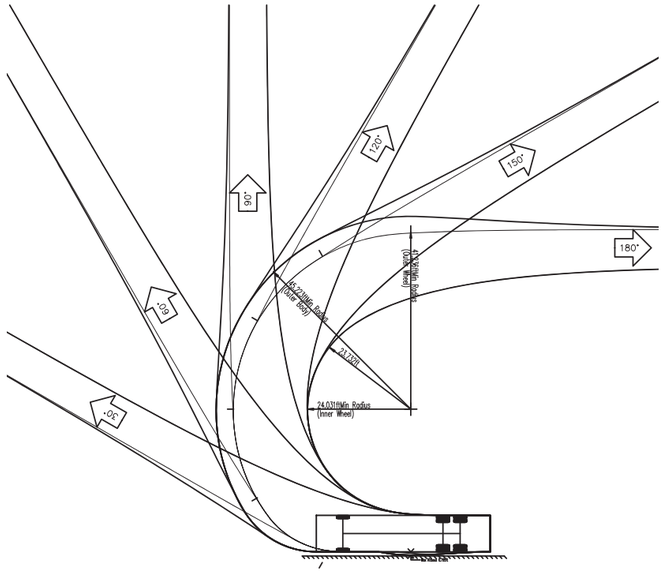
SPECIAL EVENTS PARKING

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

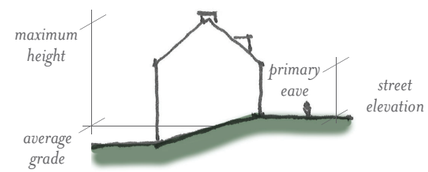
After several meetings, it was determined by the Village Staff and Plan Commission that a PDO was the best course of action to limit the scope of development uses and to address any potential design flexibilities this development requires. By using a PDO instead of creating a new zoning district, the 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.	• New pathways and grading will be allowed in the setback as long as the amount of impervious surface within the setback remains the same.	• 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.
• The existing side yard setback requirement is 15' and the minimum pavement setback is 3'.	• 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.	• 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

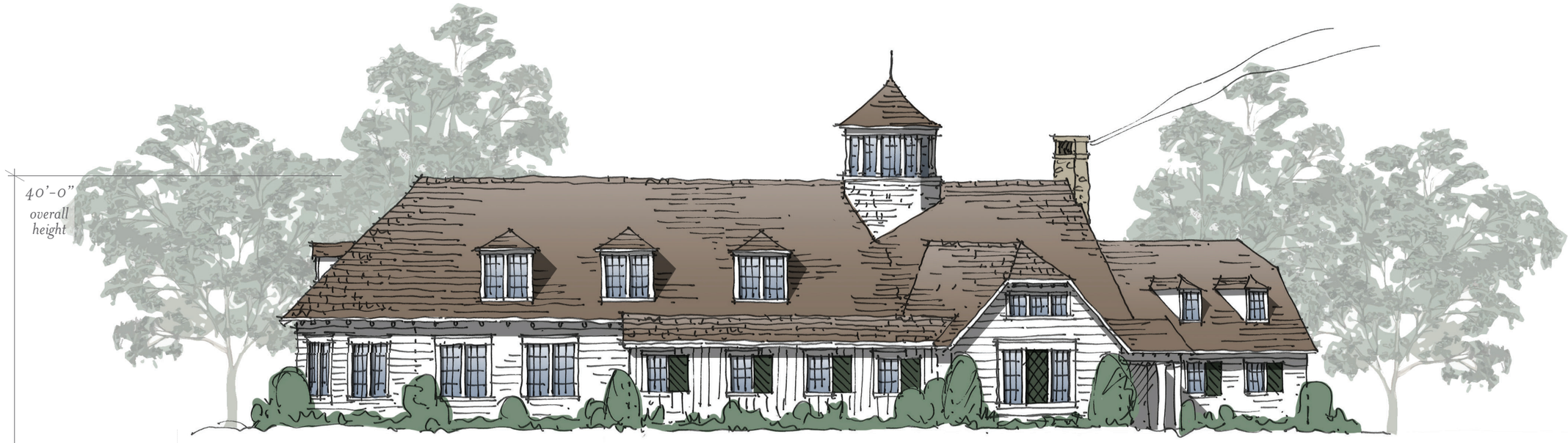
SCALE: 1/16" = 1'-0"



LAKE ELEVATION
Principal 1 Building

CONCEPTUAL BUILDING ELEVATION - LODGE

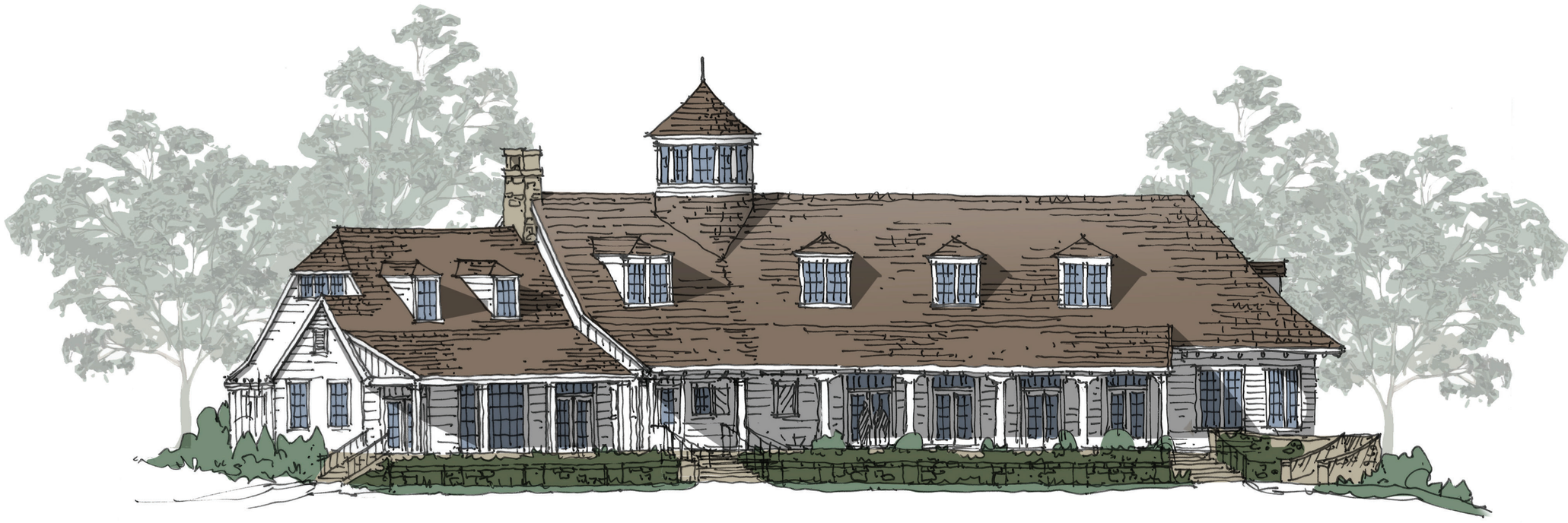
SCALE: 1/16" = 1'-0"



STREET FACING ELEVATION
Principal 2 Building

CONCEPTUAL BUILDING ELEVATION - RETREAT CENTER

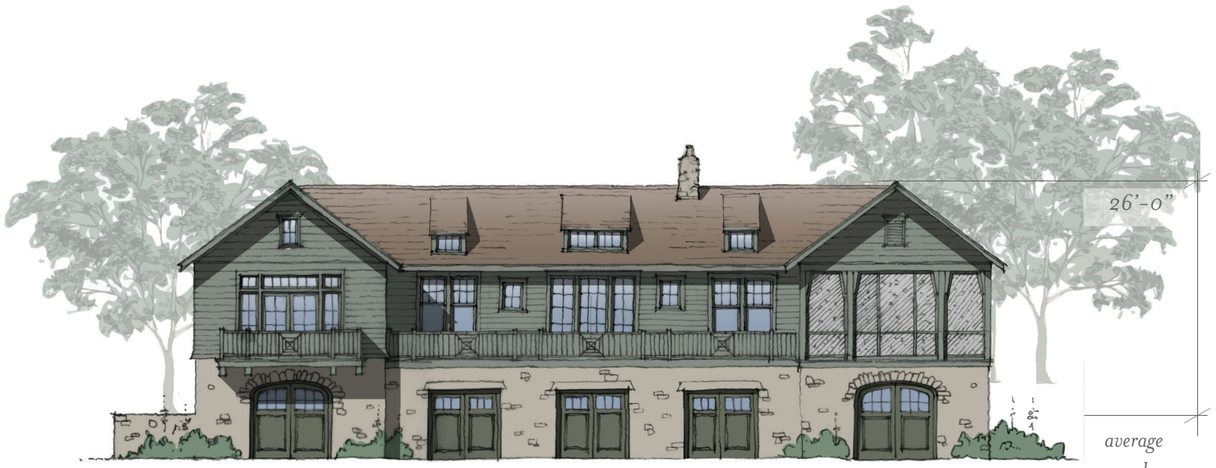
SCALE: 1/16" = 1'-0"



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



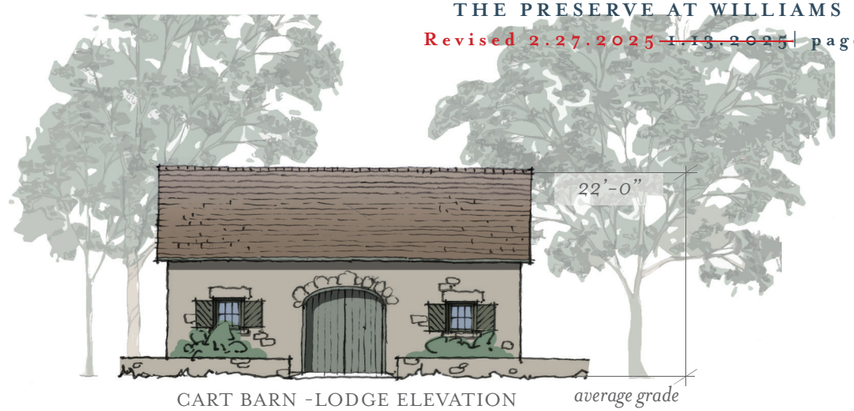
PLAN RELOCATION DIAGRAM

CONCEPTUAL BUILDING DESIGN - BOATHOUSE

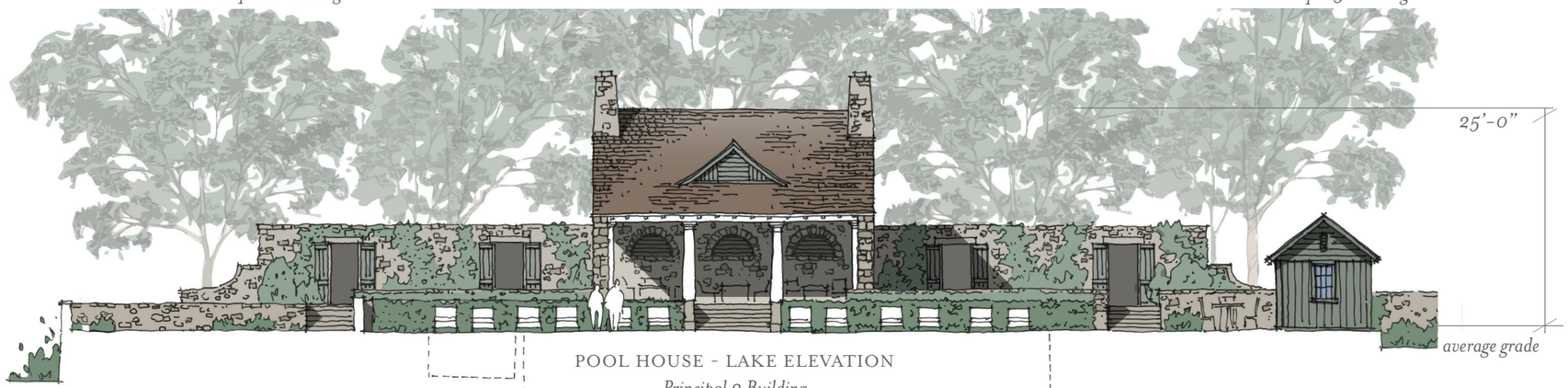
SCALE: 1/16" = 1'-0"



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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414 BILL KENNEDY WAY,
SUITE 301
ATLANTA, GEORGIA 30316
678.325.6665
HISTORICALCONCEPTS.COM
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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

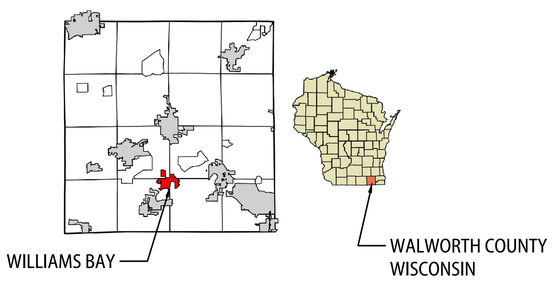
February 26, 2025

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
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Sheet List Table	
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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.



OWNERSHIP:
TOPOGRAPHY
111 S. Wacker Dr. SUITE 4960
CHICAGO, IL 60606
312-833-1308

CIVIL ENGINEER / LAND SURVEY:
LYNCH ENGINEERING
440 MILWAUKEE AVE
BURLINGTON, WI 53105
P: 262-402-5040

ARCHITECT:
HISTORICAL CONCEPTS
414 BILL KENNEDY WAY SE,
SUITE 301 ATLANTA, GA 30316
P: 678 325 6665

TREE INVENTORY:
WACHTEL TREE SCIENCE, INC
N72 W28393 ST. PAUL AVE
MERTON, WI 53056
P: 262-538-1900

LANDSCAPE ARCHITECT:
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
P: 847-869-2015
F: 847-869-2059

DRAWINGS PREPARED BY:

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
CHICAGO, IL 60606
p 312.833.1308
Topography.com

landscape architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
p 847.869.2015 f 847.869.2059

architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
lynch-engineering.com

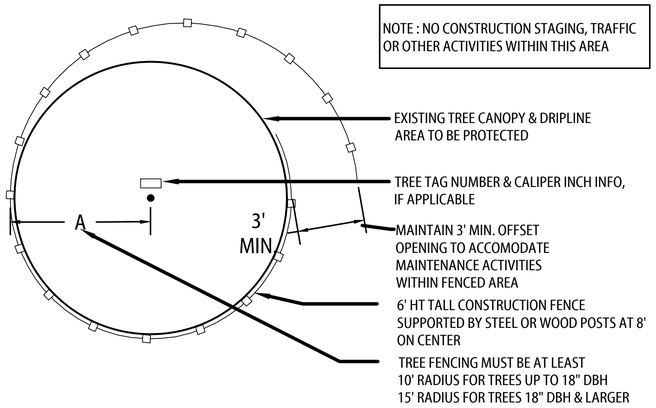
issue / revision	date	description
1	02/26/2025	CITY RESUBMISSION

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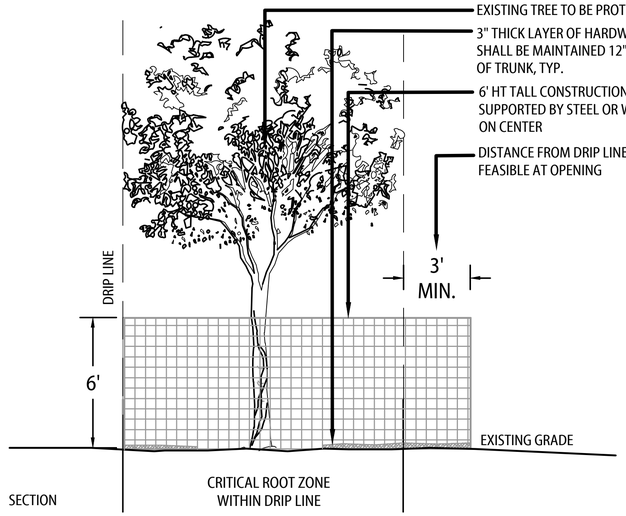
issue date February 10, 2025

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.

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
CHICAGO, IL 60606
p 312.833.1308
Topography.com

landscape architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
p 847.869.2015 f 847.869.2059

architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
lynch-engineering.com

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issue date February 10, 2025

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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

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
CHICAGO, IL 60606
p 312.833.1308
Topography.com

landscape architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
p 847.869.2015 f 847.869.2059

architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
lynch-engineering.com

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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

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
CHICAGO, IL 60606
p 312.833.1308
Topography.com

landscape architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
p 847.869.2015 f 847.869.2059

architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
lynch-engineering.com

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-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

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
CHICAGO, IL 60606
p 312.833.1308
Topography.com

landscape architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
p 847.869.2015 f 847.869.2059

architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
lynch-engineering.com

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-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

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
CHICAGO, IL 60606
p 312.833.1308
Topography.com

landscape architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
p 847.869.2015 f 847.869.2059

architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
lynch-engineering.com

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-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

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
CHICAGO, IL 60606
p 312.833.1308
Topography.com

landscape architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
p 847.869.2015 f 847.869.2059

architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
lynch-engineering.com

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-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

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
CHICAGO, IL 60606
p 312.833.1308
Topography.com

landscape architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
p 847.869.2015 f 847.869.2059

architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
lynch-engineering.com

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

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
CHICAGO, IL 60606
p 312.833.1308
Topography.com

landscape architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
p 847.869.2015 f 847.869.2059

architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
lynch-engineering.com

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-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

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
CHICAGO, IL 60606
p 312.833.1308
Topography.com

landscape architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
p 847.869.2015 f 847.869.2059

architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
lynch-engineering.com

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

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

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TOPOGRAPHY DEVELOPMENT
444 W. LAKE ST., SUITE 3450
CHICAGO, IL 60606
p 312.833.1308
Topography.com

landscape architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
p 847.869.2015 f 847.869.2059

architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
lynch-engineering.com

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

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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

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

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TOPOGRAPHY DEVELOPMENT
444 W. LAKE ST., SUITE 3450
CHICAGO, IL 60606
p 312.833.1308
Topography.com

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architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
lynch-engineering.com

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-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 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

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
CHICAGO, IL 60606
p 312.833.1308
Topography.com

landscape architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
p 847.869.2015 f 847.869.2059

architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
lynch-engineering.com

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1	02/26/2025	CITY RESUBMISSION

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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

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
CHICAGO, IL 60606
p 312.833.1308
Topography.com

landscape architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
p 847.869.2015 f 847.869.2059

architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
lynch-engineering.com

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1	02/26/2025	CITY RESUBMISSION

pm la cad

issue date February 10, 2025

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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

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
CHICAGO, IL 60606
p 312.833.1308
Topography.com

landscape architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
p 847.869.2015 f 847.869.2059

architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
lynch-engineering.com

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

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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

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
CHICAGO, IL 60606
p 312.833.1308
Topography.com

landscape architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
p 847.869.2015 f 847.869.2059

architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
lynch-engineering.com

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-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

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
CHICAGO, IL 60606
p 312.833.1308
Topography.com

landscape architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
p 847.869.2015 f 847.869.2059

architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
lynch-engineering.com

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-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

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
CHICAGO, IL 60606
p 312.833.1308
Topography.com

landscape architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
p 847.869.2015 f 847.869.2059

architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
lynch-engineering.com

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-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

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
CHICAGO, IL 60606
p 312.833.1308
Topography.com

landscape architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
p 847.869.2015 f 847.869.2059

architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
lynch-engineering.com

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1 02/26/2025	CITY RESUBMISSION

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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

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
CHICAGO, IL 60606
p 312.833.1308
Topography.com

landscape architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
p 847.869.2015 f 847.869.2059

architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
lynch-engineering.com

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

Tree Id #	Common Name	Latin Name	Condition Class	DBH	General Notes	Status	Action
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

Tree Id #	Common Name	Latin Name	Condition Class	DBH	General Notes	Status	Action
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

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
CHICAGO, IL 60606
p 312.833.1308
Topography.com

landscape architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
p 847.869.2015 f 847.869.2059

architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
lynch-engineering.com

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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

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
CHICAGO, IL 60606
p 312.833.1308
Topography.com

landscape architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
p 847.869.2015 f 847.869.2059

architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
lynch-engineering.com

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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

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

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TOPOGRAPHY DEVELOPMENT
444 W. LAKE ST., SUITE 3450
CHICAGO, IL 60606
p 312.833.1308
Topography.com

landscape architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
p 847.869.2015 f 847.869.2059

architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
lynch-engineering.com

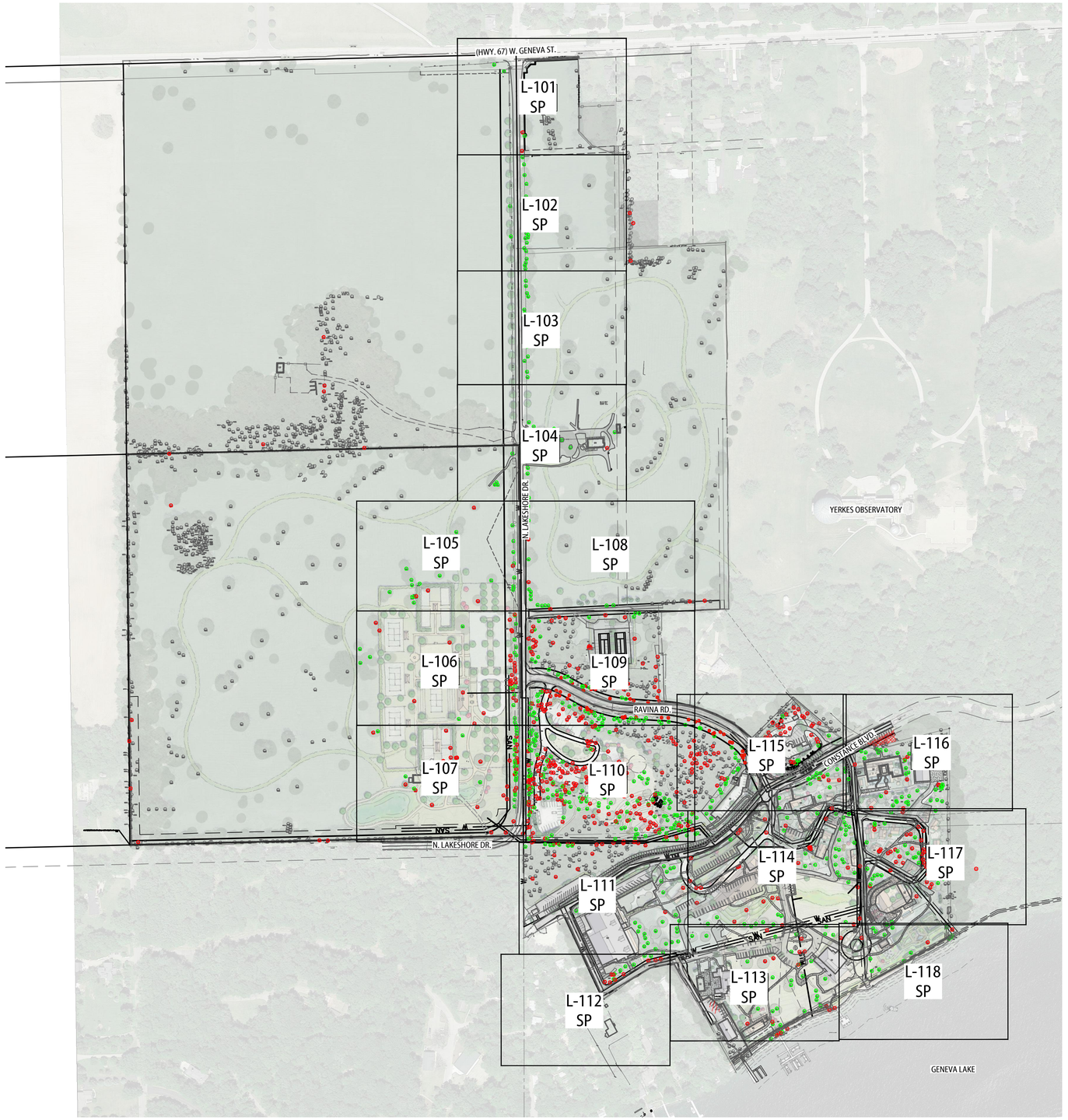
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1	02/26/2025	CITY RESUBMISSION

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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'

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

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TOPOGRAPHY DEVELOPMENT
444 W. LAKE ST., SUITE 3450
CHICAGO, IL 60606
p 312.833.1308
Topography.com

landscape architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
p 847.869.2015 f 847.869.2059

architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
lynch-engineering.com

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KEY PLAN

sheet number
L-100 SP



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owner / developer
TOPOGRAPHY DEVELOPMENT
444 W. LAKE ST., SUITE 3450
CHICAGO, IL 60606
p 312.833.1308
Topography.com

landscape architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
p 847.869.2015 f 847.869.2059

architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
lynch-engineering.com

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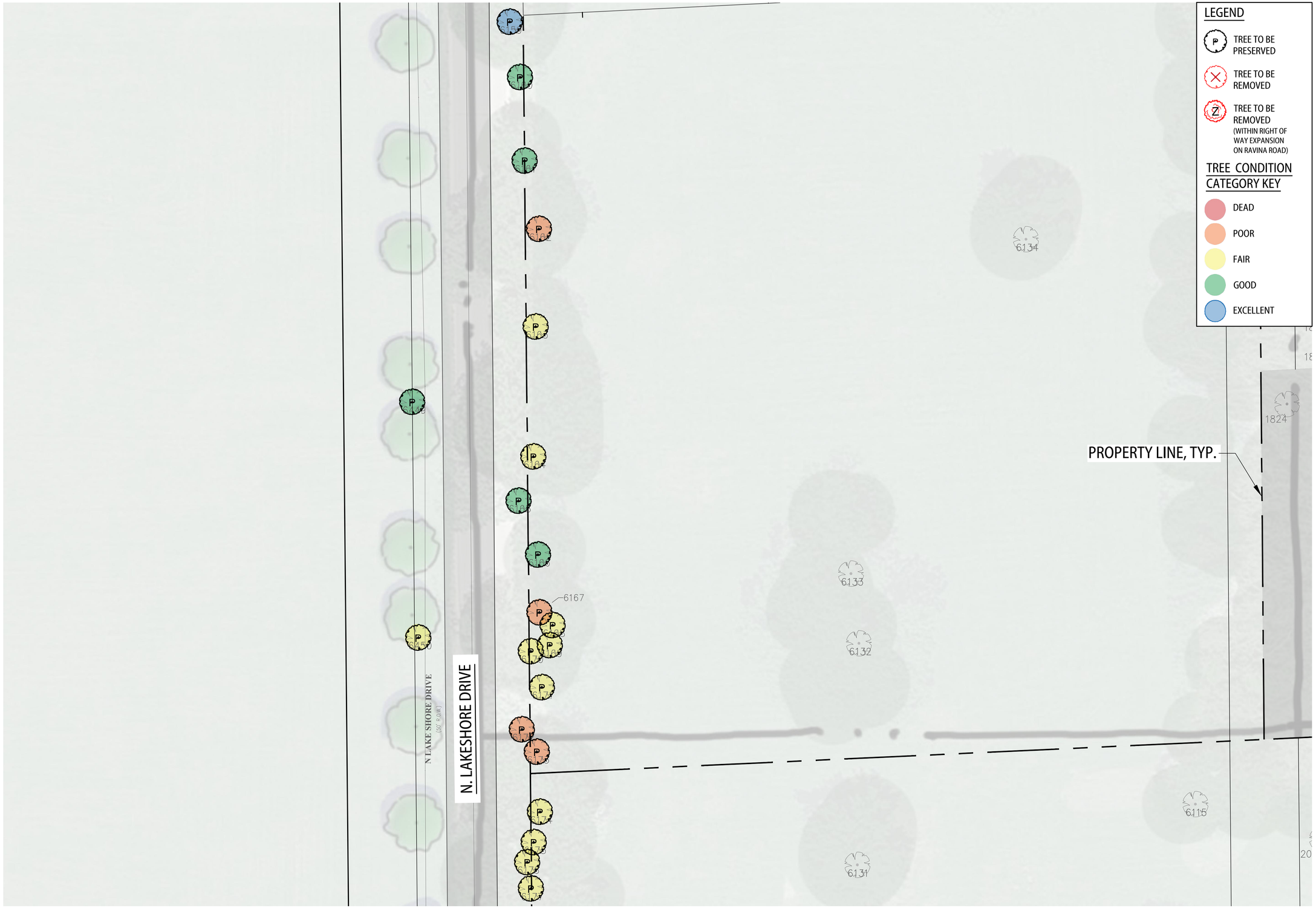
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TREE INVENTORY ENLARGEMENT

sheet number

L-101 SP



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

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TOPOGRAPHY DEVELOPMENT
444 W. LAKE ST., SUITE 3450
CHICAGO, IL 60606
p 312.833.1308
Topography.com

landscape architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
p 847.869.2015 f 847.869.2059

architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
lynch-engineering.com

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TREE INVENTORY ENLARGEMENT

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L-102 SP



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627 Grove Street, Evanston, Illinois 60201
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owner / developer
TOPOGRAPHY DEVELOPMENT
444 W. LAKE ST., SUITE 3450
CHICAGO, IL 60606
p 312.833.1308
Topography.com

landscape architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
p 847.869.2015 f 847.869.2059

architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
lynch-engineering.com

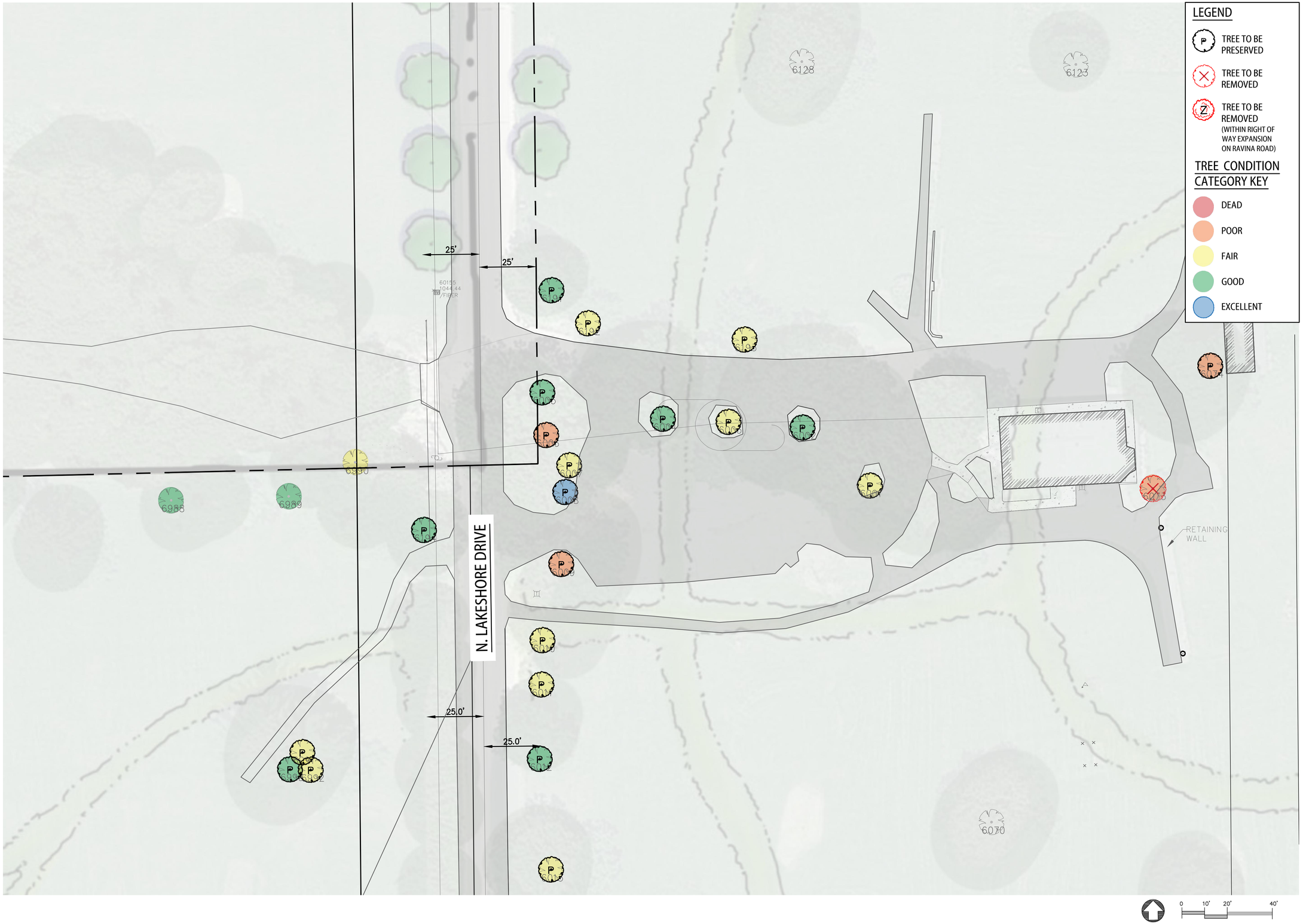
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teska
627 Grove Street, Evanston, Illinois 60201
Tel 847.869.2015 Fax 847.869.2059

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TOPOGRAPHY DEVELOPMENT
444 W. LAKE ST., SUITE 3450
CHICAGO, IL 60606
p 312.833.1308
Topography.com

landscape architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
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architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
lynch-engineering.com

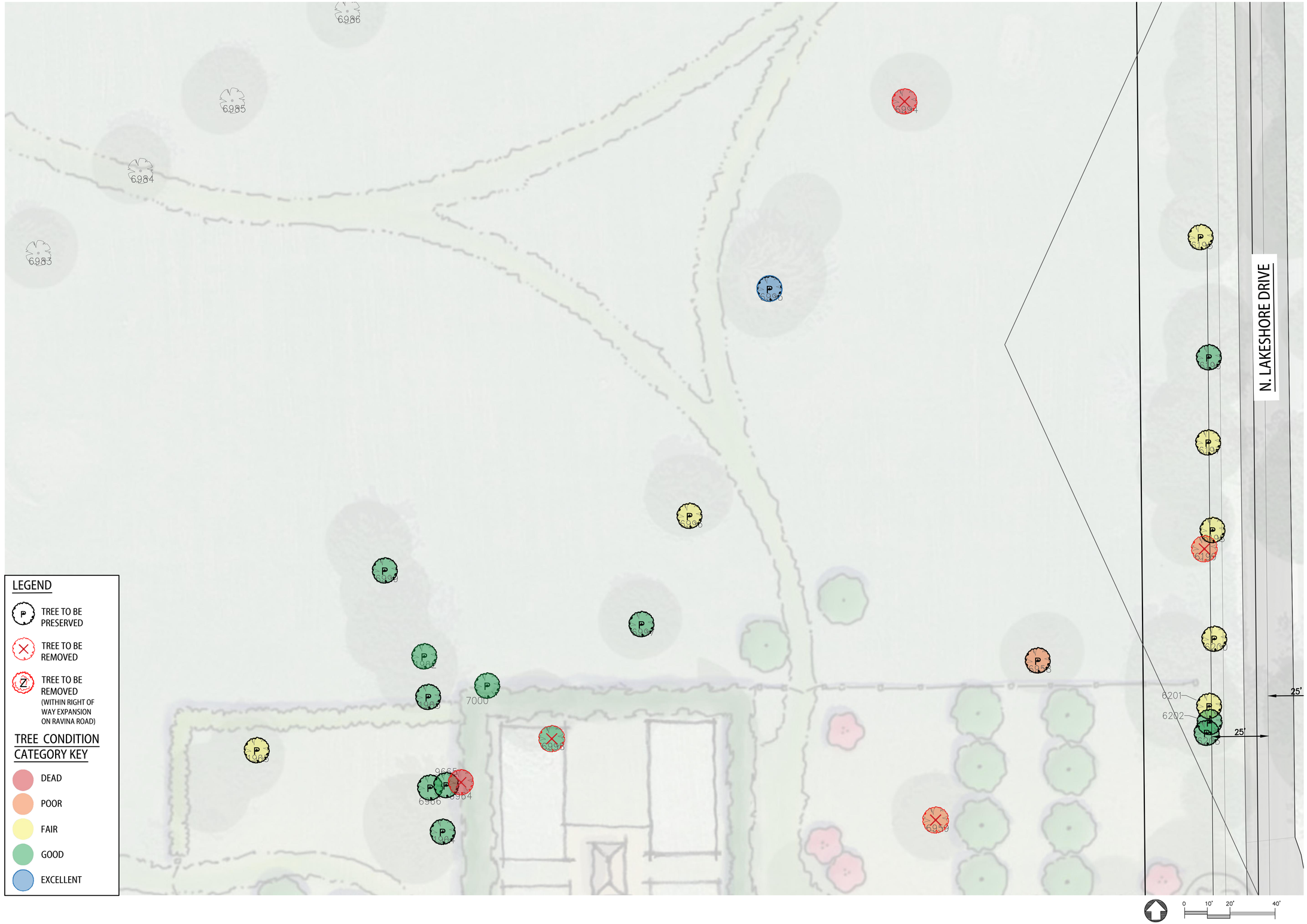
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TREE INVENTORY ENLARGEMENT

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

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

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TOPOGRAPHY DEVELOPMENT
444 W. LAKE ST., SUITE 3450
CHICAGO, IL 60606
p 312.833.1308
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landscape architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
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architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
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p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
lynch-engineering.com

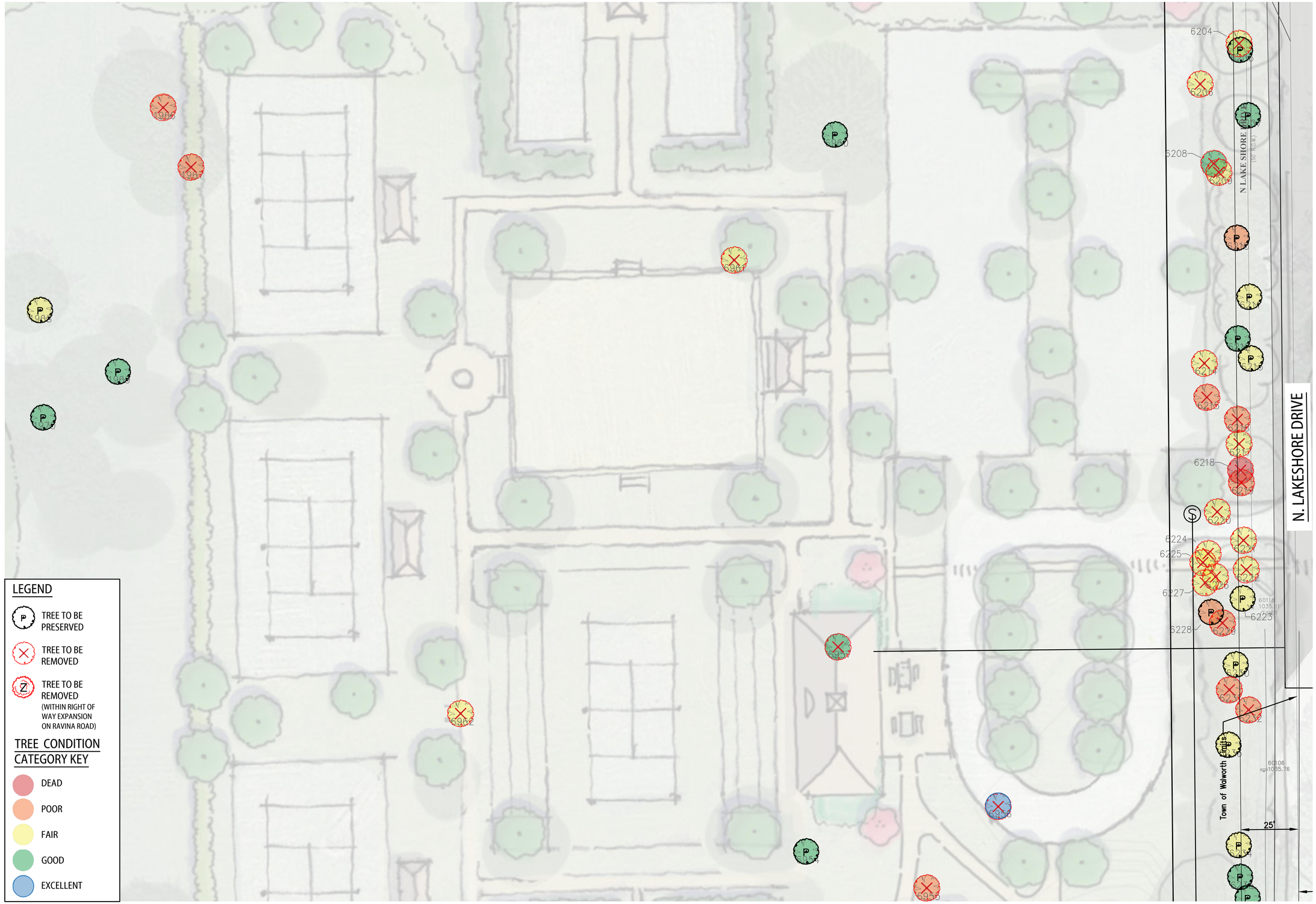
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1	02/26/2025	CITY RESUBMISSION

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issue date February 10, 2025

sheet name
TREE INVENTORY ENLARGEMENT

sheet number
L-105 SP



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
CHICAGO, IL 60606
p 312.833.1308
Topography.com

landscape architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
p 847.869.2015 f 847.869.2059

architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
lynch-engineering.com

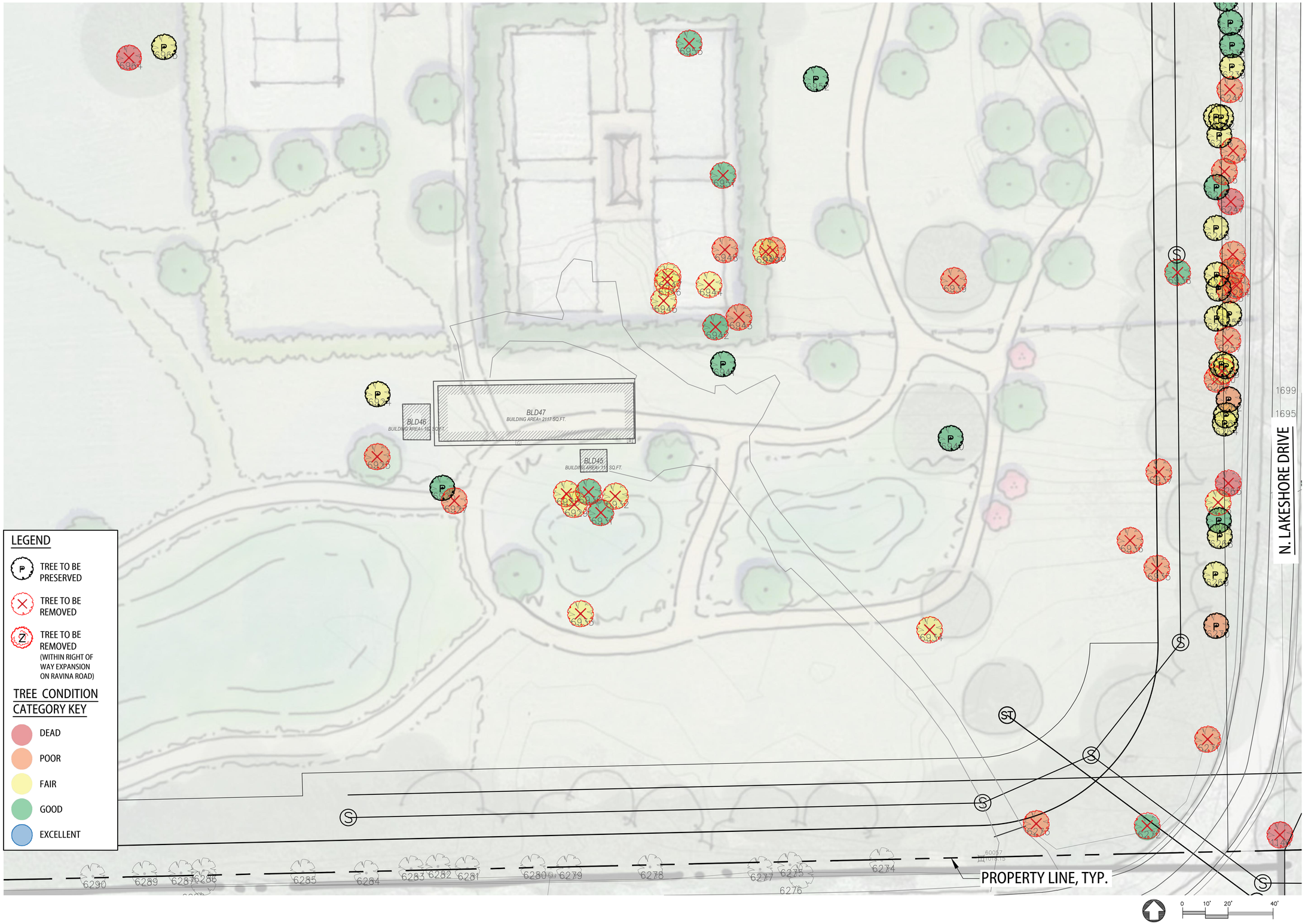
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1	02/26/2025	CITY RESUBMISSION

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issue date February 10, 2025

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sheet number
L-106 SP



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

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TOPOGRAPHY DEVELOPMENT
444 W. LAKE ST., SUITE 3450
CHICAGO, IL 60606
p 312.833.1308
Topography.com

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TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
p 847.869.2015 f 847.869.2059

architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
lynch-engineering.com

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issue date February 10, 2025

sheet name
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sheet number
L-107 SP



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

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TOPOGRAPHY DEVELOPMENT
444 W. LAKE ST., SUITE 3450
CHICAGO, IL 60606
p 312.833.1308
Topography.com

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627 GROVE STREET
EVANSTON, IL 60201
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ATLANTA, GA 30316
p 678.325.6665

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440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
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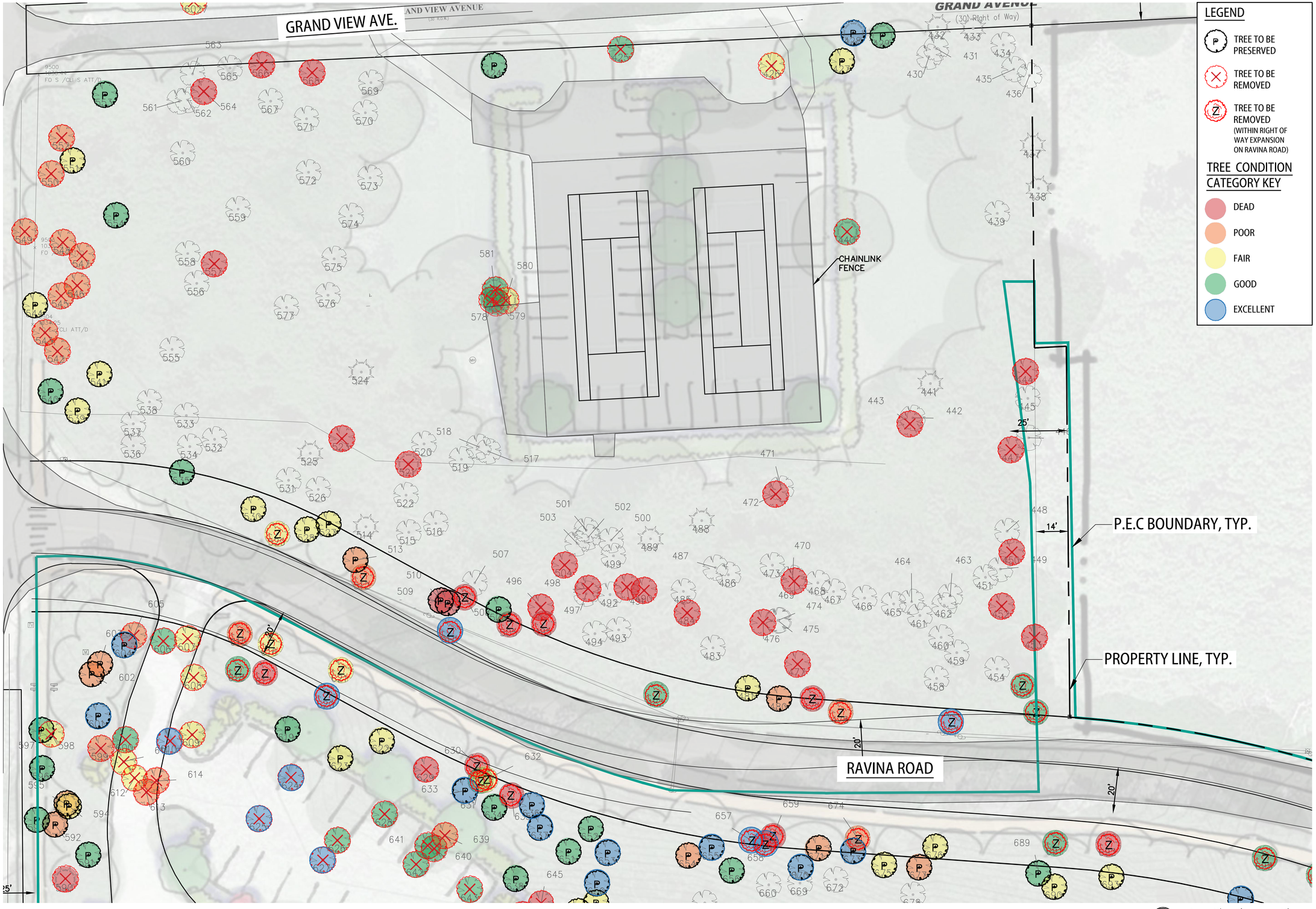
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1	02/26/2025	CITY RESUBMISSION

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issue date February 10, 2025

sheet name
TREE INVENTORY ENLARGEMENT

sheet number
L-108 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

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

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project name

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TOPOGRAPHY DEVELOPMENT
444 W. LAKE ST., SUITE 3450
CHICAGO, IL 60606
p 312.833.1308
Topography.com

landscape architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
p 847.869.2015 f 847.869.2059

architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
lynch-engineering.com

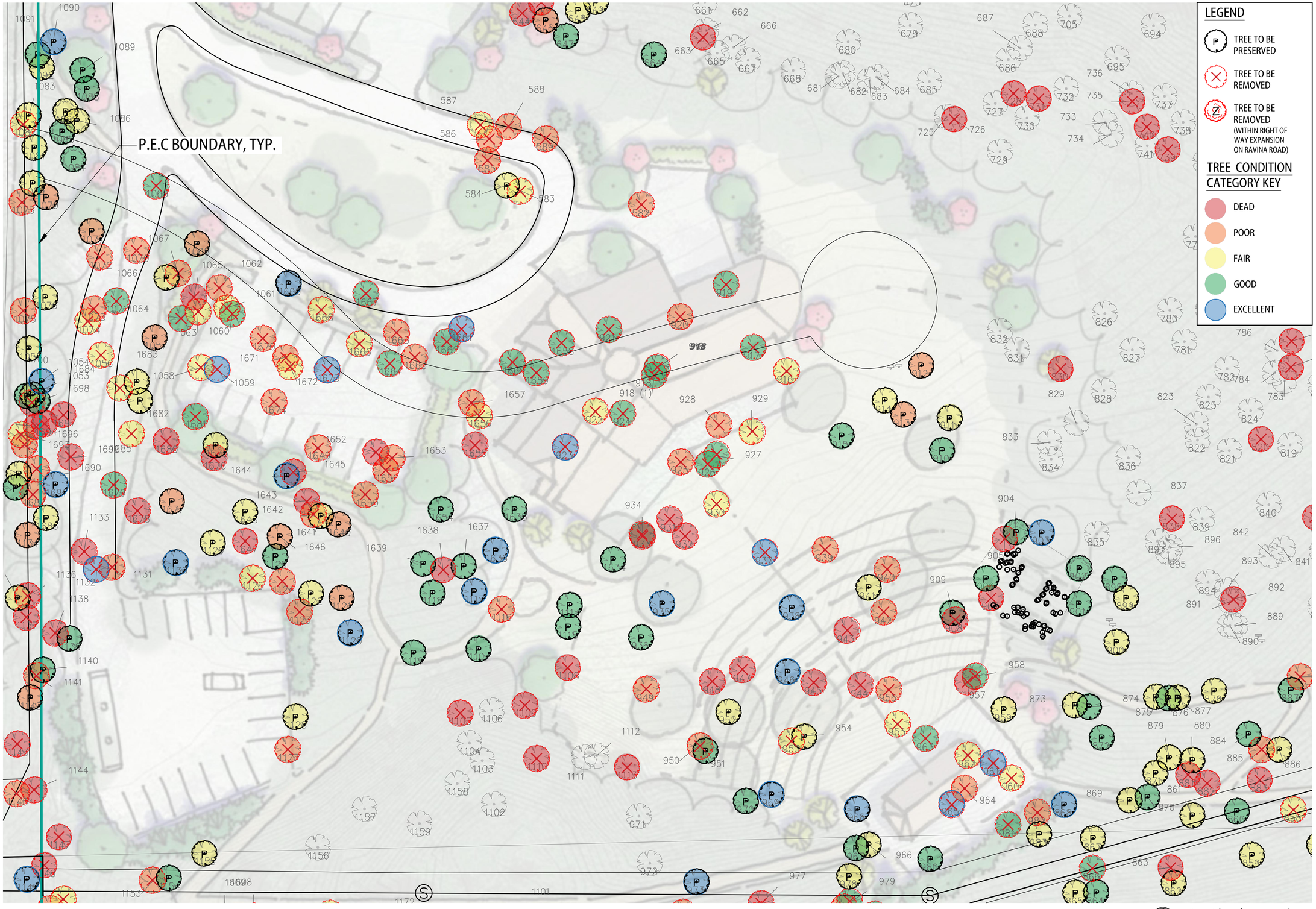
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sheet name
TREE INVENTORY ENLARGEMENT

sheet number
L-109 SP



teska
627 Grove Street, Evanston, Illinois 60201
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TOPOGRAPHY DEVELOPMENT
444 W. LAKE ST., SUITE 3450
CHICAGO, IL 60606
p 312.833.1308
Topography.com

landscape architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
p 847.869.2015 f 847.869.2059

architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
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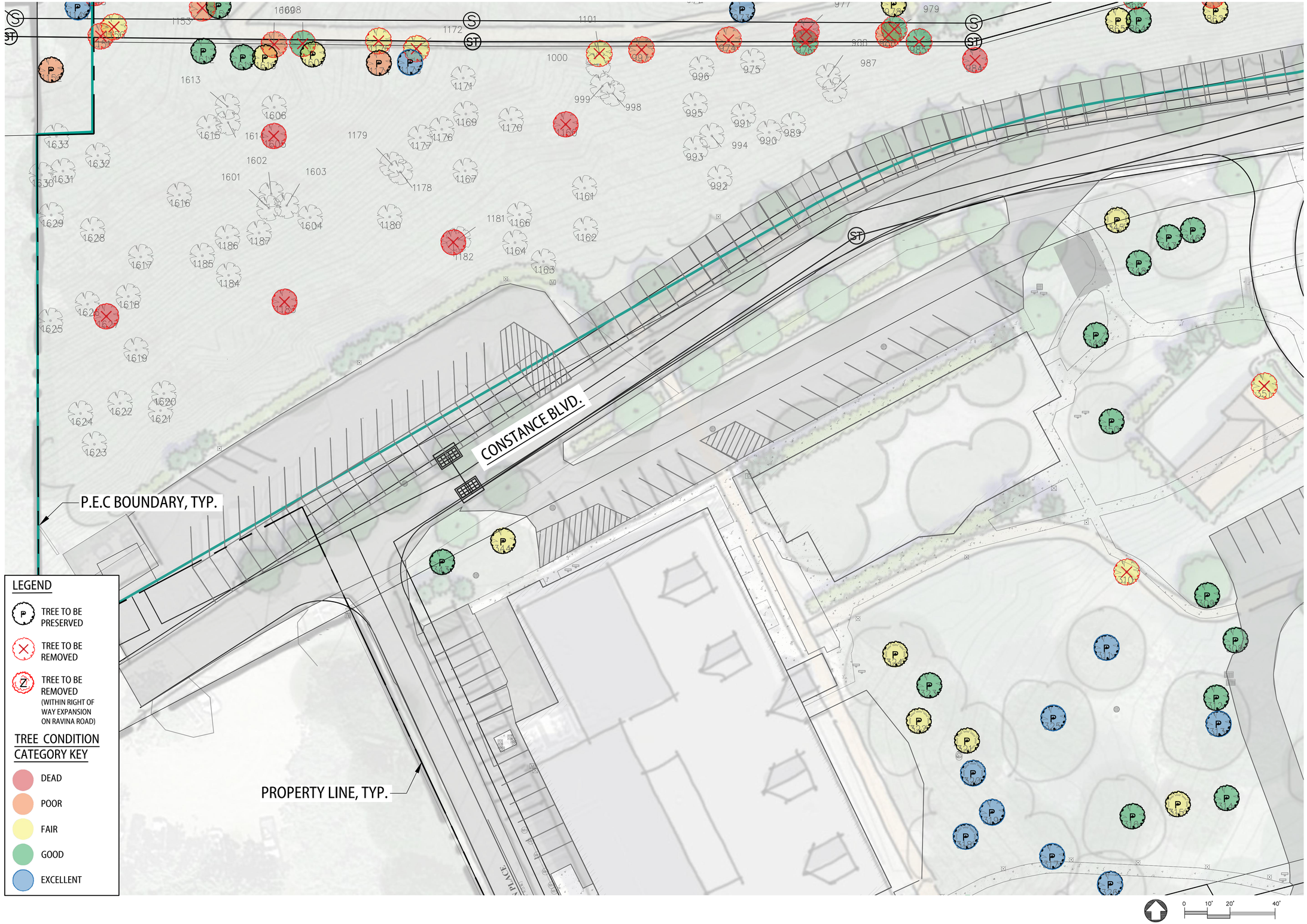
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627 Grove Street, Evanston, Illinois 60201
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TOPOGRAPHY DEVELOPMENT
444 W. LAKE ST., SUITE 3450
CHICAGO, IL 60606
p 312.833.1308
Topography.com

landscape architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
p 847.869.2015 f 847.869.2059

architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
lynch-engineering.com

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1	02/26/2025	CITY RESUBMISSION

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sheet name
TREE INVENTORY ENLARGEMENT

sheet number
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

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

client / owner

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seal / signature

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TOPOGRAPHY DEVELOPMENT
444 W. LAKE ST., SUITE 3450
CHICAGO, IL 60606
p 312.833.1308
Topography.com

landscape architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
p 847.869.2015 f 847.869.2059

architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
lynch-engineering.com

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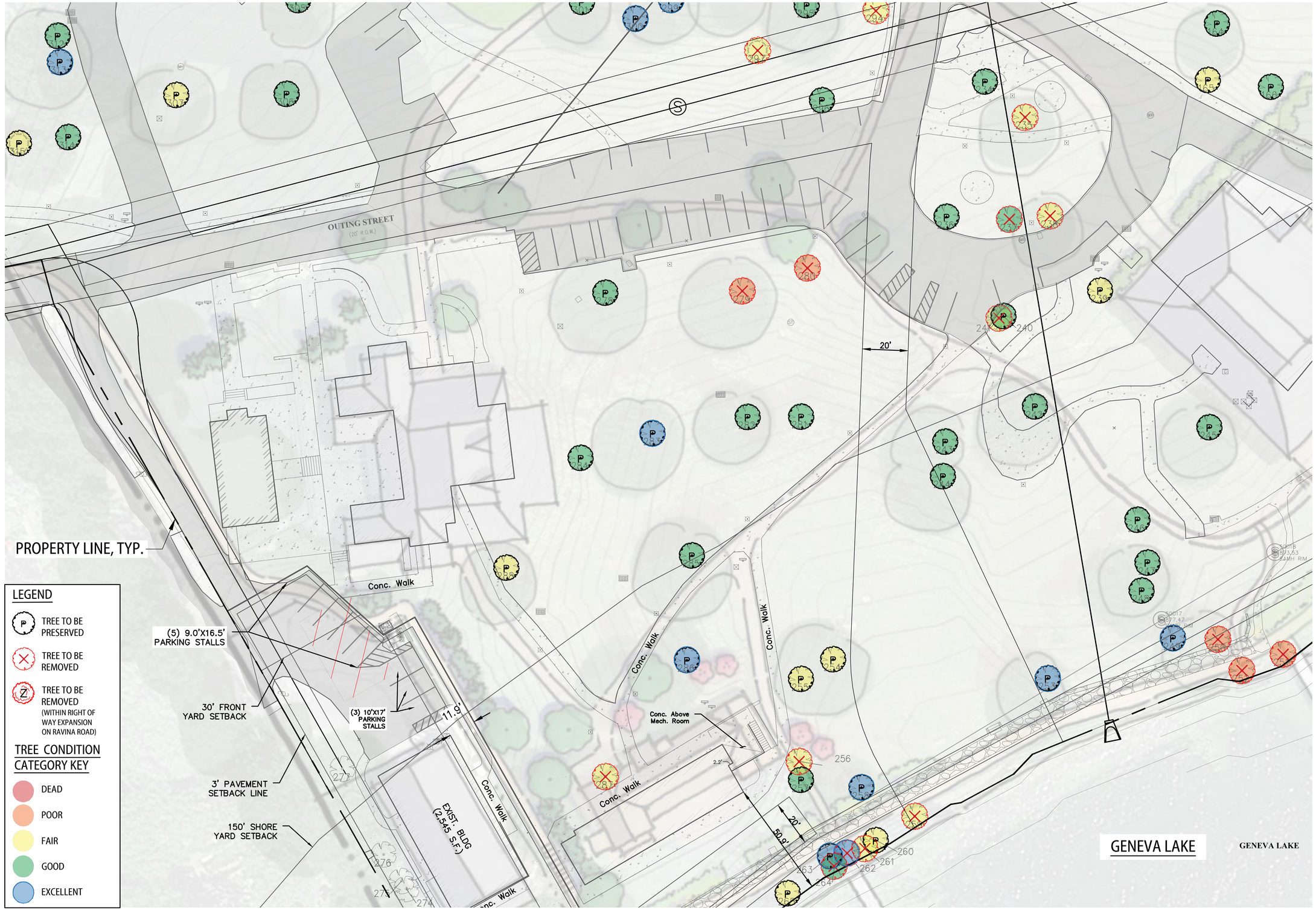
issue date February 10, 2025

sheet name

TREE INVENTORY ENLARGEMENT

sheet number

L-112 SP



teska
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TOPOGRAPHY DEVELOPMENT
444 W. LAKE ST., SUITE 3450
CHICAGO, IL 60606
p 312.833.1308
Topography.com

landscape architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
p 847.869.2015 f 847.869.2059

architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
lynch-engineering.com

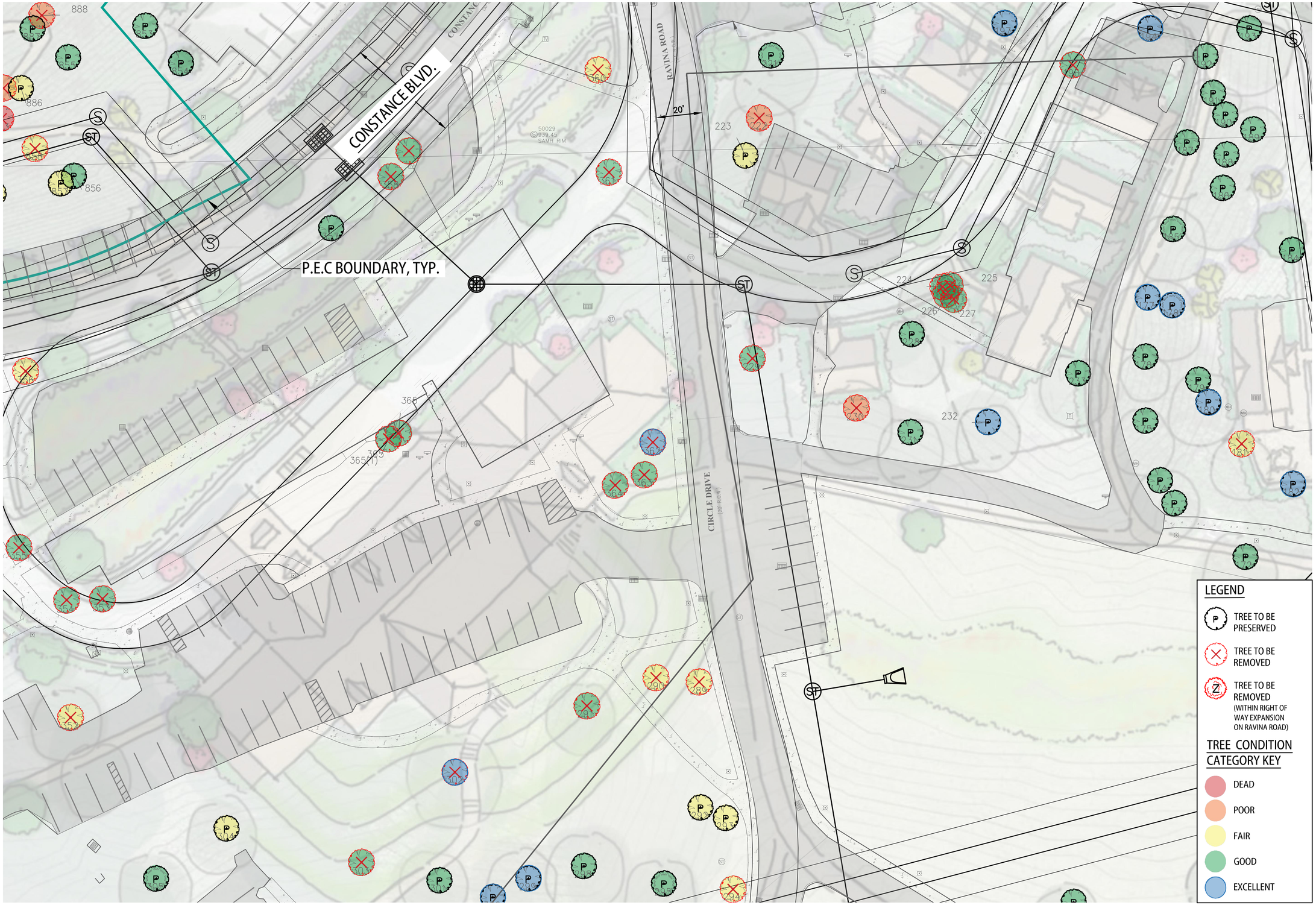
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issue date February 10, 2025

sheet name
TREE INVENTORY ENLARGEMENT

sheet number
L-113 SP



teska
627 Grove Street, Evanston, Illinois 60201
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project name

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TOPOGRAPHY DEVELOPMENT
444 W. LAKE ST., SUITE 3450
CHICAGO, IL 60606
p 312.833.1308
Topography.com

landscape architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
p 847.869.2015 f 847.869.2059

architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
lynch-engineering.com

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sheet name
TREE INVENTORY ENLARGEMENT

sheet number
L-114 SP

RAVINA ROAD

P.E.C BOUNDARY, TYP.

PROPERTY LINE, TYP.

CONSTANCE BLVD.

P.E.C BOUNDARY, TYP.

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

S. HOLLEY ARD

20'

48.0'

35.2'

48.1'

47.0'

48.8'

86.7'

33.3'

50'

33.0'

LEGEND

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

TREE CONDITION CATEGORY KEY

- DEAD
- POOR
- FAIR
- GOOD
- EXCELLENT

0 10' 20' 40'

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

client / owner

project name

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TOPOGRAPHY DEVELOPMENT
444 W. LAKE ST., SUITE 3450
CHICAGO, IL 60606
p 312.833.1308
Topography.com

landscape architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
p 847.869.2015 f 847.869.2059

architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
lynch-engineering.com

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TREE INVENTORY ENLARGEMENT

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L-115 SP



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627 Grove Street, Evanston, Illinois 60201
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client / owner

project name

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owner / developer
TOPOGRAPHY DEVELOPMENT
444 W. LAKE ST., SUITE 3450
CHICAGO, IL 60606
p 312.833.1308
Topography.com

landscape architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
p 847.869.2015 f 847.869.2059

architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
lynch-engineering.com

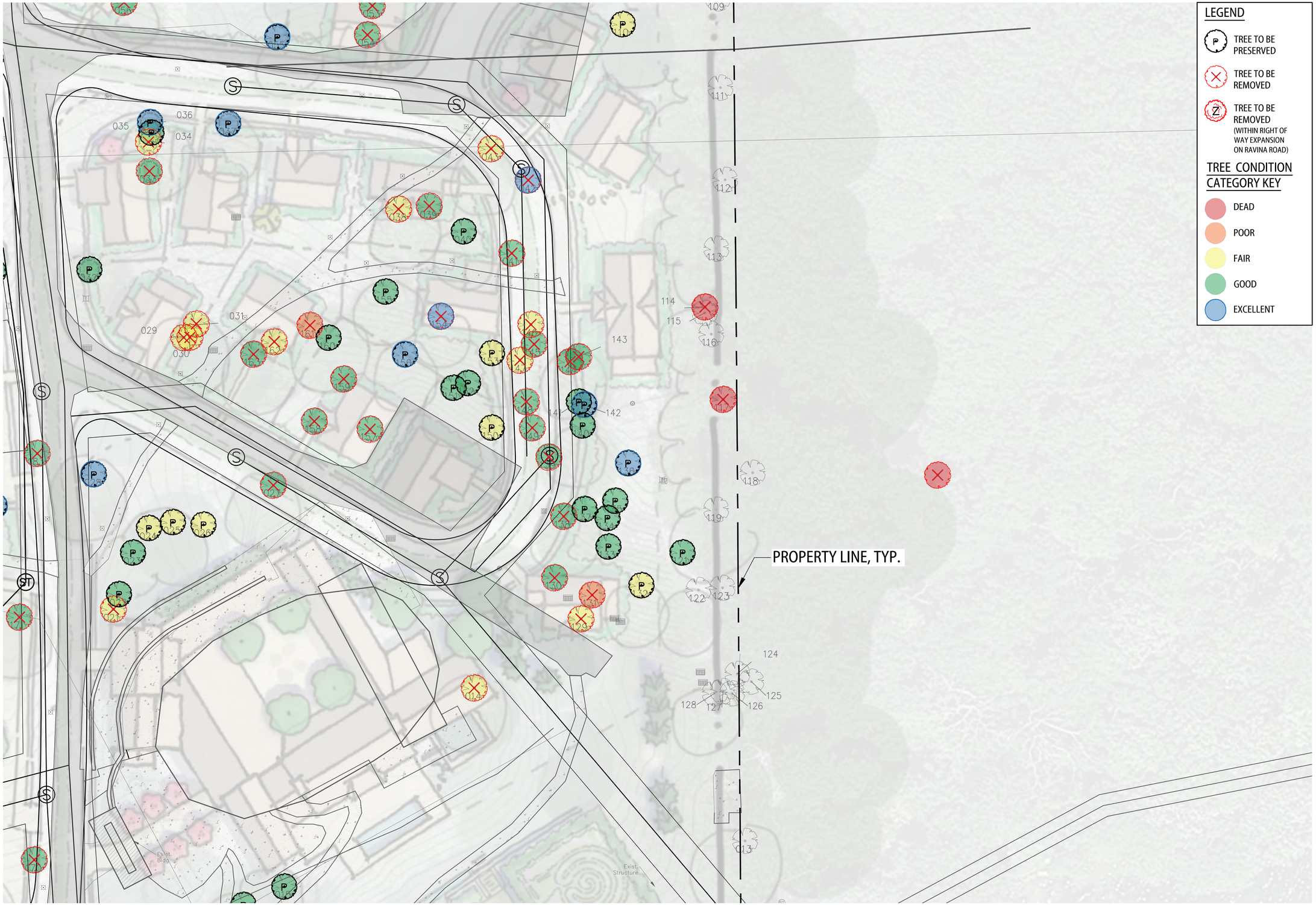
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TOPOGRAPHY DEVELOPMENT
444 W. LAKE ST., SUITE 3450
CHICAGO, IL 60606
p 312.833.1308
Topography.com

landscape architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
p 847.869.2015 f 847.869.2059

architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
lynch-engineering.com

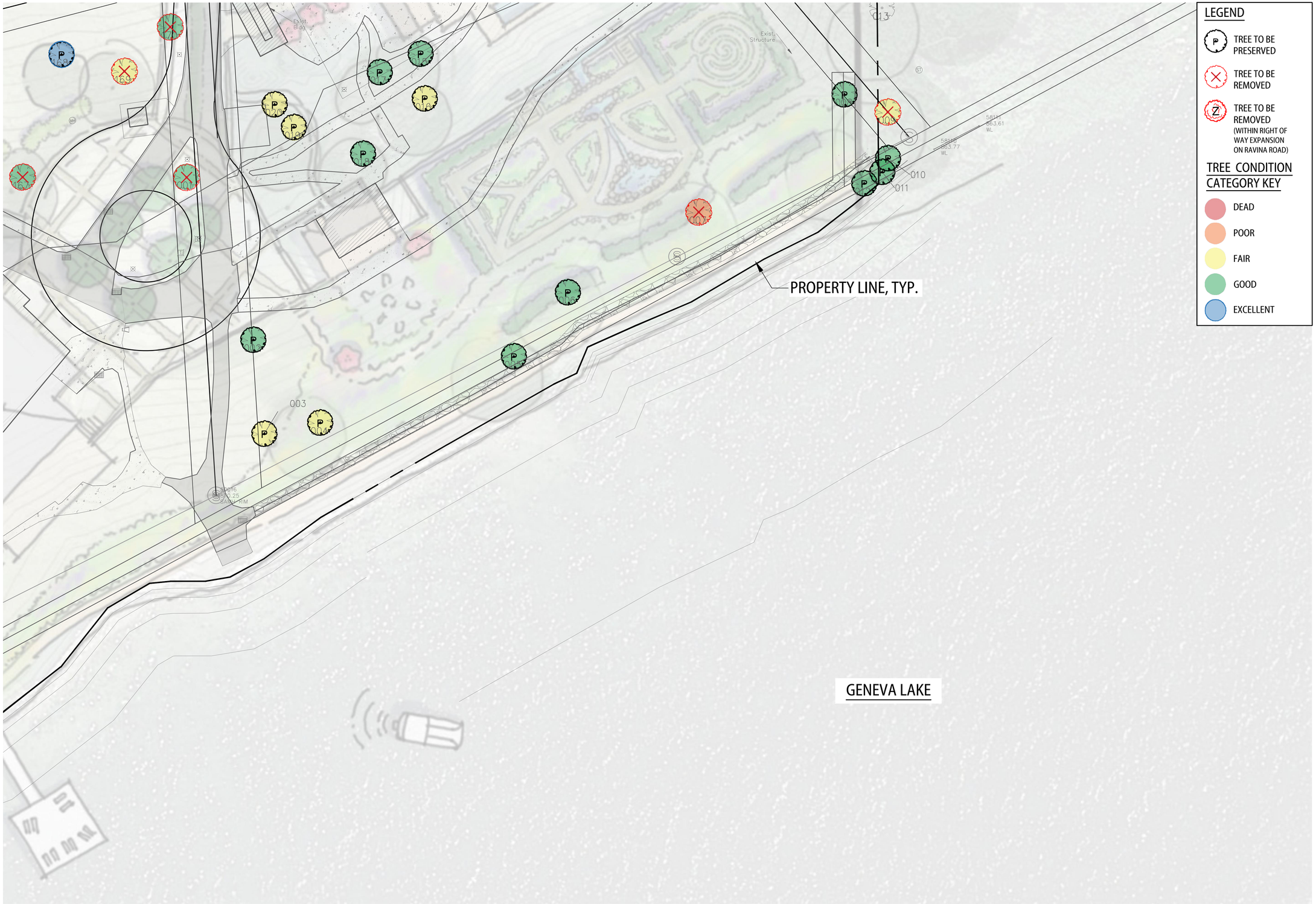
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L-117 SP



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TOPOGRAPHY DEVELOPMENT
444 W. LAKE ST., SUITE 3450
CHICAGO, IL 60606
p 312.833.1308
Topography.com

landscape architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
p 847.869.2015 f 847.869.2059

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HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
lynch-engineering.com

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TREE INVENTORY ENLARGEMENT

sheet number
L-118 SP

THE PRESERVE AT WILLIAMS BAY

PRELIMINARY TREE INVENTORY, PROTECTION, AND REMOVAL ANALYSIS



CONCEPTUAL SITE PLAN FOR THE PRESERVE AT WILLIAMS BAY

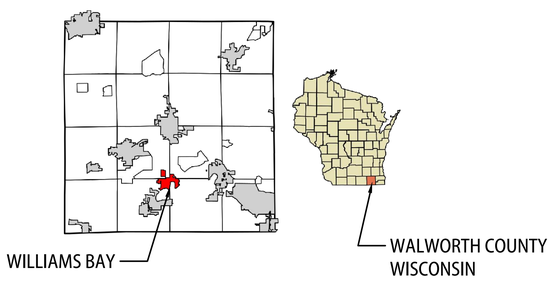
February 26, 2025

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
L-017 SP	TREE SURVEY DATA
L-018 SP	TREE SURVEY DATA
L-019 SP	TREE SURVEY DATA
L-020 SP	TREE SURVEY DATA
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L-024 SP	TREE SURVEY DATA
L-025 SP	TREE SURVEY DATA
L-026 SP	TREE SURVEY DATA
L-027 SP	TREE SURVEY DATA
L-028 SP	TREE SURVEY DATA
L-029 SP	TREE SURVEY DATA
L-030 SP	TREE SURVEY DATA

Sheet List Table	
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L-102 SP	TREE INVENTORY ENLARGEMENT
L-103 SP	TREE INVENTORY ENLARGEMENT
L-104 SP	TREE INVENTORY ENLARGEMENT
L-105 SP	TREE INVENTORY ENLARGEMENT
L-106 SP	TREE INVENTORY ENLARGEMENT
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L-108 SP	TREE INVENTORY ENLARGEMENT
L-109 SP	TREE INVENTORY ENLARGEMENT
L-110 SP	TREE INVENTORY ENLARGEMENT
L-111 SP	TREE INVENTORY ENLARGEMENT
L-112 SP	TREE INVENTORY ENLARGEMENT
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.



OWNERSHIP:
TOPOGRAPHY
111 S. Wacker Dr. SUITE 4960
CHICAGO, IL 60606
312-833-1308

CIVIL ENGINEER / LAND SURVEY:
LYNCH ENGINEERING
440 MILWAUKEE AVE
BURLINGTON, WI 53105
P: 262-402-5040

ARCHITECT:
HISTORICAL CONCEPTS
414 BILL KENNEDY WAY SE,
SUITE 301 ATLANTA, GA 30316
P: 678 325 6665

TREE INVENTORY:
WACHTEL TREE SCIENCE, INC
N72 W28393 ST. PAUL AVE
MERTON, WI 53056
P: 262-538-1900

LANDSCAPE ARCHITECT:
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
P: 847-869-2015
F: 847-869-2059

DRAWINGS PREPARED BY:

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
CHICAGO, IL 60606
p 312.833.1308
Topography.com

landscape architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
p 847.869.2015 f 847.869.2059

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HISTORICAL CONCEPT ARCHITECTURE & PLANNING
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ATLANTA, GA 30316
p 678.325.6665

engineer of record
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440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
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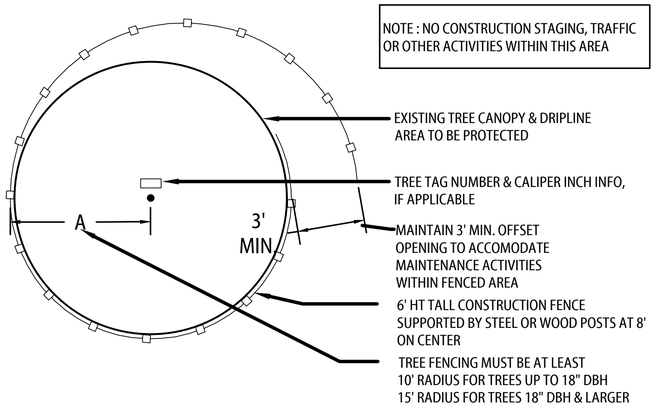
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1	02/26/2025	REVISED PER VILLAGE PC COMMENTS

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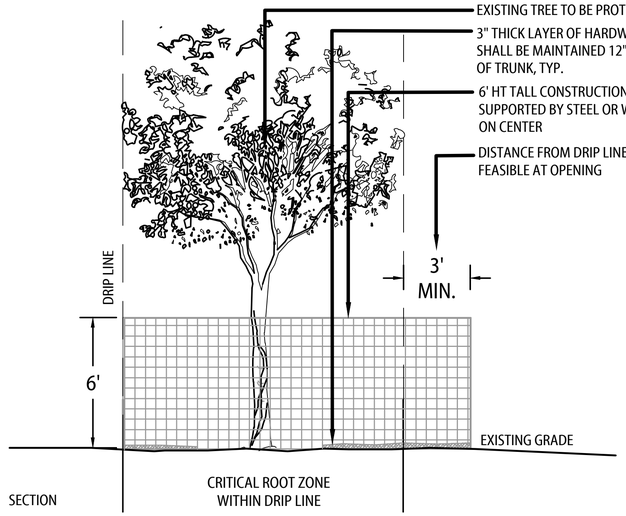
issue date February 10, 2025

sheet name
COVER SHEET

sheet number
L-000 SP



PLAN



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.

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
CHICAGO, IL 60606
p 312.833.1308
Topography.com

landscape architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
p 847.869.2015 f 847.869.2059

architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
lynch-engineering.com

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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

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

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TOPOGRAPHY DEVELOPMENT
444 W. LAKE ST., SUITE 3450
CHICAGO, IL 60606
p 312.833.1308
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landscape architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
p 847.869.2015 f 847.869.2059

architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
lynch-engineering.com

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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-Prolecl
3	Ginkgo	Ginkgo biloba	Fair	8		Alive	P-Protect
4	Ginkgo	Ginkgo biloba	Fair	15		Alive	P-Protect
5	Shag bark Hickory	Carya ovata	Good	20		Alive	P-Protect
6	White Oak	Quercus alba	Good	20		Alive	P-Prolecl
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	Baxelder	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	Marus spp	Fair	12		Alive	X-Remove
30	Silver Maple	Acer saccharin um	Fair	17		Alive	X-Remove
31	Silver Maple	Acer saccharin um	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 albo	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	Goad	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	Goad	22		Alive	X-Remove
57	Northern Red Oak	Quercus rubra	Fair	27		Alive	P-Protect
58	White Oak	Quercus alba	Goad	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	Goad	21		Alive	P-Protect
63	White Oak	Quercus alba	Excellent	13		Alive	P-Protect
64	White Oak	Quercus alba	Goad	10		Alive	P-Protect
65	White Oak	Quercus alba	Goad	18		Alive	RM-Remain
66	White Oak	Quercus alba	Good	19		Alive	P-Protect
67	White Oak	Quercus alba	Goad	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-Rernove
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	Ju glans nigra	Fair	13		Alive	P-Protect
81	Black Walnut	Ju glans nigra	Good	16		Alive	P-Protect
82	Black Walnut	Ju glans nigra	Good	14		Alive	RM-Remain
83	Black Walnut	Juglans nlgra	Good	22		Alive	RM-Remain
84	Black Walnut	Juglans nlgra	Excellent	11		Alive	RM-Remain
85	Black Walnut	Juglans nlgra	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-Remave
102	Boxelder	Acer negundo	Fair	9		Alive	X-Remove
103	Black Locust	Robinia pseudoacacia	Fair	32		Alive	X-Remave
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 nlgra	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	Marus 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	Marus 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

teska
627 Grove Street, Evanston, Illinois 6]201
Tel 847.869.2015 Fax 847.869.2059

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TOPOGRAPHY DEVELOPMENT
444 W. LAKE ST., SUITE 3450
CHICAGO, IL 60606
p312.833.1308
Topography.com

landc<1pe architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
p 847.869.2015 f 847.869.2059

architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of rem rd
LYNCH & ASSOCIATES- ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
lynch-engineering .com

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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

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
CHICAGO, IL 60606
p 312.833.1308
Topography.com

landscape architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
p 847.869.2015 f 847.869.2059

architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
lynch-engineering.com

issue / revision	date	description
1	02/26/2025	REVISED PER VILLAGE PC COMMENTS

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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

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
CHICAGO, IL 60606
p 312.833.1308
Topography.com

landscape architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
p 847.869.2015 f 847.869.2059

architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
lynch-engineering.com

issue / revision	date	description
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issue date February 10, 2025

sheet name
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

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
CHICAGO, IL 60606
p 312.833.1308
Topography.com

landscape architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
p 847.869.2015 f 847.869.2059

architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
lynch-engineering.com

issue / revision	date	description
1	02/26/2025	REVISED PER VILLAGE PC COMMENTS

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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

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
CHICAGO, IL 60606
p 312.833.1308
Topography.com

landscape architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
p 847.869.2015 f 847.869.2059

architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
lynch-engineering.com

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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

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
CHICAGO, IL 60606
p 312.833.1308
Topography.com

landscape architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
p 847.869.2015 f 847.869.2059

architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
lynch-engineering.com

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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

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
CHICAGO, IL 60606
p 312.833.1308
Topography.com

landscape architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
p 847.869.2015 f 847.869.2059

architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
lynch-engineering.com

issue / revision	date	description
1	02/26/2025	REVISED PER VILLAGE PC COMMENTS

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

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
CHICAGO, IL 60606
p 312.833.1308
Topography.com

landscape architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
p 847.869.2015 f 847.869.2059

architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
lynch-engineering.com

issue / revision	date	description
1	02/26/2025	REVISED PER VILLAGE PC COMMENTS

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 pseudaacacia	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 rubro	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	Shag bark 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 pseudaacacia	Poor	16		Alive	PEC-PEC Removal
1117	Black Walnut	Juglans n1gra	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	Shag bark 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 spec1osa	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 pseudaacacia	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-Remave
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

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
CHICAGO, IL 60606
p312.833.1308
Topography.com

landscape architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
p 847.869.2015 f 847.869.2059

architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES- ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
lynch-engineering .com

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1 02/26/2025	REVISED PER VILLAGE PC COMMENTS

pm la cad

issue date February 10, 2025

sheet name
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	Shag bark Hickory	Carya ovata	Fair	20		Alive	PEC-PEC Removal
1173	Northern Red Oak	Ouercus 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	Ouercus rubra	Excellent	26		Alive	P-Protect
1178	Northern Red Oak	Ouercus rubra	Excellent	23		Alive	P-Protect
1179	Northern Red Oak	Quercus rubra	Good	28		Alive	P-Protect
1180	Northern Red Oak	Ouercus 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	Ouercus 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 n1gra	Fair	16		Alive	P-Protect
1602	Black Walnut	Juglans n1gra	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	Marus 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 n1gra	Good	19		Alive	P-Protect
1615	Black Walnut	Juglans nigra	Good	19		Alive	P-Protect
1616	Black Walnut	Juglans n1gra	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	Ouercus 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 **americano**	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 pseudaacacia	Dead	9		Alive	PEC-PEC Removal
1648	Mulberry	Marus 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	Marus 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 pseudaacacia	Poor	11		Alive	PEC-PEC Removal
1675	Black Locust	Robinia pseudoacacia	Fair	15		Alive	P-Protect
1676	Black Locust	Robinia pseudaacacia	Dead	10		Alive	PEC-PEC Removal

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

teska
627 Grove Street, Evanston, Illinois 6]201
Tel 847.869.2015 Fax 847.869.2059

client/ owner

project name

project address

seal/ signature

owner I developer
TOPOGRAPHY DEVELOPMENT
444 W. LAKE ST., SUITE 3450
CHICAGO, IL 60606
p312.833.1308
Topography.com

landc<1pe architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
p 847.869.2015 f 847.869.2059

architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of rem rd
LYNCH & ASSOCIATES- ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
lynch-engineering .com

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1 02/26/2025	REVISED PER VILLAGE PC COMMENTS

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	Marus 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 nigro	Poor	9		Alive	RM-Remain
1830	Black Walnut	Juglans nigro	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	Marus 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 strabus	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-Remoin
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 #	Cammon 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	Marus 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	Shag bark 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	Shag bark 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	Shag bark Hickory	Carya ovata	Good	18		Alive	P-Protect
6013	Bur Oak	Quercus macrocarpa	Fair	48		Alive	P-Protect
6014	Shag bark 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	Shag bark 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

teska
527 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
CHICAGO, IL 60606
p312.833.1308
Topography.com

landscape architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
p 847.869.2015 f 847.869.2059

architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES- ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
lynch-engineering .com

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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

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
CHICAGO, IL 60606
p 312.833.1308
Topography.com

landscape architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
p 847.869.2015 f 847.869.2059

architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
lynch-engineering.com

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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

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
CHICAGO, IL 60606
p 312.833.1308
Topography.com

landscape architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
p 847.869.2015 f 847.869.2059

architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
lynch-engineering.com

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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
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
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

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
CHICAGO, IL 60606
p 312.833.1308
Topography.com

landscape architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
p 847.869.2015 f 847.869.2059

architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
lynch-engineering.com

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1	02/26/2025	REVISED PER VILLAGE PC COMMENTS

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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

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
CHICAGO, IL 60606
p 312.833.1308
Topography.com

landscape architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
p 847.869.2015 f 847.869.2059

architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
lynch-engineering.com

issue / revisiodate	description
1 02/26/2025	REVISED PER VILLAGE PC COMMENTS

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

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
CHICAGO, IL 60606
p 312.833.1308
Topography.com

landscape architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
p 847.869.2015 f 847.869.2059

architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
lynch-engineering.com

issue / revisiodate	description
1 02/26/2025	REVISED PER VILLAGE PC COMMENTS

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

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
CHICAGO, IL 60606
p 312.833.1308
Topography.com

landscape architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
p 847.869.2015 f 847.869.2059

architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
lynch-engineering.com

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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

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
CHICAGO, IL 60606
p 312.833.1308
Topography.com

landscape architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
p 847.869.2015 f 847.869.2059

architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
lynch-engineering.com

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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

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

client / owner

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TOPOGRAPHY DEVELOPMENT
444 W. LAKE ST., SUITE 3450
CHICAGO, IL 60606
p 312.833.1308
Topography.com

landscape architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
p 847.869.2015 f 847.869.2059

architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
lynch-engineering.com

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sheet name
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

teska
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
TOPOGRAPHY DEVELOPMENT
444 W. LAKE ST., SUITE 3450
CHICAGO, IL 60606
p 312.833.1308
Topography.com

landscape architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
p 847.869.2015 f 847.869.2059

architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
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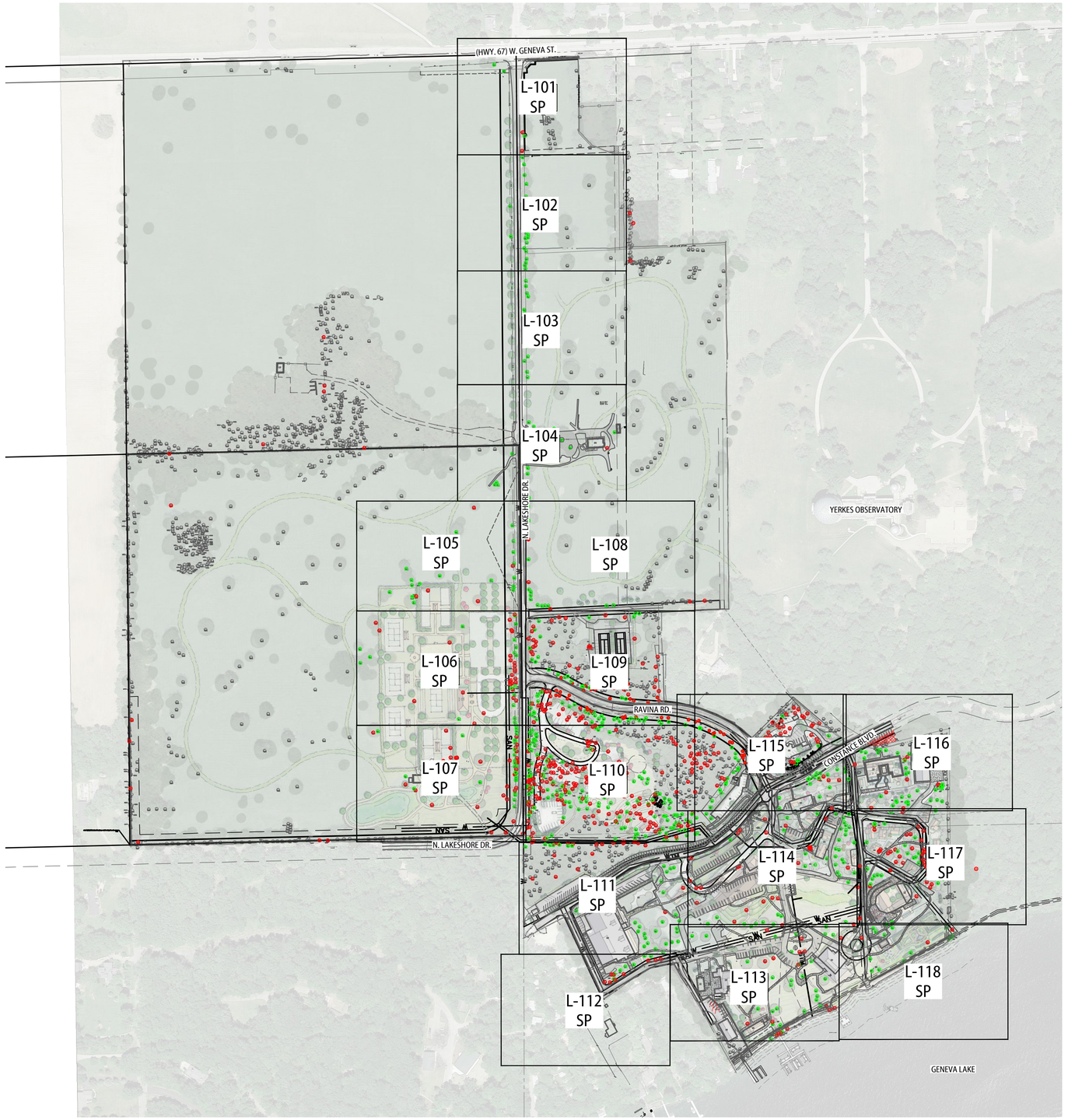
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sheet name
TREE SURVEY DATA

sheet number
L-030 SP



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

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p 312.833.1308
Topography.com

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EVANSTON, IL 60201
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architect of record
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ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
lynch-engineering.com

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sheet name
KEY PLAN

sheet number
L-100 SP



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CHICAGO, IL 60606
p 312.833.1308
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landscape architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
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architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

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440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
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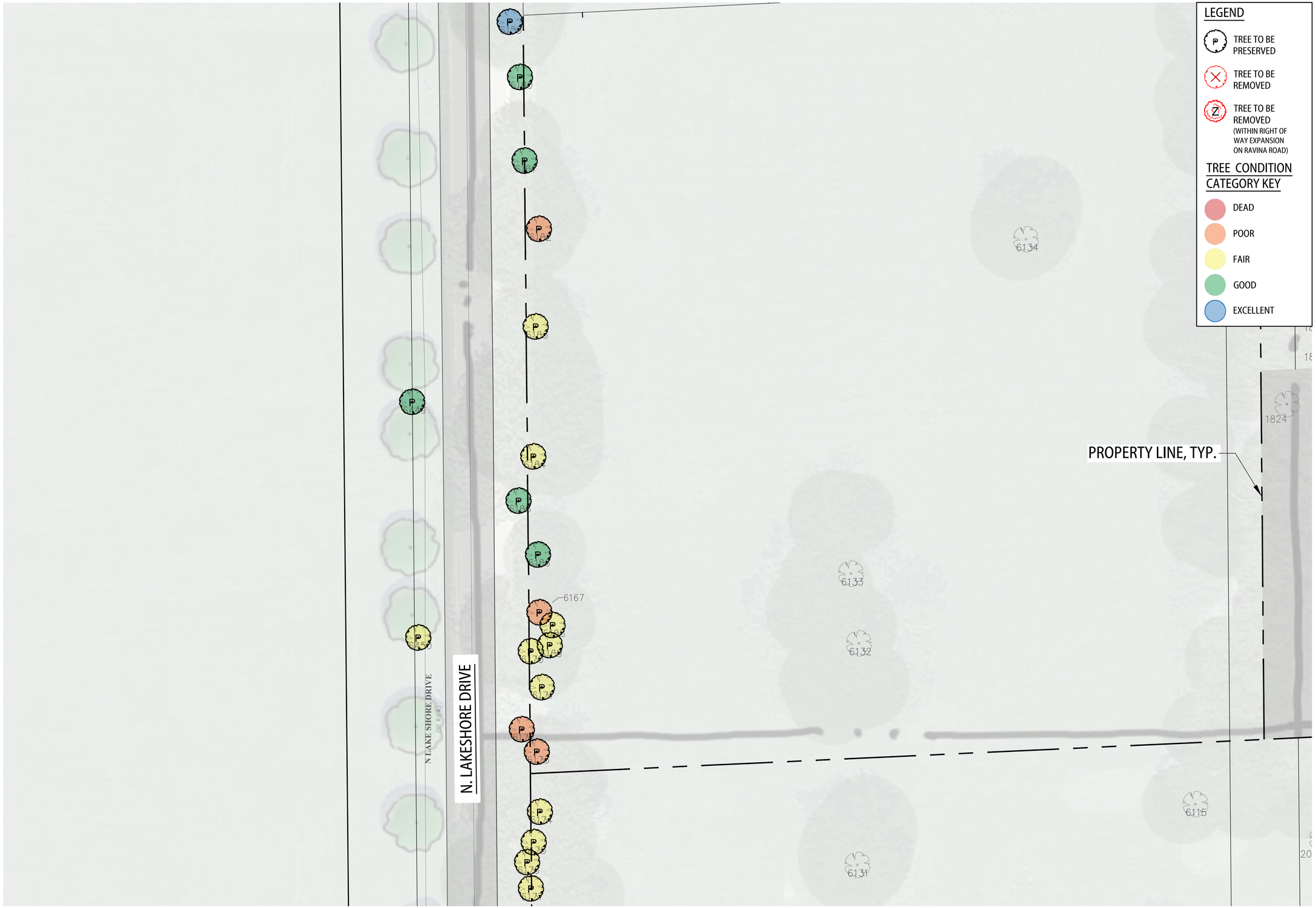
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TREE INVENTORY ENLARGEMENT

sheet number
L-101 SP



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CHICAGO, IL 60606
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Topography.com

landscape architect of record
TESKA ASSOCIATES, INC.
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architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
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ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
lynch-engineering.com

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sheet name
TREE INVENTORY ENLARGEMENT

sheet number
L-102 SP



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444 W. LAKE ST., SUITE 3450
CHICAGO, IL 60606
p 312.833.1308
Topography.com

landscape architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
p 847.869.2015 f 847.869.2059

architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
lynch-engineering.com

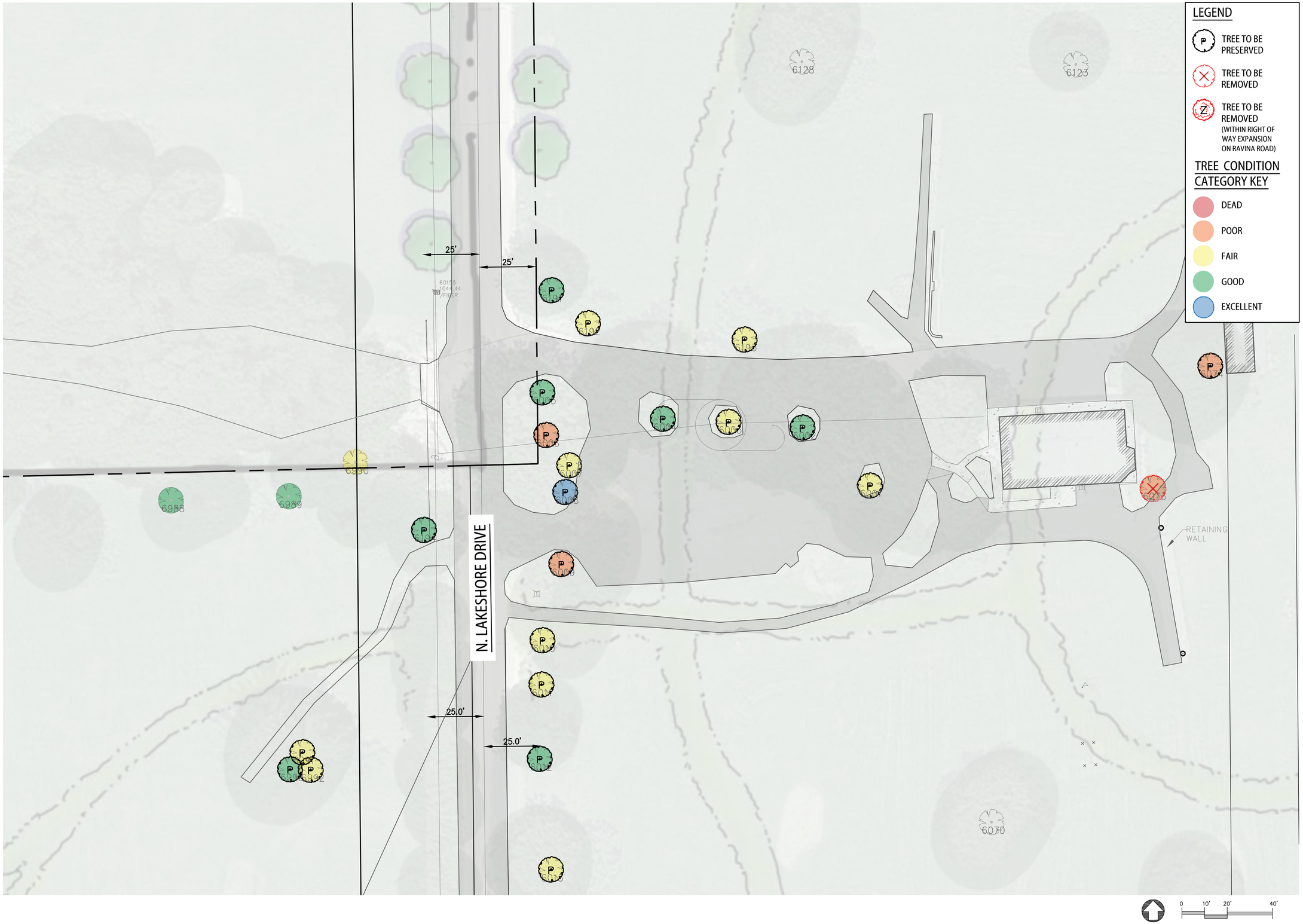
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sheet name
TREE INVENTORY ENLARGEMENT

sheet number
L-103 SP



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444 W. LAKE ST., SUITE 3450
CHICAGO, IL 60606
p 312.833.1308
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TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
p 847.869.2015 f 847.869.2059

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HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of record
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440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
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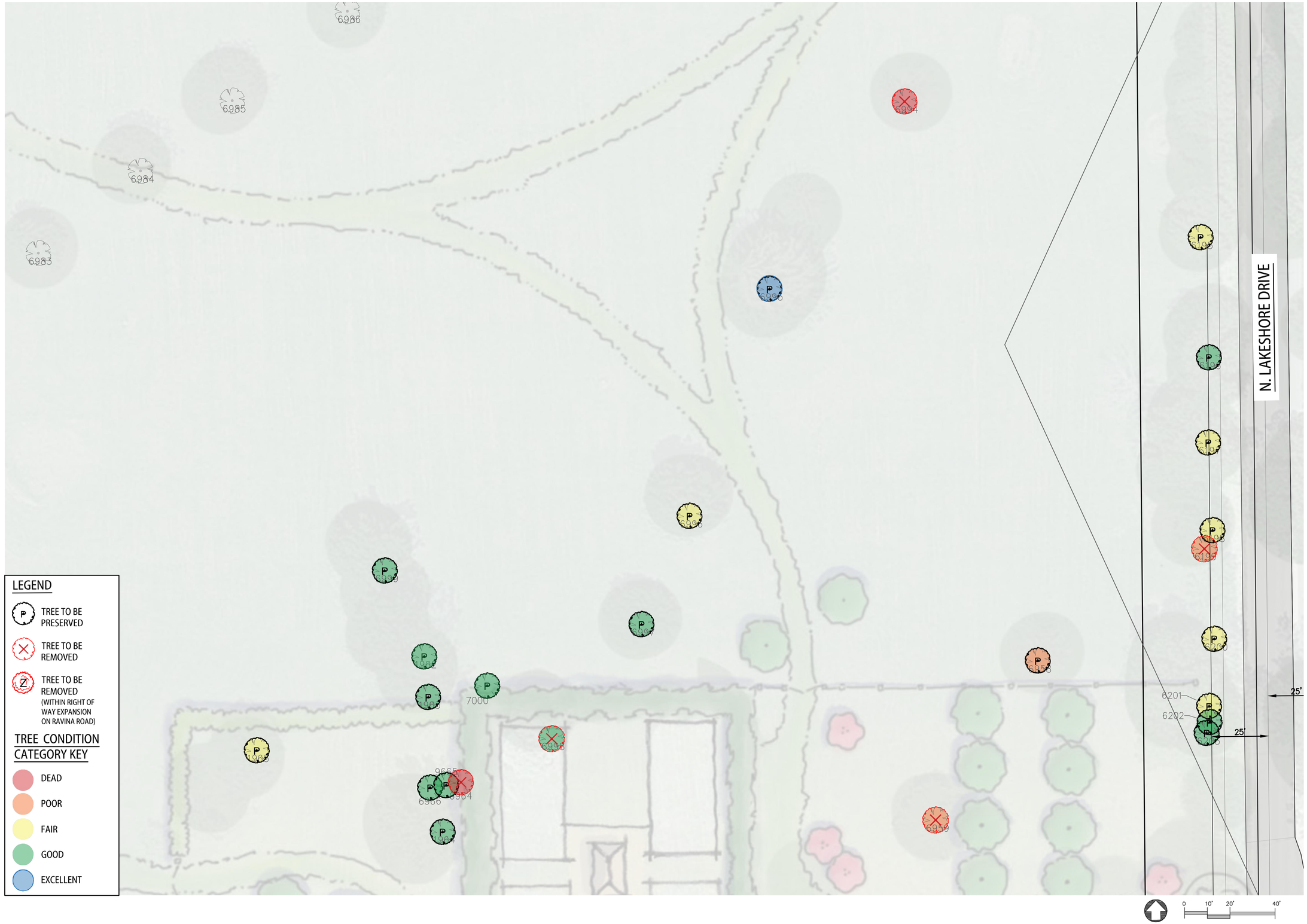
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TREE INVENTORY ENLARGEMENT

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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Tel 847.869.2015 Fax 847.869.2059

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project name

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owner / developer
TOPOGRAPHY DEVELOPMENT
444 W. LAKE ST., SUITE 3450
CHICAGO, IL 60606
p 312.833.1308
Topography.com

landscape architect of record
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627 GROVE STREET
EVANSTON, IL 60201
p 847.869.2015 f 847.869.2059

architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
lynch-engineering.com

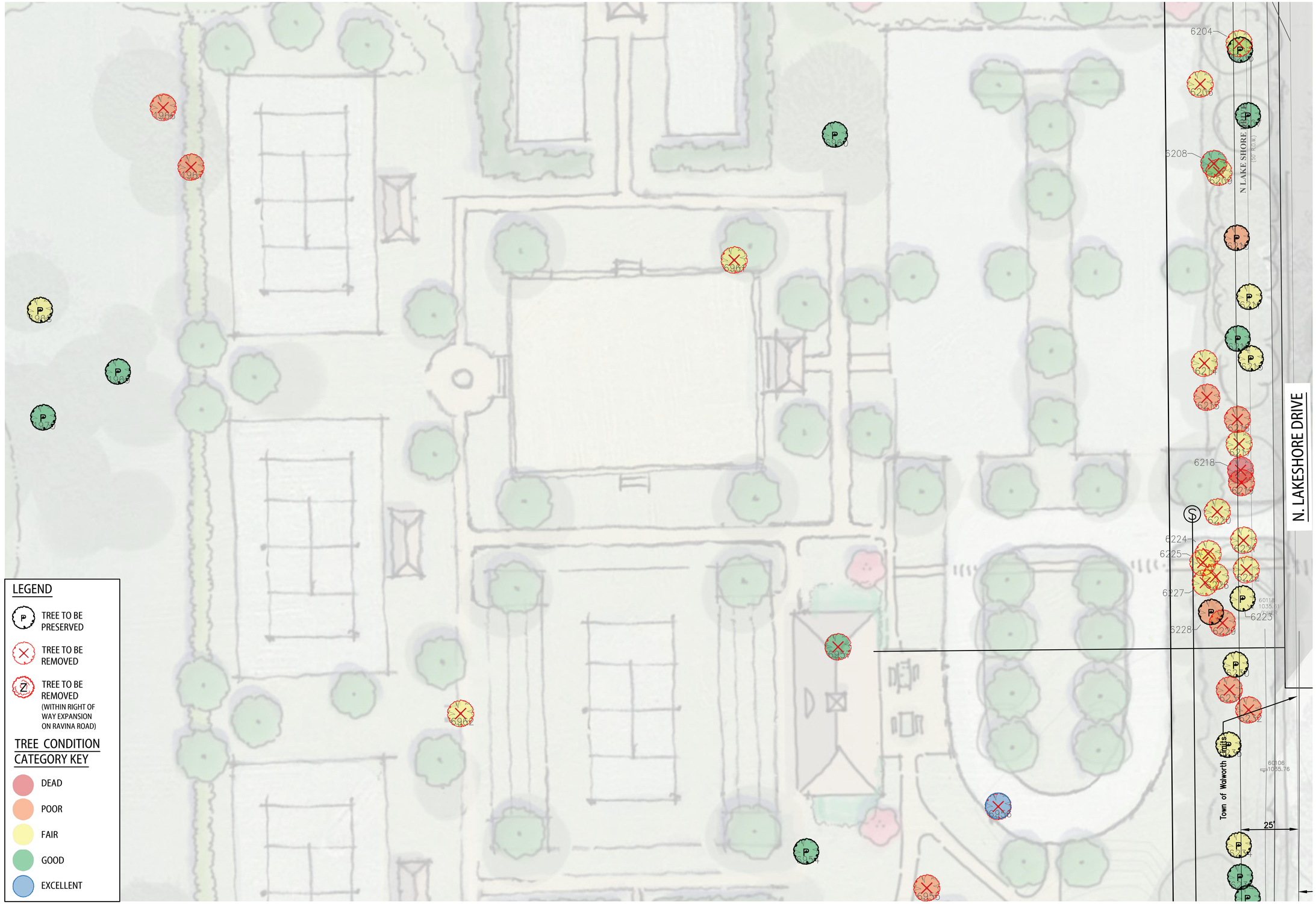
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TREE INVENTORY ENLARGEMENT

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L-105 SP



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444 W. LAKE ST., SUITE 3450
CHICAGO, IL 60606
p 312.833.1308
Topography.com

landscape architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
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architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
lynch-engineering.com

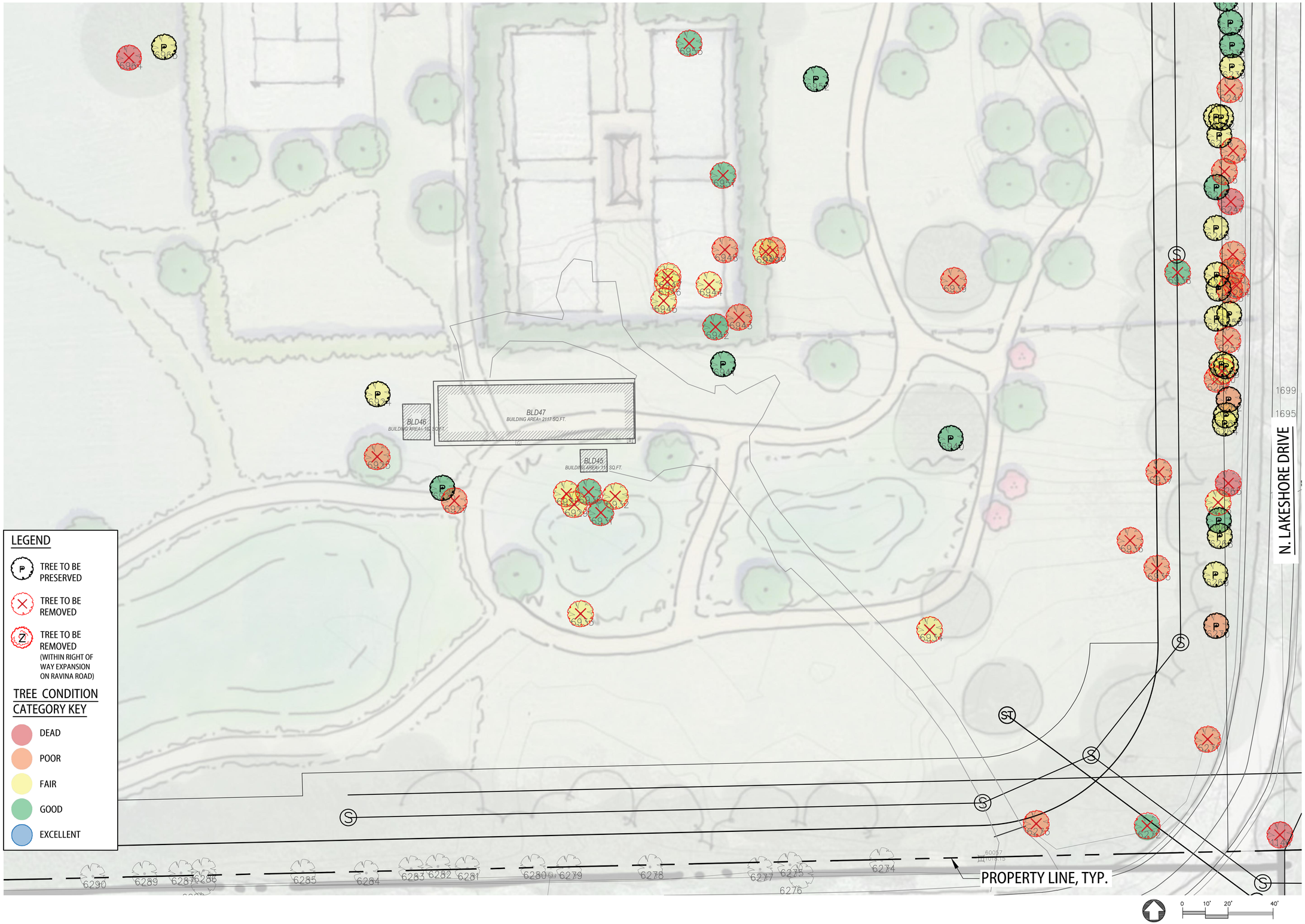
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TREE INVENTORY ENLARGEMENT

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L-106 SP



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client / owner

project name

project address

seal / signature

owner / developer
TOPOGRAPHY DEVELOPMENT
444 W. LAKE ST., SUITE 3450
CHICAGO, IL 60606
p 312.833.1308
Topography.com

landscape architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
p 847.869.2015 f 847.869.2059

architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
lynch-engineering.com

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TREE INVENTORY ENLARGEMENT

sheet number
L-107 SP



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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
CHICAGO, IL 60606
p 312.833.1308
Topography.com

landscape architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
p 847.869.2015 f 847.869.2059

architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
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ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
lynch-engineering.com

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TREE INVENTORY ENLARGEMENT

sheet number
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

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
CHICAGO, IL 60606
p 312.833.1308
Topography.com

landscape architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
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architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
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ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
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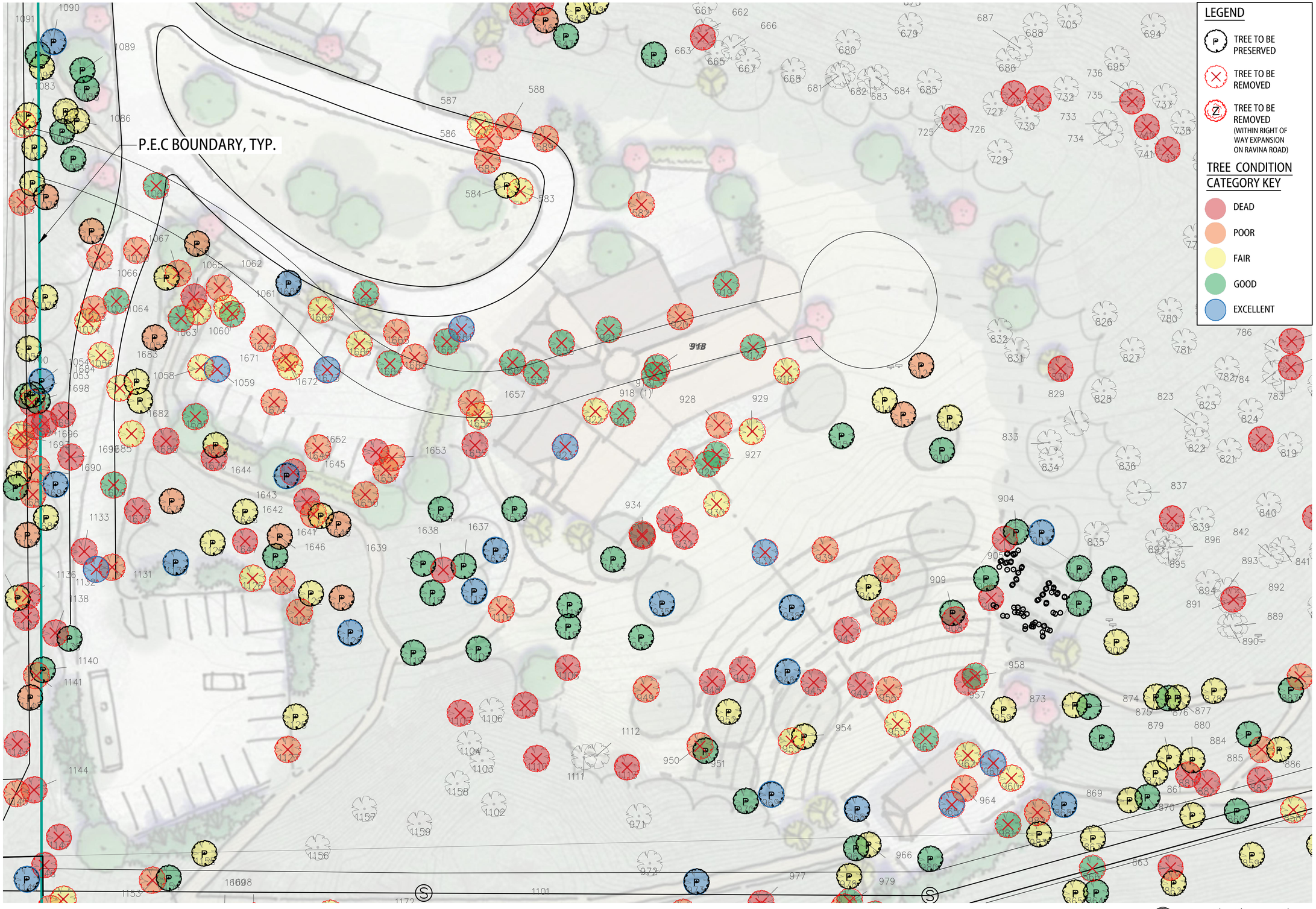
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TREE INVENTORY ENLARGEMENT

sheet number
L-109 SP



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440 MILWAUKEE AVENUE
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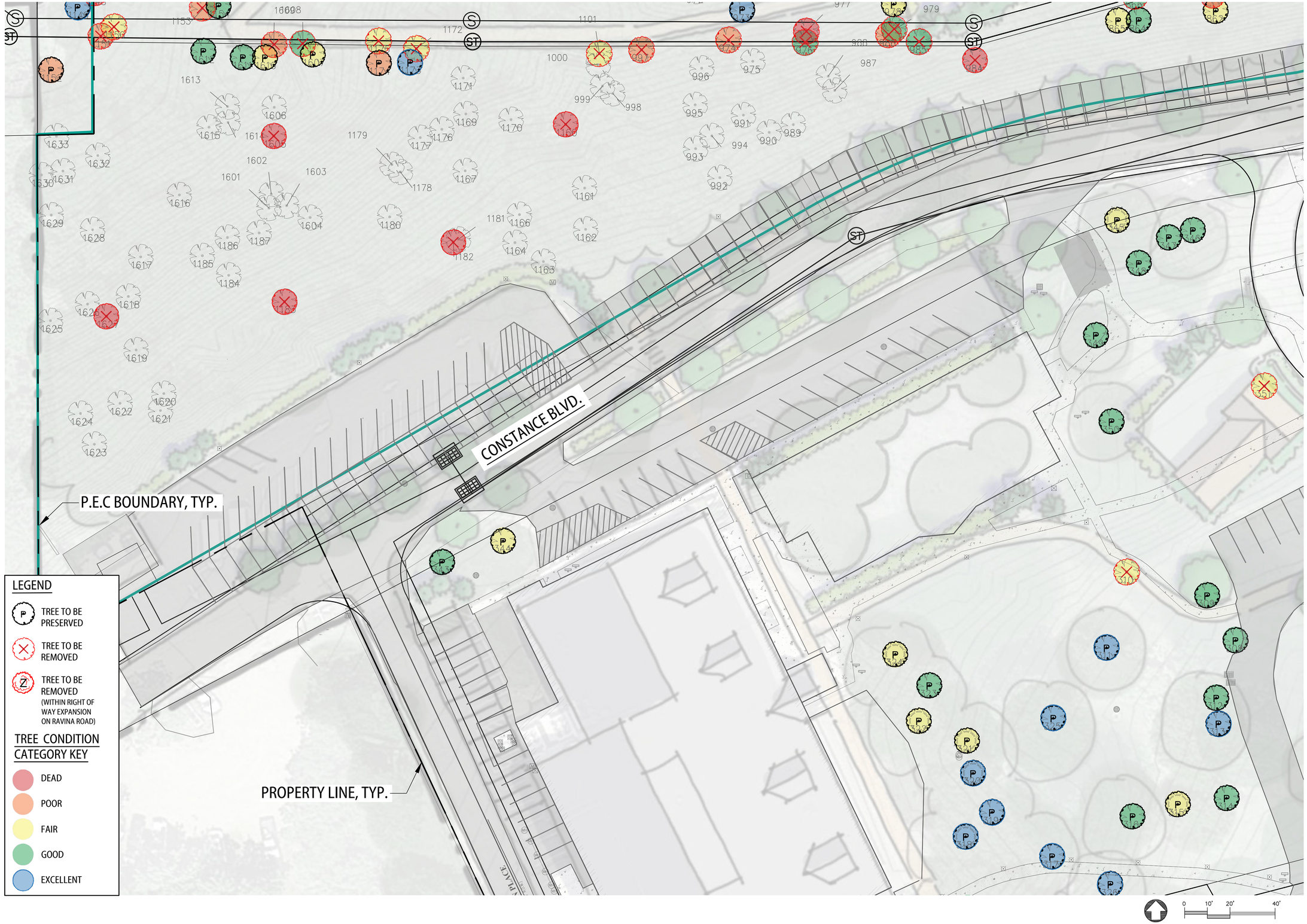
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p 312.833.1308
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440 MILWAUKEE AVENUE
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TREE INVENTORY ENLARGEMENT

sheet number
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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414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
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TREE INVENTORY ENLARGEMENT

sheet number

L-112 SP

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

PROPERTY LINE, TYP.

(5) 9.0'X16.5' PARKING STALLS

30' FRONT YARD SETBACK

(3) 10'X17' PARKING STALLS

3' PAVEMENT SETBACK LINE

150' SHORE YARD SETBACK

11.9'

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

Conc. Walk

Conc. Above Mech. Room

2.2'

20'

50.9'

20'

GENEVA LAKE

GENEVA LAKE

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
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- GOOD
- EXCELLENT

0 10' 20' 40'

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440 MILWAUKEE AVENUE
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p 262.402.5040
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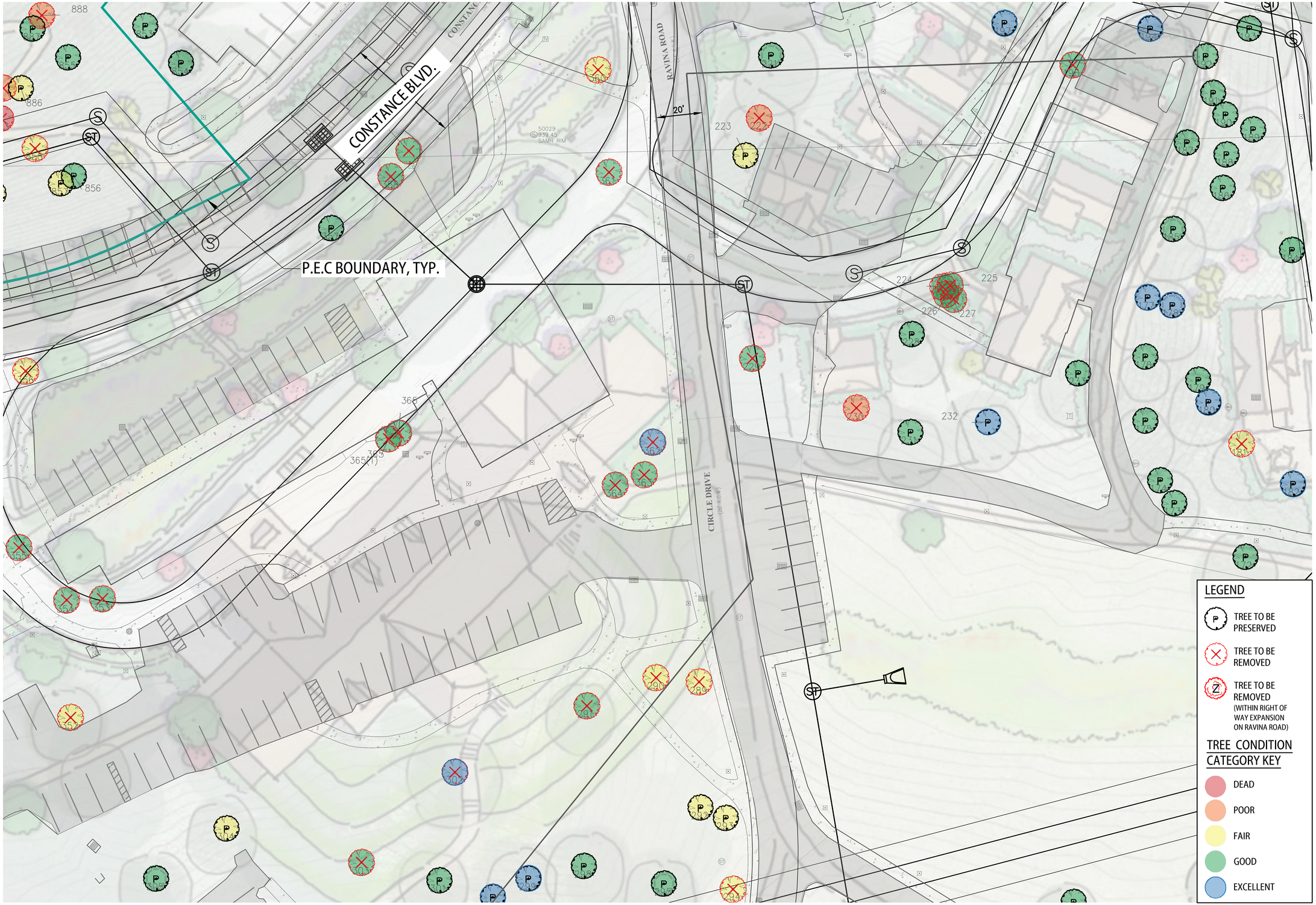
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sheet name
TREE INVENTORY ENLARGEMENT

sheet number
L-113 SP



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CHICAGO, IL 60606
p 312.833.1308
Topography.com

landscape architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
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architect of record
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414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
lynch-engineering.com

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TREE INVENTORY ENLARGEMENT

sheet number
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RAVINA ROAD

P.E.C BOUNDARY, TYP.

PROPERTY LINE, TYP.

CONSTANCE BLVD.

P.E.C BOUNDARY, TYP.

20'

48.0'

35.2'

48.1'

47.0'

48.8'

86.7'

33.3'

50'

33.0'

LEGEND

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

TREE CONDITION CATEGORY KEY

- DEAD
- POOR
- FAIR
- GOOD
- EXCELLENT

0 10' 20' 40'

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p 847.869.2015 f 847.869.2059

architect of record
HISTORICAL CONCEPT ARCHITECTURE & PLANNING
414 BILL KENNEDY WAY, SE, SUITE 301
ATLANTA, GA 30316
p 678.325.6665

engineer of record
LYNCH & ASSOCIATES - ENGINEERING CONSULTANTS, LLC.
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
p 262.402.5040
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issue / revision	date	description
1	02/26/2025	REVISED PER VILLAGE PC COMMENTS

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issue date February 10, 2025

sheet name
TREE INVENTORY ENLARGEMENT

sheet number
L-115 SP



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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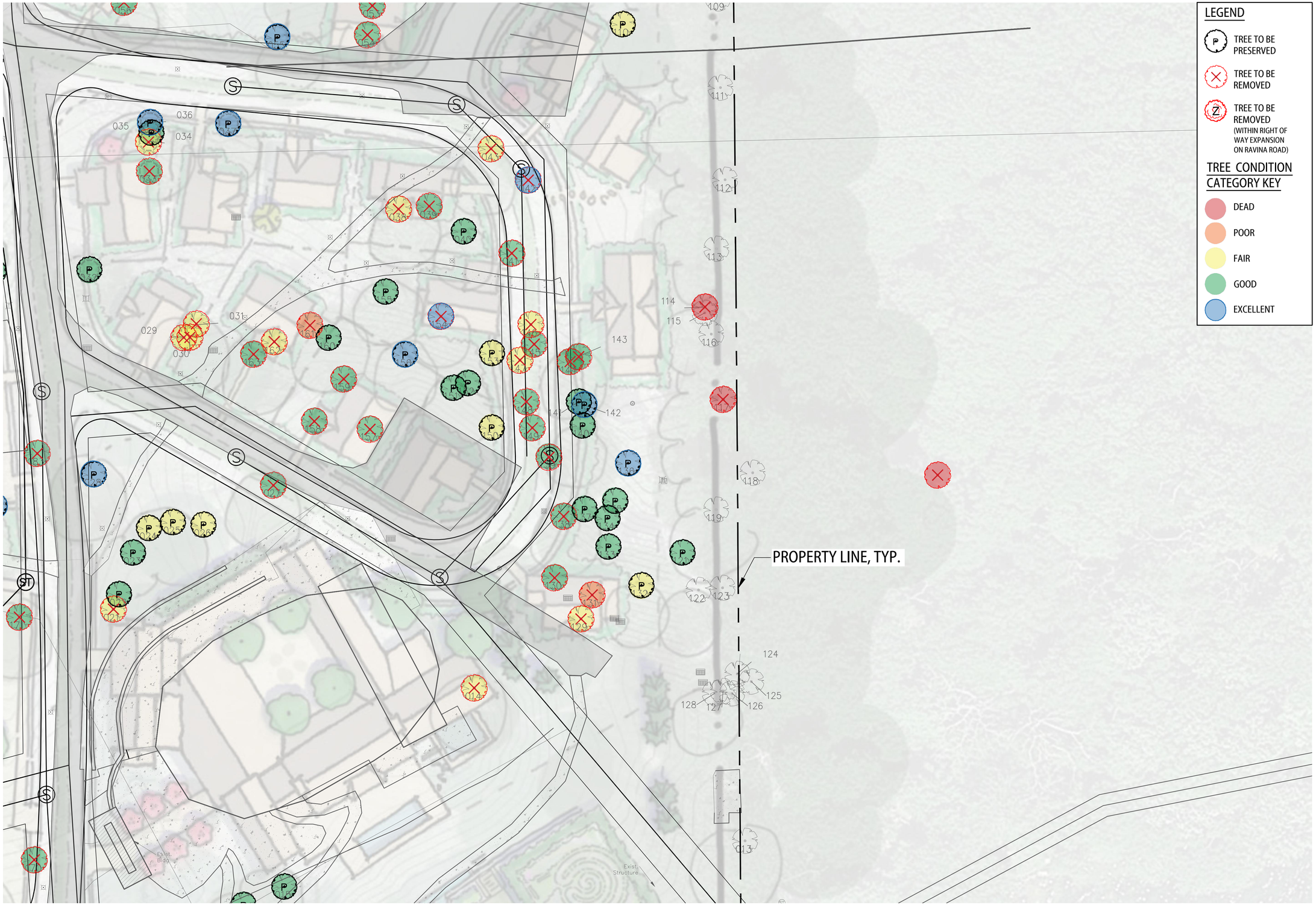
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1	02/26/2025	REVISED PER VILLAGE PC COMMENTS

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issue date February 10, 2025

sheet name
TREE INVENTORY ENLARGEMENT

sheet number
L-116 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

0 20' 40' 80'

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

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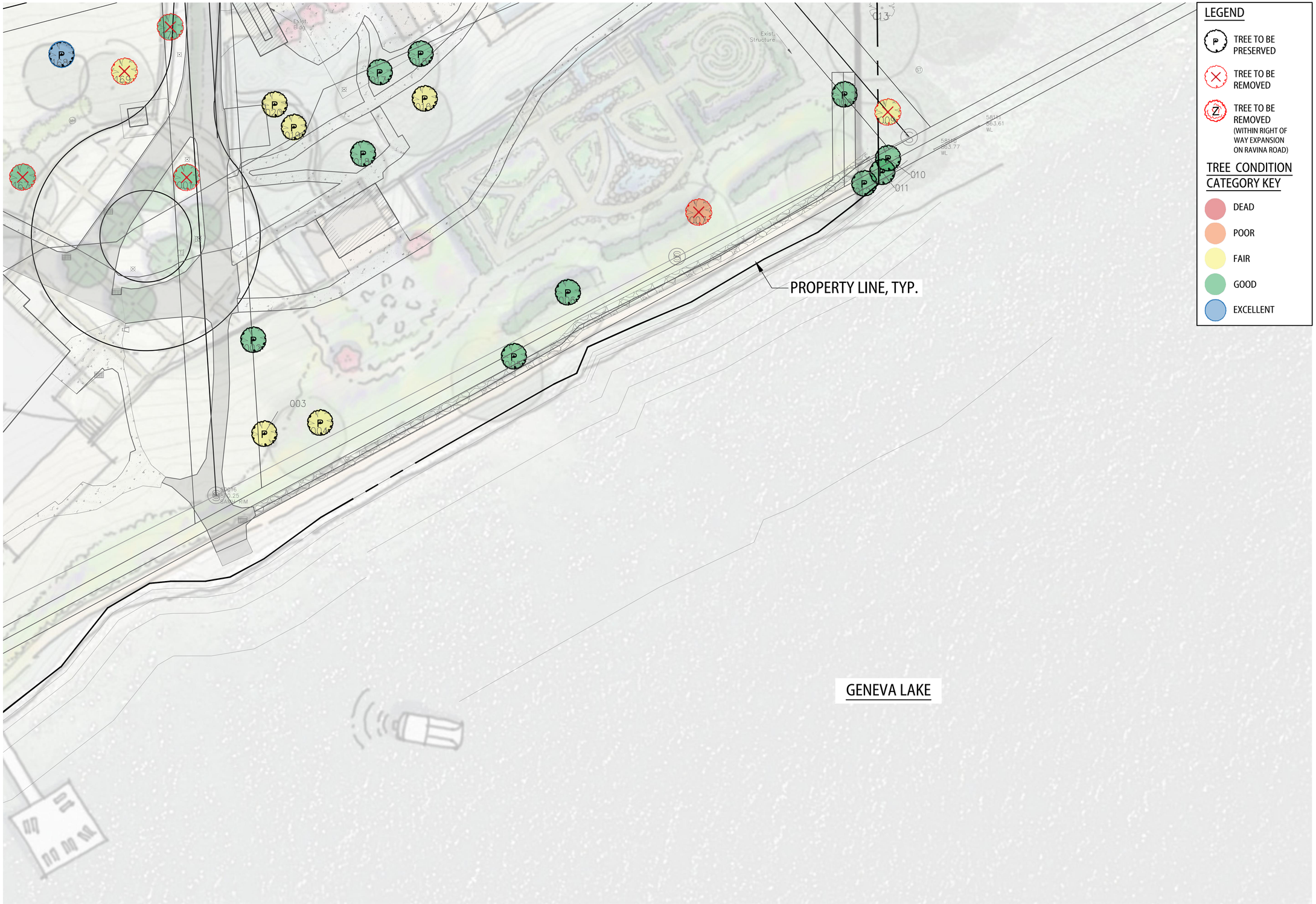
issue / revision	date	description
1	02/26/2025	REVISED PER VILLAGE PC COMMENTS

pm la cad

issue date February 10, 2025

sheet name
TREE INVENTORY ENLARGEMENT

sheet number
L-117 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
PROPERTY LINE, TYP.
GENEVA LAKE
Exist. Bldg
Exist. Structure
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VILLAGE OF WILLIAMS BAY
RESOLUTION NO. R-20-25

A RESOLUTION AUTHORIZING LIONS FIELD REPAIRS & IMPROVEMENTS

WHEREAS, the Village of Williams Bay owns, maintains and operates Lions Field; and

WHEREAS, June 22, 2023 a tornado damaged ballfield fencing requiring replacement; and

WHEREAS, Recreation Director received quotes for the following repairs and improvements (attached Exhibit A – "Lions Field Projects") to ensure safety and improve functionality for community sports and recreational activities: repairing the fence, upgrading the dugouts, and other related improvements totaling $29,830.00; and

WHEREAS, the Village Capital Improvement Plan includes $15,000 and the Village received $15,701.99 from insurance for the tornado damage; and

WHEREAS, on March 3, 2024, the Village Parks & Lakefront Committee and Finance & Personnel Committee, determined that it is in the best interests of the Village to recommend approval of the Lions Field Projects with $15,701.99 paid by insurance and the remaining $14,128.01 to be determined; and

WHEREAS, on March 17, 2024, the Village Board, as recommended by Committees, determined that it is in the best interests of the Village and its residents to authorize the Lions Field Projects with the remaining $14,128.01 to be paid by **[**borrowed funds**]** **[**contingency**]**; and

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

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 Change Order #1, therefore.

Approved by the Village Board of the Village of Williams Bay this 17th day of March 2025.

VILLAGE OF WILLIAMS BAY

By: _____
William Duncan, President

Attest: _____
Tina Kolls, Clerk

DRAFT

EXHBIT A

(Lions Field Projects)

Project Details:

1. **Fence Repairs: (Priority #1)**
   - **Contractor:** Fence Factory Family
   - **Scope:** Replacement of various fence posts and rails, re-stretching, and re-tying existing fence fabric across multiple sites within the field.
   - **Estimated Cost:** $9,500.00
   - **Timeline:** Start April 1st, completion within 3 weeks

2. **Sideline Fence and Dugouts:**
   - **Contractor:** Fence Factory Family
   - **Scope:** Removal and replacement of sideline fences with 7' tall, 3-rail fences and addition of new dugouts on each sideline measuring 30'L x 8'W x 6'H.
   - **Estimated Cost:** $13,500.00
   - **Timeline:** Start April 1st, completion within 4 weeks

3. **Field Grading:**
   - **Contractor:** Dean Odling (pending formal quote)
   - **Scope:** Grading of the infield to outfield transition on the north field to improve drainage and playability.
   - **Estimated Cost:** Up to $6,000.00
   - **Timeline:** To be scheduled upon project commencement

4. **Roofing for Dugouts:**
   - **Materials Required:**
     - 180 feet of AC2 pressure treated lumber at a cost of $180.
     - 240 sq ft of metal roofing for each dugout, totaling 480 sq ft at roughly $1.25 per sq ft, totaling $600.
     - Metal roofing fasteners estimated at $50.
   - **Total Roofing Cost:** $830
   - **Installation:** To be completed in-house by the Recreation Department or Public Works.

5. **Moisture Management Materials:**
   - **Purpose:** To purchase moisture management materials for the North ballfield to help improve field conditions.

DRAFT

Date: February 13th, 2025

Proposal for Lion's Field Repairs and Enhancements Village of Williams Bay Recreation Department

Project Overview: This project is designed to restore damaged infrastructure and implement enhancements at Lion's Field to ensure safety and improve functionality for community sports and recreational activities. It includes repairing the fence, upgrading the dugouts, and other related improvements.

Project Details:

1. **Fence Repairs: (Priority #1)**
    - **Contractor:** Fence Factory Family
    - **Scope:** Replacement of various fence posts and rails, re-stretching, and re-tying existing fence fabric across multiple sites within the field.
    - **Estimated Cost:** $9,500.00
    - **Timeline:** Start April 1st, completion within 3 weeks
2. **Sideline Fence and Dugouts:**
    - **Contractor:** Fence Factory Family
    - **Scope:** Removal and replacement of sideline fences with 7' tall, 3-rail fences and addition of new dugouts on each sideline measuring 30'L x 8'W x 6'H.
    - **Estimated Cost:** $13,500.00
    - **Timeline:** Start April 1st, completion within 4 weeks
3. **Field Grading:**
    - **Contractor:** Dean Odling (pending formal quote)
    - **Scope:** Grading of the infield to outfield transition on the north field to improve drainage and playability.
    - **Estimated Cost:** Up to $6,000.00
    - **Timeline:** To be scheduled upon project commencement

4. **Roofing for Dugouts:**
    - **Materials Required:**
        - 180 feet of AC2 pressure treated lumber at a cost of $180.
        - 240 sq ft of metal roofing for each dugout, totaling 480 sq ft at roughly $1.25 per sq ft, totaling $600.
        - Metal roofing fasteners estimated at $50.
    - **Total Roofing Cost:** $830
    - **Installation:** To be completed in-house by the Recreation Department or Public Works.
5. **Moisture Management Materials:**
    - **Purpose:** To purchase moisture management materials for the North ballfield to help improve field conditions.
    - **Funding:** Surplus funds of $871.99 will be allocated for this purpose.

Funding Sources:

- **Insurance Payout:** $15,701.99
- **2025 CIP Budget Allocation for Lion's Field Repairs:** $15,000.00

Total Project Cost: $29,830.00 **Total Funds Available:** $30,701.99

Budget Justification: The insurance payout and the allocated budget from the 2025 Capital Improvement Plan (CIP) will fully cover the costs of the necessary repairs and enhancements, including additional roofing for the dugouts and moisture management materials, with a surplus of $871.99.

Approval Requested: We request approval to proceed with the outlined repairs and enhancements using the specified contractors and funding sources. Quick approval is essential to ensure that all works are completed in time for the start of the baseball and softball games scheduled for May 19th.

Next Steps: Upon approval, we will finalize contracts with Fence Factory Family and Dean Odling, purchase the required materials for the roofing and moisture management, schedule the commencement of the repairs and construction for April 1st, and monitor the project closely to ensure timely completion. Regular updates will be provided on request throughout the project duration.

Respectfully submitted,



Ryan Knop
Village of Williams Bay
Recreation Director



Fence Factory Family

12904 Jankowski Road
Woodstock
60098
8472876164
https://www.fencefactoryfamily.com
Info@fencefactoryfamily.com

ESTIMATE
3127

DATE
Feb 12, 2025

TOTAL
USD $13,500.00

TO

Ryan Knop

Williams Bay, WI
53191
815-403-6840
rec@vi.williamsbay.wi.gov

DESCRIPTION	AMOUNT
Remove and Replace Sideline Fence - Williams Bay, WI -- Fence Factory Family will supply all materials and labor necessary to complete the following work: - All Posts to be Set in 12"x42" Concrete Footings - Replace (x2) Sideline Fences w/ 7' Tall (3-Rails) - Add Dug-Outs to Each Sideline Fence (Approximately 30'L 8'W 6'H 3-Rail)	$13,500.00

TOTAL USD $13,500.00

Payment Terms:
50% Down / 50% Upon Completion



Fence Factory Family

12904 Jankowski Road
Woodstock
60098
8472876164
https://www.fencefactoryfamily.com
Info@fencefactoryfamily.com

ESTIMATE
3126

DATE
Feb 7, 2025

TOTAL
USD $9,500.00

TO

Ryan Knop

Williams Bay, WI
53191
815-403-6840
rec@vi.williamsbay.wi.gov

DESCRIPTION	AMOUNT
Fence Repairs - Williams Bay, WI -- Fence Factory Family will supply all materials and labor necessary to complete the following work: Site #1: - Replace (x30) Posts w/ 2-1/2" SS40 - Replace (x2) Posts w/ 3" SS40 - Replace (x1) Foul Post w/ 3" SS40 (Paint Yellow) - Replace (x2) Sticks of 1-5/8" SS40 Top Rail - Replace Approximately 320' of New Top Rail Cover (Yellow) - Re-stretch and Re-tie All Existing Fabric (Approximately 320') - All Posts to be Set in 12"x42" Concrete Footings Site #2: - All New Loop Caps - Re-attach Top Rail - All New Ties	$9,500.00

TOTAL USD $9,500.00








3

Quote

Century Fence Company
1300 Hickory St
Pewaukee, WI 53072

CENTURY FENCE COMPANY
SINCE 1917 THE MARK OF PERMANENCE

Quote To:
VILL. OF WILLIAMS BAY PARKS DEPT
PO BOX 580
WILLIAMS BAY, WI 53191

Project Location:
Lions Park
270 Elkhorn Drive
Williams Bay, WI 53191

Quote #: 24159
Quote Date: 6/27/2024

Description

Fix Outfield Fence

• Remove 310' of 6' high, galvanized, chain link fence. Salvage chain link fabric, top rail, windscreen, and top cap, for reinstallation.

310' of 6' high, galvanized, chain link fence, with 1 5/8" top rail and bottom tension wire. Salvaged chain link fabric, top rail, windscreen, and top cap reinstalled. New 2 1/2" OD, SS40, galvanized steel pipe, line posts, spaced 10' on center, driven 4'.

• 2 - 3" OD, SS40, galvanized steel pipe, end posts, set in concrete foundations.
• 2 - 3" OD, SS40, galvanized steel pipe Foul Poles, 26' above grade, powder-coated yellow, set in concrete foundations.

Material & Labor: $15,710.00
Add: $1,600.00 to set all the posts in concrete foundations, in lieu of driven.

$17310.00 Total Replacement Cost

excludes: permit, private underground utility locate, rock conditions, underground obstructions

Quote Valid For 15 days

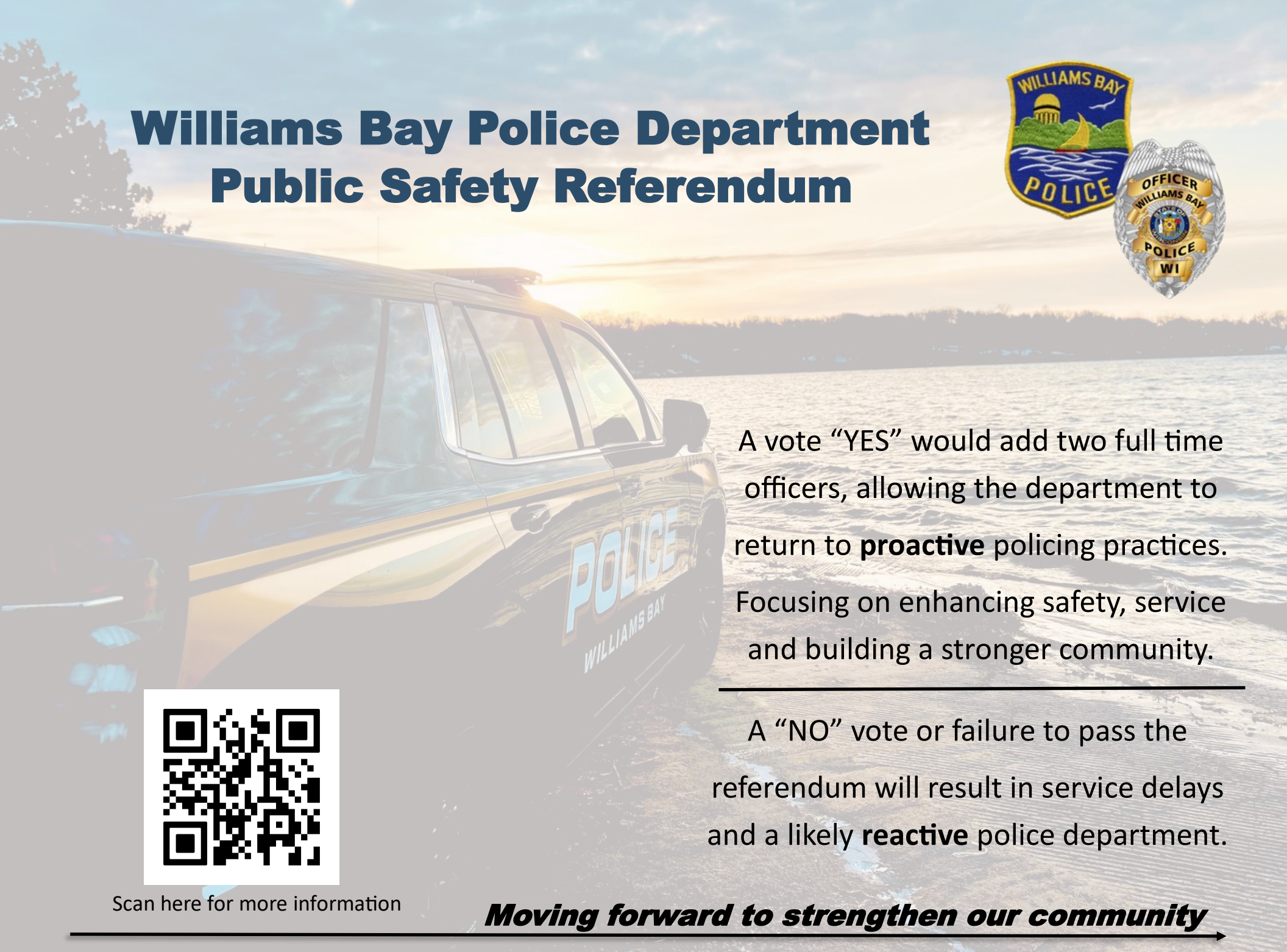
Buyer's Signature: _____ **Date:** _____ **Submitted by:** Tom Foerster

Change Acceptance: This quote when accepted in writing by purchaser and by Century Fence Company includes the terms and conditions set forth on www.centuryfence.com which are incorporated by reference and becomes a contract between two parties. If the project is cancelled upon agreement and special materials were purchased, the customer agrees to pay 100% of the material cost

Tom Foerster
Office: 262-956-6429
Cell: 262-993-5516
Email: TFoerster@centuryfence.com

Terms of Payment: Net Cash upon receipt of invoice.

Williams Bay Police Department
Public Safety Referendum



A vote "YES" would add two full time officers, allowing the department to return to **proactive** policing practices. Focusing on enhancing safety, service and building a stronger community.

A "NO" vote or failure to pass the referendum will result in service delays and a likely **reactive** police department.

Scan here for more information

Moving forward to strengthen our community

*****ECRWSS/EDDM*****

RESIDENTIAL CUSTOMER

PRSRT STD
US POSTAGE
PAID
ABT

Your Public Safety Question:

Under state law, the increase in the levy of the Village of Williams Bay for the tax to be imposed for the next fiscal year, 2026, is limited to 0.602%, which results in a levy of $3,814,026. Shall the Village of Williams Bay be allowed to exceed this limit and increase the levy for the next fiscal year, 2026, for the purpose of providing increased resources for the Police Department to fund additional officers and additional resources to support those officers, by a total of 10.487% which results in a levy of $4,214,006, and on an ongoing basis, include the increase of $399,980 for each fiscal year going forward?

Referendum Amount	$399,980.00	
(mill rate per $1,000)	.0002510 *mill rate estimate based on 2024 taxes	
Fair Market Property Value	Estimated Monthly	Estimated Yearly
$200,000	$4.18	$50.20
$300,000	$6.28	$75.30
$400,000	$8.37	$100.40
$500,000	$10.46	$125.50

In-person absentee voting at Williams Bay Village Hall – Council Room: Monday, March 24 & Wednesday, March 26 9:00am – 7:00pm, Tuesday, March 25 & Friday, March 28, 9:00am – 4:00pm or Thursday, March 27, 9:00am – 11:30am

Election Day In-Person Voting: Tuesday, April 1, 7:00am – 8:00pm
Williams Bay Lions Field House, 310 Elkhorn Rd.

RESOLUTION NO. R-21-25

RESOLUTION APPROVING DEVELOPMENT AGREEMENT
(Topography – The Preserve Development)

WHEREAS, Topography Hospitality, LLC a Delaware limited liability company (the "Developer") has submitted a Development Agreement to the Village of Williams Bay (Village) concerning land that the Developer has a purchase and sale agreement (the "PSA") with Aurora University for the acquisition of certain real property located in the Village at 350 Constance Blvd. (the "Development Property"); and

WHEREAS, the land, the Development Property of which is to be governed by the terms of the Development Agreement, consists of Tax Key Nos. EW 2000020, WWUP 00011, WGT 00010, WGT 00009, WA 499800002 and EW 200020 with the Annexation of EW 200019 with Conservation Easement; and

WHEREAS, the Topography will assign its ownership rights in the Development Property to Williams Bay Property Company, LLC, a Delaware limited liability company (the "Property Owner"); and

WHEREAS, the Developer intends to construct a hotel on the Development Property commonly known as "The Preserve" for the benefit of the Property Owner; and

WHEREAS, the Village anticipates the need for improvements to the existing public infrastructure to serve the hotel and surrounding areas in order to attract tourism; and

WHEREAS, the Village has created Tax Incremental District Number 1 ("TID #1") in order to use tax increments generated by the hotel project to provide a tax incremental financing (TIF) grant for the cost to construct the public infrastructure improvements; and

WHEREAS, the Village and Developer desire to cooperate in the redevelopment of the Development Property as a public-private project in accordance with the terms of this Agreement; and

WHEREAS, the Developer has agreed to fully fund and construct the Village Public Works Project and be reimbursed for these costs through the increment generated by TID #1 as "Pay-Go Financing"; and

WHEREAS, approval of the General Development Plan (GDP) and Final Development Plan (FDP) are subject to the approval by the Village of a Development Agreement governing the development of The Preserve; and

WHEREAS, the Plan Commission of the Village having reviewed the proposed GDP and having recommended to the Village Board approval of the GDP, subject to certain revisions, which revisions have been agreed to and made by Developer; and

WHEREAS, the Village Engineer and Village Zoning Administrator having reviewed the Development Agreement as revised, and having indicated no objections to the provisions of said agreement and confirming that the GDP revisions requested by the Plan Commission have been addressed.

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

> The Development Agreement by and among the Village of Williams Bay and Topography Hospitality, LLC, a Delaware limited liability company, for lands currently owned by Aurora University, which land is more specifically identified in said agreement, is hereby approved.

IT IS FURTHER RESOLVED that the Village President and Village Clerk are authorized to sign the Development Agreement on behalf of the Village of Williams Bay.

Approved by the Village Board of the Village of Williams Bay this 17th day of March, 2025.

VILLAGE OF WILLIAMS BAY

By: _____
William Duncan, President

Attest: _____
Tina Kolls, Clerk

Date Passed: _____

Date Published: _____

DEVELOPMENT AGREEMENT

by and among

THE VILLAGE OF WILLIAMS BAY, and

TOPOGRAPHY PROPERTY HOLDINGS, LLC

EXHIBITS

Exhibit A	Legal Descriptions of the Development Property
Exhibit B	Property Depiction of the Development Property
Exhibit C	Conservation Easement
Exhibit D	PWI Contract
Exhibit E	MRO
Exhibit F	Access & Maintenance Easement

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (this "Agreement"), dated as of this _____ day of _____, 2025 (the "Effective Date"), is made by and among the VILLAGE OF WILLIAMS BAY, a Wisconsin municipal corporation (the "Village"), and TOPOGRAPHY PROPERTY HOLDINGS, LLC, a Delaware limited liability company (the "Developer").

RECITALS

WHEREAS, Topography Hospitality, LLC, a Delaware limited liability company ("Topography"), has entered into a purchase and sale agreement (the "PSA") with Aurora University for the acquisition of certain real property located in the Village at 350 Constance Blvd., and described on Exhibit A and depicted on Exhibit B (the "Development Property"); and

WHEREAS, Topography will assign its ownership rights in the Development Property to Williams Bay Property Company, LLC, a Delaware limited liability company (the "Property Owner"); and

WHEREAS, the Developer intends to construct a hotel and related amenities on the Development Property for the benefit of the Property Owner; and

WHEREAS, the Village anticipates the need for improvements to the existing public infrastructure to serve the hotel and surrounding areas in order to attract tourism; and

WHEREAS, the Village has created Tax Incremental District Number 1 ("TID #1") in order to use tax increments generated by the Project to provide a tax incremental financing (TIF) grant for the cost to construct the public infrastructure improvements; and

WHEREAS, the Village and Developer desire to cooperate in the redevelopment of the Development Property as a public-private project in accordance with the terms of this Agreement; and

WHEREAS, the Village has found that but for the provisions of tax incremental financing the development would not occur; and

WHEREAS, the parties hereby desire to enter into this Agreement to set forth the following terms and conditions.

NOW, THEREFORE, in consideration of the premises and the mutual obligations of the parties hereto, each of them does hereby covenant and agree with the other as follows:

ARTICLE I
DEVELOPMENT OF THE PROJECT

Section 1.1. Development. The Village and Developer will redevelop the Development Property in accordance with this Agreement and will cooperate with one another in connection therewith. No decisions or approvals required to be made hereunder shall be subject to any unreasonable condition or delay.

Section 1.2. Project Description. The development of the Development Property contemplated by this Agreement consists of two primary components: (1) the "Hotel" and (2) the "Public Infrastructure" (together, the "Project"), with the Hotel anticipated to be comprised of several sub-components (each, a "Project Element"), as generally described below:

(a) Hotel. The Hotel shall consist of the following Project Elements. The location of the Project Elements shall be determined by the Developer as part of its zoning approval.

(1) Shall not exceed sixty-eight (68) total keys contained in the lodge comprising approximately 45,000 square feet (s.f.); cabins comprising a total of approximately 24,750 s.f.; and a boathouse comprising approximately 2,500 s.f.

(2) Guest amenities as described in the planned development overlay zoning text comprising approximately 49,900 s.f. and other uses as described in the zoning text.

(3) A public preserve (the "Preserve"), labeled on Exhibit B, consisting of walking trails and other natural elements for use by the public as described in the conservation easement (the "Conservation Easement"), a form of which is attached as Exhibit C.

(4) A pier associated with a boathouse, with a maximum of twelve (12) boat slips and one (1) pier without boat slips. Except for boat rentals and activities for guests of the Hotel, no private boat launches or commercial business activities will be permitted on the pier.

(5) Developer reserves the right to make modifications to the above Project Elements based on market feasibility, but subject to the planned development overlay zoning approvals of the Village.

(b) Public Infrastructure. The Public Infrastructure is defined as the public works improvements which are subject to the contract for construction of the Public Infrastructure, the form of which is attached as Exhibit D (the "PWI Contract"). Public Infrastructure may also be referred to as "PWI". The Village and Developer shall comply with the provisions of Section 3.2(c) in carrying out their respective obligations related to the Public Infrastructure.

Section 1.3.Property Division and Conservation Easement. Following acquisition of the Development Property, Developer intends to create and record, or cause to be recorded, a certified survey map (CSM) adjusting lot lines and depicting certain easements and restrictions as reasonably agreed between the Village and Developer for the purpose of carrying

out this Agreement. For clarity, the Development Property does not include the Water Safety Patrol building which will be separately conveyed by Aurora. A North Parcel Uses. The approval of the CSM shall be subject to the General Ordinances for the Village of Williams Bay, Chapter 375, Article 6. Approval shall not be unreasonably withheld, conditioned or delayed. Developer will also record a Conservation Easement which will apply to the land for the Preserve.

ARTICLE II
LAND ACQUISTION, PROJECT COMMENCEMENT, AND SECURITY

Section 2.1. Land Acquisition.

(a) Land acquisition, pursuant to the PSA is expected to occur in April of 2025. As a condition of the Developer's obligation to acquire the Development Property, the Developer and the Village shall perform the following actions, and execute and deliver, as applicable, the following documents, or otherwise obtain necessary approvals as stated here:

(1) Approval of the General Development Plan.

(2) Approval of a conditional surrender of the liquor license described in Section 3.3.

Section 2.2. Project Commencement.

(a) Following acquisition of the Development Property, Developer will proceed in pursuing permits for the construction of the Project, including raze permit, footings and foundations permit, and building permit (the "Building Permit") as necessary and in compliance with Village Ordinances and Section 3.2 herein (with the Building Permit, collectively the "Permits", individually a "Permit").

(b) Developer and the Village shall cooperate in the performance of certain actions including, but not limited to, executing and delivering, as applicable, the following documents, or otherwise obtain necessary approvals as stated here as a condition to Developer's obligation to undertake construction of the Project, and completed prior to the issuance of the Building Permit.

(1) Developer's decision, at its sole discretion, to proceed with construction.

(2) Developer's satisfaction of conditions precedent for the Private Funding.

(3) Bidding for PWI, and execution of the PWI Contract.

(4) Approval and recording of the CSM, if necessary.

(5) Execution and recording of the Conservation Easement.

(6) Execution and recording of the Access and Maintenance Easement.

(7) Execution of any documents necessary to evidence the Village Development Incentive described in Section 2.3(b).

(c) Each Permit may require that certain reasonably required conditions be met, which shall be communicated by the Village to the Developer promptly, and the Village shall cooperate in Developer's satisfaction of those condition.

(d) The Village and Developer agree and understand that the Permits will be applied for in anticipation of Permit issuance beginning in September of 2025, and a building permit expected to be issued in the first quarter of 2026. The Village shall take no action that unreasonably conditions or delays the issuance of any of the Permits.

Section 2.3. Summary of Funds and Village Incentive for Project Development.

(a) Developer shall be responsible for all costs of the Project and will obtain total debt and equity commitments necessary for completion of the Project Elements (the "Private Funding"), the sufficiency of which shall be in the discretion of the Developer.

(b) Village Development Incentive.

(1) The total cost of constructing the Public Infrastructure by Developer is estimated to not exceed $4,500,000, subject to change based on final specification and value engineering. Subject to all of the terms, covenants and conditions of this Agreement and applicable provisions of law, the Village shall, to help defray the costs of development and make the Project financially feasible, provide a TIF development incentive grant in the amount of the Certified PWI Cost, defined below, plus seven percent (7%) interest payable solely from the ninety percent (90%) of Tax Increment (as that is defined in Section 66.1105 of the Wisconsin Statutes) ("Tax Increment Law") generated from the Development Property. The Village shall provide such development incentive grant by issuing to Developer a municipal revenue obligation (the "MRO") in the form, and with the terms, set forth on Exhibit E attached hereto and made a part hereof. The MRO shall be payable to Developer in annual installments and solely from Tax Increment generated by the Project. The MRO shall be issued by the Village and delivered to Developer within 30 days of the date the conditions set forth in subsection (c) below have been satisfied for the construction of the Public Infrastructure, and Developer has submitted written request for issuance of the MRO. The MRO shall be further subject to subsection (c)(3).

(2) Construction of the Public Improvements. Developer understands that the MRO will only be issued upon completion of the conditions set forth in subsection (c), and that payments under the MRO, and the Village's obligations under such MRO, shall terminate upon termination of TID #1 in 2044 regardless of whether Developer has received full payment on the MRO.

(3) District Duration. The Village covenants and agrees not to cause the early termination of the District prior to the MRO Expiration Date (as defined the MRO).

(4) Developer to Timely Proceed with Development. Developer shall use good faith efforts to complete the Project no later than December 31, 2027.

(c) Conditions Precedent to Issuance of MRO.

(1) Completion of Public Improvements. The Public Infrastructure shall have been completed and accepted by the Village.

(2) Certification of Public Improvement Cost and Adjustment of Incentive. Developer shall cause its civil engineer for the Project to certify the costs of the Public Infrastructure to the Village ("Certified PWI Cost") who shall, in that regard, have a duty of care to the public. The principal amount of the MRO shall be adjusted to equal the Certified PWI Cost.

(3) Utilization of TIF Grant. The TIF grant shall be utilized solely for reimbursement of "project costs" as defined in the Tax Increment Law, limited to the Public Infrastructure as defined in Section 1.2(b). To ensure the TIF grant is not used for ineligible expenses, the amount of the TIF grant is equal to the Certified PWI Cost, but shall not exceed the principal amount of $4,500,000.

(d) Collateral Assignment. This Agreement and the MRO may be collaterally assigned, with written consent of the Village, which shall not be unreasonably withheld, in whole or in part by Developer to any other party providing financing for the Project or Public Infrastructure. This Agreement may also be assigned, with written consent of the Village, which shall not be unreasonably withheld, in whole or in part by Developer to another party provided that the party accepts all obligations of Developer under this Agreement.

(e) The Village hereby acknowledges and agrees that after the completion of the Project, as evidenced by a certificate of occupancy issued by the Village, the Developer shall be expressly permitted to assign the rights and obligations under to the Property Owner. Developer represents that, in its corporate capacity, Developer has sufficient control of the Property Owner to cause the Property Owner to accept this assignment.

(f) Limitation on Sale or Assignment. The Developer, or its assigns, shall not, sell, convey, transfer, lease, sublease or in any other manner assigned to any person, firm, corporation, partnership or other entity of any kind or nature, which would make the Development tax exempt without first obtaining the written approval of the Village and the execution of a payment in lieu of taxes (PILOT) agreement with the Village ensuring the payment of the Tax Increment.

ARTICLE III

LAND USE APPROVALS; PERMITTING; CONSTRUCTION

Section 3.1. Land Use Approvals.

(a) Applications. Developer will submit, or cause to be submitted, application materials required under the Village code for zoning and any other municipal land use and development approvals required in order to undertake the Project, including preparation and submission of detailed plans and specifications for the Hotel for review and approval by the Village in accordance with applicable Village ordinances related to planned development overlay zoning (collectively, the "Land Use Approvals").

(b) Village Cooperation. The Village will reasonably cooperate with Developer in processing the applications for Land Use Approvals in connection with the Hotel. This section does not obligate the Village to make any application on behalf of Developer, bear responsibility for gaining approvals or removing zoning conditions for the Hotel or alleviate Developer's obligations under Section 3.1(a). However, the approval of any application shall not be unreasonably withheld, conditioned or delayed.

Section 3.2. Building and Construction Permits; Fees.

(a) Developer shall comply with all applicable Village building codes and construction requirements and shall be responsible for obtaining all building permits with respect to construction of the Hotel and Developer shall pay the normal and customary Village charges and shall be responsible for obtaining all building permits prior to such construction.

(b) No portion of the Hotel shall be construed as "public construction" and, as such, Developer shall not be required to comply with Wisconsin law governing public construction, including but not limited to Wis. Stat. §§ 61.54, 66.0901 and 779.14.

(c) Bidding, Scope of Work. The Developer shall be responsible for the design of all private utilities and will, at its expense, design all PWI except the water transfer station and the public roads. Approvals hereunder shall be subject to the following:

(1) The water transfer station will be designed by the Village Engineer within thirty (30) days after approval of the final development plan of the Planned Development Overlay Zoning (FDP).

(2) Developer’s design of the PWI shall be subject to review and approval of the Village Engineer who shall, after submission by the Developer, exercise due diligence in reviewing same and providing either his request for modifications or his approval of same.

(3) Following the approvals in (1) and (2), the Village Engineer shall put out for bids the PWI scope of work. Review of bid responses shall be conducted by the Village Engineer and Developer. Selection of the contractor shall be made by

the Developer, and Developer shall hold the contract. The Village and Developer agree that the Public Infrastructure is subject to the exemption from public bidding under Wis. Stat. §62.15(1e), and the bidding referenced hereunder is made solely for the purpose of ensuring the PWI contractor is acceptable to the Village.

(4) The Developer shall be provided with Access and Maintenance Easements for the purpose of maintaining, repairing and replacing the private utilities, in the form of the attached Exhibit F.

Section 3.3. Liquor License. As a material inducement to enter into this Agreement, the Village agrees to allow Aurora University d/b/a George Williams College to conditionally surrender its Class "B" Beer and Class "B" Liquor license for the sale of alcoholic beverages at the Property contingent upon the Village's approval of a replacement Class "B" Beer and Class "B" Liquor license in the name of Developer, or its nominee, for the sale of alcoholic beverages at the Property. The Developer, or its nominee, shall comply with all applicable legal requirements in connection with the application, review and approval of its prospective Class "B" Beer and Class "B" Liquor license for the Property and the Village shall review such prospective license in the same manner as any other Class "B" Beer and Class "B" Liquor license. Nothing in this Agreement shall be construed to limit the authority of any governmental board, commission, agency or officer in the determination of whether to grant or deny any such prospective license, nor to guaranty that any prospective license will be granted. The parties acknowledge that the approval of any prospective license shall be granted or denied in accordance with all applicable legal requirements.

ARTICLE IV
INSURANCE

The parties shall purchase and maintain such insurance coverages as described in the form Exhibits attached hereto.

ARTICLE V
CONTRIBUTIONS TO COMMUNITY

Section 5.1. **Charitable Contribution**. In support of community projects undertaken to meet the needs of residents and visitors to the Village, and in support of various non-profit organizations including service clubs that benefit the Village, Developer, directly or indirectly, shall make a contribution valued at $250,000 (the "Contribution") from net proceeds of the Project, beginning in the year the Hotel opens for business, as further described herein, and made annually thereafter. The Contribution shall be made to support and assist with only those nonprofit endeavors that benefit the Village, including, but not limited to, providing monetary or in-kind donations to bona fide Village-based nonprofit organizations, supporting service clubs, or assisting the Village with projects that benefit the community. In any case, the Contribution shall be pro-rated based on the number of days in any calendar year that the Hotel is open for business. Within forty-five (45) days after the end of each calendar year, Developer

shall provide Village with a report identifying the exact amount of Contribution allocated in the previous calendar year, along with the value of such Contribution received by each recipient.

Section 5.2. Provision of Public Restroom. In recognition of the intended use of the Preserve by the public, in addition to its use by Hotel guests, Developer will repair and remodel, or, if required due to the existing condition of the Clubhouse, replace, the former golf course clubhouse (the "Clubhouse") to provide restrooms available for use by the public. Subject to the provisions of the Planned Development Overlay, all other ancillary uses of the Clubhouse shall be at the sole discretion of the Developer. Developer will be responsible for ongoing maintenance and repair of the Clubhouse and will be permitted to establish restrictions on the public restroom's use during non-daylight hours or weather conditions which would otherwise interfere with its safe use as a public restroom facility.

ARTICLE VI
REPRESENTATIONS AND WARRANTIES

Section 6.1. Representations and Warranties by the Village. The Village represents and warrants that:

(a) The Village is a municipal corporation duly organized and existing under the laws of the State of Wisconsin. The Village has the power to enter into this Agreement and carry out its obligations hereunder and provision has been made to pay the liability that will accrue under this Agreement.

(b) There is not pending, nor to the best of the Village's knowledge after due inquiry is there threatened, any suit, action or proceeding against the Village before any court, arbitrator, administrative agency or other governmental authority that materially and adversely affects the validity of any of the transactions contemplated hereby, the ability of the Village to perform its obligations hereunder, or the validity or enforceability of this Agreement.

Section 6.2. Representations and Warranties by the Developer. Developer represents and warrants that, as of the Effective Date, Developer:

(a) is a limited liability company organized and validly existing under the laws of the State Delaware.

(b) has duly authorized the execution of this Agreement and the performance of its obligations hereunder, and neither the execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, nor the fulfillment of or compliance with the terms and conditions of this Agreement, is prevented, limited by or conflicts with or results in a breach of, any indebtedness, agreement or instrument of whatever nature to which Developer is now a party or by which it is bound, or constitutes a default under any of the foregoing.

(c) There are no pending or threatened legal proceedings of which Developer has

knowledge which seek to restrain or enjoin the transactions contemplated by this Agreement or which question the authority of Developer to execute and deliver this Agreement or the validity of this Agreement.

ARTICLE VII
EVENTS OF DEFAULT

Section 7.1. Notice and Opportunity to Cure. Whenever any party to this Agreement alleges a default by the other, the party alleging the default shall provide written notice to the other specifying the nature of the default and the actions necessary to cure the default. Subject to reasonable unavoidable delays, if the alleged default is not cured within thirty (30) days after the defaulting party's receipt of such notice, the non-defaulting party may take any one or more of the actions set forth below:

(a) The non-defaulting party may suspend its performance under this Agreement until it receives assurances from the defaulting party that the defaulting party will cure its default and continue its performance under this Agreement.

(b) The non-defaulting party may cancel and terminate this Agreement.

(c) Take whatever action, including legal, equitable or administrative action, which may appear necessary or desirable to the non-defaulting party, including any actions to collect any payments due under this Agreement or to pursue any claims for monetary damages at law or to enforce performance and observance of any obligation, agreement, or covenant by the defaulting party under this Agreement.

The non-defaulting party may elect to take no such action, notwithstanding an event of default not having been cured within said thirty (30) day period. No notice of such election by the non- defaulting party shall be required.

Section 7.2. No Remedy Exclusive. No remedy hereunder is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement or now or hereafter existing at law or in equity. No delay or omission to exercise any right accruing upon any default shall impair any such right or shall be construed to be a waiver thereof, but any such right may be exercised from time to time and as often as may be deemed expedient.

Section 7.3. No Implied Waiver. In the event any provision contained herein should be breached by any party and thereafter waived by the other party, such waiver shall be limited to the particular breach so waived and shall not be deemed a waiver of any rights or remedies which the non-breaching party shall have and shall not be deemed a waiver of any subsequent default of any such terms, conditions and covenants to be performed hereunder.

Section 7.4. Duty to Provide Information. Each party shall have the obligation to communicate information upon the reasonable request of the other party where the information

can reasonably be deemed necessary to ensure performance under this Agreement. Failure to comply with this section may be deemed a default under this Article VII. This section shall not apply to communications that are subject to attorney-client privilege or any other recognized privilege under the law, this section shall not apply to any legal actions by either party arising under separate statutes or contracts (including the Exhibits).

ARTICLE VIII
ADDITIONAL PROVISIONS

Section 8.1. Amendments; Incorporation of Exhibits. As the parties continue work on the pre-development activities contemplated herein and prepare the various agreements referenced above in connection with the design, development, and financing of the Project, the parties will amend this Agreement to incorporate additional details, terms and conditions and the various agreements referenced above may be appended as exhibits to this Agreement. The parties may amend this Agreement, including but not limited to extending any deadlines, only by a written document agreed to by the parties.

Section 8.2. Consents and Approvals; Good Faith. Except for matters for which there is a standard of discretion specifically set forth herein, wherever this Agreement provides for a determination, decision, selection, consent, approval, acceptance, adoption, satisfaction, or other action, the parties hereto shall exercise good faith in undertaking such actions and shall not unreasonably withhold, condition or delay any determination, decision, selection, consent, approval, acceptance, adoption, satisfaction or other action that may be necessary to fully implement the terms of this Agreement. In making any denial, the Village's decision shall be supported by evidence and shall not be arbitrary and capricious, or done solely for the purpose of delaying or preventing the Developer from carrying out the Project.

Section 8.3. Conflict of Interests. No official or employee of the Village directly working on this Agreement shall have any personal interest, direct or indirect, in this Agreement, nor shall any such official or employee participate in any decision relating to this Agreement which affects his or her personal interests or the interests of any corporation, partnership, or association in which he or she is, directly or indirectly, interested. No official, or employee of any party to this Agreement shall be personally liable to any other party, or any of their respective successors in interest, in the event of any default or breach by a party to this Agreement for any amount which may become due to any other party on any obligations under the terms of this Agreement, except in the case of willful misconduct.

Section 8.4. Broker's Commission. The parties acknowledge that no broker's commission or finder's fee is payable with regard to this transaction. Each party agrees to indemnify and hold the other harmless from and against all liability, claims, demands, damages, or costs of any kind arising from or connected with any broker's commission or finder's fee or other charge claimed to be due any person arising from the indemnifying party's conduct with respect to this transaction.

Section 8.5. Titles of Articles and Sections. Any titles of the several parts, Articles and Sections of this Agreement are inserted for convenience of reference only and shall be

disregarded in construing or interpreting any of its provisions.

Section 8.6. Notices and Demands. Except as otherwise expressly provided in this Agreement, a notice, demand, or other communication under this Agreement by either party to the other shall be sufficiently given or delivered if it is dispatched by registered or certified mail, postage prepaid, return receipt requested, transmitted by facsimile, delivered by a recognized overnight carrier, or delivered personally to the following addresses:

If to Developer:	Darrell Slomiany Topography Hospitality 111 S. Wacker Dr., Suite 4960 Chicago, IL 60606
With a copy to:	Kevin Ramakrishna Reinhart, Boerner, Van Deuren, s.c. 22 E. Mifflin St., Suite 700 Madison, WI 53703
If to Village:	Dave Lothspeich, Village Administrator Village of Williams Bay 250 Williams Street Williams Bay, WI 53191
With a copy to:	Attorney Mark A. Schroeder Consigny Law Firm, S.C. 303 East Court Street Janesville, WI 53545

Section 8.7. Counterparts. This Agreement may be executed in counterparts, each of which shall constitute one and the same instrument.

Section 8.8. No Third-Party Beneficiaries. It is the intention of the parties to this Agreement that no person who is not a party signatory to this Agreement shall, under a third party beneficiary theory or otherwise, have any rights or interests hereunder as against the Village, and no such other party shall have standing to complain of the Village's exercise of, or alleged failure to exercise, its rights and obligations, or of its performance or alleged lack thereof, under this Agreement.

Section 8.9. Adequate Consideration. The parties acknowledge and agree that this Agreement is intended to be binding and enforceable and each party waives any right to challenge the enforceability of this Agreement based on discretion afforded either party in evaluating the fulfillment of certain conditions precedent to the Closing. Each party covenants and agrees to act diligently and expeditiously, and to exercise good faith, in seeking to satisfy such contingencies. Village acknowledges that this Agreement requires Developer to commit time and resources in pursuing the Project and that such expenditures constitute good and sufficient consideration to Village for entry into this Agreement. Furthermore, the parties agree that, upon satisfaction or

waiver of the last of the contingencies set forth herein, this Agreement shall be deemed affirmed without inclusion of such contingencies.

Section 8.10. Wisconsin Law. This Agreement shall be deemed to have been made in the State of Wisconsin and its validity, construction, performance, breach and operation shall be governed by the laws of the State of Wisconsin.

Section 8.11. Severability. If any term or provision of this Agreement or the application thereto to any person or circumstance, shall, to any extent, be held invalid, unlawful or otherwise unenforceable, the remainder of this Agreement, or the application of such term or provisions to the persons or circumstances other than those as to which it is invalid, unlawful or otherwise unenforceable shall not be affected thereby and every other term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

Section 8.12. Assignment. Developer shall have the right to assign this Agreement, or contracts arising hereunder to an affiliate of the Developer or the Property Owner without consent of the Village.

ARTICLE IX
TERMINATION OF AGREEMENT

Section 9.1. Termination. Except as provided in below, in the event the conditions set forth in Section 2.1 and 2.2 are not satisfied by July 1, 2026, Developer or Village shall have the option to terminate this Agreement upon thirty (30) days written notice to the other party. Notwithstanding the foregoing, neither party shall have the right to terminate under this provision if the failure to satisfy Section 2.1 and 2.2 by July 1, 2026 is the result of a violation of Section 8.2 or otherwise the result of the terminating party unreasonably withholding, conditioning, or delaying any approval.

Section 9.2. Expiration. If not terminated pursuant to Article VII following an uncured default or Section 9.1 above, this Agreement shall expire automatically upon the satisfaction of the MRO. No such termination shall terminate any indemnification or other rights or remedies arising hereunder due to any default which occurred and was continuing prior to such termination.

Section 9.3. Effect of Termination. Upon termination of this Agreement pursuant to this Article IX, this Agreement shall be null and void and, except for obligations that expressly survive termination, and no parties shall have any further obligations or liabilities hereunder. Upon such termination the Developer and the Village shall deliver to each other such documents as may be necessary to evidence the termination of this Agreement.

Section 9.4. Authority. Each of the undersigned individuals signing this Agreement represent and warrant that they have the power and authority to sign this Agreement on behalf of the entity they represent.

(Signatures begin on next page.)

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the date first written above.

TOPOGRAPHY PROPERTY HOLDINGS, LLC

By: _____
Liam Krehbiel

VILLAGE OF WILLIAMS BAY

By: _____
William Duncan, President

By: _____
Tina Kolls, Clerk

EXHIBIT A

LEGAL DESCRIPTION OF THE DEVELOPMENT PROPERTY

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:

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

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 East three fourths (3/4) of the North East quarter of the South East quarter of Section two (2) in Township one (1) north of Range sixteen (16) East, Town of Walworth, Walworth County, Wisconsin.

TOGETHER WITH 10 acres off from the West Side of the North East quarter of the South East quarter of Section two (2) in Township one (1) north of Range sixteen (16) East, Town of Walworth, Walworth County, Wisconsin.

EXCEPTING THEREFROM all that portion thereof as is set forth in a Conveyance for Highway Purposes recorded October 26, 1939, in Volume 260 of Deeds on Page 163, as Document No. 337800, and being more particularly described as:

A parcel of land in the northeast one-quarter of the southeast one-quarter of Section 2, Township 1 north, Range 16 East, Town of Walworth, Walworth County, described as follows, to wit:

The south 17 feet of the north 50 feet extending from the northeast corner of the northeast one-quarter of the southeast one-quarter of Section 2, west along one-quarter section line 683.6 feet to a point; ALSO the south 17 feet of the north 50 feet beginning at a point 150 feet west of the last described point; thence extending west along the one-quarter section line 500 feet to the west line of the northeast one-quarter of the southeast one-quarter of said Section 2.

SAID PARCEL BEING SOMETIMES DESCRIBED AS:

The North East quarter of the Southeast quarter of Section two (2) in Township one (1) north of Range sixteen (16) East, Town of Walworth, Walworth County, Wisconsin.

EXCEPTING THEREFROM all that portion thereof as is set forth in a Conveyance for Highway Purposes recorded October 26, 1939, in Volume 260 of Deeds on Page 163, as Document No. 337800, and being more particularly described as:

A parcel of land in the northeast one-quarter of the southeast one-quarter of Section 2, Township 1 north, Range 16 East, Town of Walworth, Walworth County, described as follows, to wit:

The south 17 feet of the north 50 feet extending from the northeast corner of the northeast one-quarter of the southeast one-quarter of Section 2, west along one-quarter section line 683.6 feet to a point; ALSO the south 17 feet of the north 50 feet beginning at a point 150 feet west of the last described point; thence extending west along the one-quarter section line 500 feet to the west line of the northeast one-quarter of the southeast one-quarter of said Section 2.

Tax Key No. E W 200019

Parcel 8:

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

PROPERTY DEPICTION

EXHIBIT C

CONSERVATION EASEMENT

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

EXHIBIT D

FORM OF TAX INCREMENT MRO

VILLAGE OF WILLIAMS BAY

VILLAGE OF WILLIAMS BAY
TAX INCREMENT DISTRICT NO. 1
MUNICIPAL REVENUE OBLIGATION SERIES 202 A

THIS MUNICIPAL REVENUE OBLIGATION (the "MRO") is issued this ___ day of _____, 202_ (the "Effective Date") by the Village of Williams Bay, a Wisconsin municipal corporation located in Walworth County, Wisconsin (the "Village") to [_____], its successors and assigns ("Developer").

W I T N E S S E T H

A. The Village and Developer have entered into a development agreement dated [_____], 2025 (the "Development Agreement").

B. The MRO is issued by the Village pursuant to the Development Agreement.

C. Terms that are capitalized in this MRO that are not defined in this MRO and that are defined in the Development Agreement shall have the meanings assigned to such terms by the Development Agreement.

A G R E E M E N T

1. General. The Village hereby promises to pay to Developer, subject to all of the terms and conditions of this MRO, the principal amount not to exceed $4,500,000 [as adjusted by the Certified PWI Cost], together with interest as described in Section 2, below, in payments described in Section 3, below.

2. Interest. The rate of interest shall be seven percent (7%) per annum. Interest shall accrue from the Effective Date.

3. Payments. Payments of principal and interest in the amounts set forth on the maturity schedule attached hereto as Schedule 1, shall be due in annual installments to the Developer beginning within sixty (60) days of completion of the Conditions, and continuing on September 1 thereafter until the MRO Expiration Date). As used in this Agreement, the term " MRO Expiration Date" means the earlier of:

(a) the statutory end of the District; or

(b) the date on which all principal and interest due hereunder have been paid in full.

Each payment date described in this Section 3 is referred to as an "MRO Payment Date" (collectively the "MRO Payment Dates"). Interest accrued in excess of the MRO Payments shall be added to the principal outstanding under the MRO. Prepayment of the amounts evidenced by this MRO may be made in full or in part at any time without penalty. If, by the MRO Expiration Date, there has been over the life of this MRO insufficient Tax Increment to pay all principal and interest due under this MRO, the Village shall have no further obligation to make any payments whatsoever on this MRO. On each Payment Date, the Village shall provide Developer an accounting of District financials demonstrating the calculation of the collected Tax Increment and payments due under this MRO.

4. Nature of Obligation. The principal and interest payments to be made on the MRO Payment Dates shall be payable solely from the ninety percent (90 %) of Tax Increment (as defined in the Tax Increment Law) from the Property (a) accrued during the calendar year or years preceding the applicable MRO Payment Date, and (b) actually received by the Village by such MRO Payment Date. The MRO shall be a special and limited obligation of the Village and not a general obligation. On each MRO Payment Date, the Village shall apply ninety percent (90 %) of the Tax Increment received from the Property for the previous year's taxes in the following priority:

First, to payment of any interest due on this MRO.

Second, to the payment of any past due principal on this MRO.

Third, to payment of any principal due under this MRO on the MRO Payment Date.

Fourth, if there is Excess Tax Increment (as defined below), such Excess Tax Increment shall be applied to prepayment of the principal of the MRO.

Fifth, if there is Excess Tax Increment remaining after the Project is complete and the MRO is paid and after application of the Excess Tax Increment in accordance with the preceding paragraph, such Excess Tax Increment may be used by the Village for any other purpose permitted by the District's project plan and the Tax Increment Law.

5. Excess Tax Increment. "Excess Tax Increment" means that portion of the ninety (90%) of the Tax Increment received by the Village from the Property for any calendar year that exceeds the sum of scheduled payments of principal and interest for that year and any unpaid principal or accrued interest from prior years under this MRO.

6. Subject to Appropriations. The Village's obligation to make payments on this MRO shall be conditioned on the requirement that the Village Board shall appropriate Tax Increment to make such payments, there shall not be an event of default on the part of the Developer under the Development Agreement. The Village covenants and agrees that Tax

Increment from the Property proposed to be annually appropriated to repay the amounts owed under the MRO shall not be appropriated for any other use and the Village will use good faith efforts to annually appropriate all Tax Increment from the Property, to the extent necessary to make payments when due.

7. Transfer of MRO. In order to transfer or assign this MRO (but not for a collateral assignment of this MRO to a lender), the transferee or assignee shall surrender the same to the Village either in exchange for a new MRO or for transfer of this MRO on the registration records for this MRO maintained by the Village. Any transferee or assignee shall take this MRO subject to the foregoing conditions and subject to all of the provisions of the Development Agreement. This provision shall not prevent assignment of Developer's rights under the Development Agreement, or the MRO as provided in the Development Agreement.

8. Neither the Municipal Revenue Obligation nor the Tax Increment shall be used or applied, in whole or in part, to the payment or reimbursement of any real, personal or other property taxes.

9. The Municipal Revenue Obligation payments shall not be included in the computation of the Village's constitutional debt limitation, because the Municipal Revenue Obligations payments are limited and conditional, and no taxes have been or will be levied for its payment or Excess Tax Increment, or other taxes pledged to its payment. Nothing in this Agreement shall be deemed to change the nature of Village's obligation from a limited and conditional obligation to a general obligation.

8. Miscellaneous. This MRO is subject to the Tax Increment Law and to the Development Agreement.

VILLAGE:

VILLAGE OF WILLIAMS BAY, WISCONSIN

By: _____
_____

By: _____

Date: _____, 202_

Attest: _____

Date: _____, 202_

DEVELOPER:

[_____]

By: _____
_____, its _____

Date: _____, 202_
_____

SCHEDULE 1

MRO PAYMENT SCHEDULE

[To be inserted upon issuance of MRO based upon estimated annual tax increment projections; final payments will be based on annual increment actually received by Village]

EXHIBIT E

PWI Contract

CONTRACT FOR CONSTRUCTION OF PUBLIC WORKS IMPROVEMENTS

This Contract is entered into this _____ day of _____, 2025, between the **Village of Williams Bay**, a municipal corporation (the Village) and **Topography Property Holdings, LLC,** a Delaware limited liability company (the Developer).

RECITALS

WHEREAS, Developer has entered into a Purchase and Sale agreement (the PSA) with Aurora University for the acquisition of certain real property located in the Village at 350 Constance Blvd., and more fully described in Exhibit A as the "Development Property"; and

WHEREAS, Developer intends to construct a hotel on the Development Property for the benefit of the property owner; and

WHEREAS, the Village anticipates the need for improvements to the existing public infrastructure to serve the hotel and surrounding areas; and

WHEREAS, the Village and Developer have entered into a development agreement dated _____, 2025, to memorialize a number of the duties and obligations of the parties in connection with the development of the Development Property (Development Agreement); and

WHEREAS, Section 1.2 (b) and Section 3.2 (c) (1) of the Development Agreement require that the parties enter into a separate Contract for Construction of Public Works Improvements (Contract) for the Development Property; and

WHEREAS, the parties hereby desire to enter into this Contract to set forth the following terms and conditions.

NOW, THEREFORE, in consideration of the mutual obligations of the parties to this Contract, each of them does hereby covenant and agree with the other as follows:

Section I. Public Works Improvements (PWI)

A. Public Streets.

1. Reconstruct the portions of those streets on the Development of Property as identified in accordance with the plans and specifications on file with the office of the Village Clerk. Such streets shall be reconstructed in accordance with all applicable Village ordinances and as approved by the Village Engineer.

2. Developer shall furnish "as-built" plans of the streets pursuant to the specifications on file with the Village Clerk upon completion and acceptance thereof by resolution of the Village Board after approval of the Village Engineer.

B. Sanitary Sewer. The Developer hereby agrees:

1. To construct, furnish, install and provide those portions of the sewerage system as identified in the plans and specifications on file with the Village Clerk's Office. Such system shall be constructed in accordance with said plans and specifications and all applicable Village ordinances and as approved by the Village Engineer.

2. To clean all constructed sanitary sewers prior to acceptance of the PWI.

3. To furnish as-built plans of the sewer system constructed, including locations of laterals at the main and lot lines, pursuant to specifications of the Village.

4. Televise the constructed sanitary sewer system, repair any defects as determined by the Village Engineer and supply a video recording to the Village prior to acceptance of the PWI by resolution of the Village Board after approval of the Village Engineer.

C. Water. The Developer hereby agrees:

1. To construct, install, furnish and provide those portions of the system of water distribution as identified in the plans and specifications on file with the Village Clerk's Office. Such system shall be constructed in accordance with said plans and specifications and all applicable Village ordinances, and as approved by the Village Engineer.

2. To furnish as-built plans of the water system constructed including hydrant valve locations and locations of laterals at the main and to lot lines, pursuant to specifications approved by the Village Engineer.

3. To pressure test, leakage test and obtain a clean water sample of the constructed water system, and repair any defects as determined by the Village Engineer, prior to acceptance of the PWI by resolution of the Village Board after approval of the Village Engineer.

D. Surface Water Drainage. The Developer hereby agrees:

1. To construct, install, furnish and provide adequate facilities for storm and surface water drainage as identified in the plans and specifications on file with the Village Clerk's Office. Such facilities shall be constructed in accordance with the plans on file in the Village Clerk's Office and all applicable Village ordinances and as approved by the Village Engineer.

2. The site grading and construction of surface and stormwater drainage facilities shall be completed before acceptance by resolution of the Village Board after approval of the Village Engineer.

3. To maintain streets free from mud and dirt from construction of PWI to the Development Property.

E. Grading, Erosion and Silt Control. The Developer hereby agrees:

1. Prior to commencing site grading, to submit for approval and execution by the Village an erosion and silt control plan. The plan shall provide sufficient control of the site, to prevent siltation downstream from the site. The Developer shall provide to the Village written certification from the Developer's engineer that the plan, in its execution, shall meet all federal, state, county and local regulations, guidelines, specifications, laws and ordinances, and as approved by the Village Engineer.

2. To cause all grading, excavation, open cuts and site slopes and other land surface disturbances to be mulched, seeded, sodded or otherwise protected so that erosion, siltation, segmentation and washing are prevented in accordance with the plans and specifications on file with the Village Clerk.

3. The Developer shall place effective erosion control procedures along downslope areas and along site slope areas as required to prevent or reduce erosion during construction will result in a loss of soil to waters of the state, public sewer inlets for off-site. During the period of construction at a site, all erosion control procedures necessary to meet the performance standards of Wisconsin Administrative Code SPS Section 321.125 shall be properly implemented and installed and maintained by the Developer. If erosion occurs after building construction activities have ceased, some or all of the erosion control procedure shall be maintained until the site has been stabilized.

4. All disturbed areas shall be restored to the satisfaction of the Village.

5. The requirements of this subsection shall apply to the construction of sewer main, water main, public streets and storm water management facilities. Further, these requirements shall remain in effect until the completion of the above-named PWI.

F. Plans and Specifications. All reference to the plans and specifications on file with the Village Clerk or PWI specified in the section shall mean those plans and specifications submitted by the Developer, approved by the Village Engineer. All as-built drawings shall be submitted by the Developer both in paper and digital form.

G. Statement of Costs. Developer agrees to furnish the Village with a statement of the total costs of PWI in the Development Property in each of the following categories:

1. Streets.

2. Sanitary sewers.

3. Water distribution system.

4. Surface water drainage system. The Village must collect this information for its accounting records and information it must report to State agencies such as the Public Service Commission.

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Section II. Dedication.

A. Subject to all of the other provisions of this Agreement and the exhibits hereto attached, the Developer shall, without charge to the Village, upon completion of all of the above-described PWI, unconditionally give, grant, convey and fully dedicate the same to the Village, its successors and assigns, forever, free and clear of all encumbrances whatsoever, together with all structures, mains, conduits, pipes, lines, equipment and appurtenances which may in any way be a part of or pertaining to such PWI and together with any and all necessary easements for access thereto. After such dedication, the Village shall have the right to connect or integrate other sewer or water facilities with those facilities provided hereunder as the Village decides, with no payment or award to, or consent required of the Developer. The Developer agrees to file with the Village a Performance and Payment Bond (Bond) from an institution approved by the Village issued in favor of the Village, prior to the commencement of construction, in an amount equal to 120% of the estimated costs of all PWI in a form approved by the Village Engineer and Village Attorney. No construction shall commence until such Bond is on file with the Village. Dedication shall not constitute acceptance of any PWI by the Village. All PWI will be accepted by the Village by separate resolution at such time as the PWI are in an acceptable form and conform to Village specifications after the issuance of an appropriate letter of acceptance by the Village Engineer. The Village agrees to accept or reject any PWI within thirty (30) days after the same are submitted to the Village, unless otherwise mutually agreed.

B. If at any time:

1. The Developer is in default of any aspect of this Agreement, or

2. The Developer does not complete the installation of PWI within one year after the commencement of the construction of the PWI unless extended by agreement or action of the Village Board, or

3. The Developer fails to maintain an adequate Bond with the Village sufficient to pay the cost of uncompleted PWI in the Development Property, or

4. The Bond on file with the Village is dated to expire within sixty (60) days and in the reasonable judgment of the Village Engineer, the PWI will not be accepted by the Village within such sixty (60) day period and the same has not been extended, renewed or replaced upon the Village's request, or

5. The Developer fails to make payment to subcontractors for work completed on the Development Property.

The Developer shall be deemed to be in default and the Village shall have the authority to draw upon the Bond provided the Village shall first give Developer notice of such default and Developer shall fail to cure such default within thirty (30) days after receipt of such notice.

The institution providing the Bond shall pay to the Village any draw upon demand, and upon its failure to do so, in whole or in part, the Village shall be empowered in addition to its other

remedies, without notice or hearing, to impose special assessments in the amount of said completion, or satisfaction cost, upon each and every lot in the Development Property payable in the next succeeding tax roll.

C. The amount of the Bond will be reduced by resolution of the Village Board in an amount reasonably proportionate to the cost of the PWI that are paid for by the Developer, provided that the remaining Bond is sufficient to secure payment for any remaining improvements required. The Village acknowledges that the Developer will not pay bills for any improvement work without the approval of such work by the Village. The Village agrees to use its best efforts to inspect such work on a timely basis.

Section III. Miscellaneous Requirements.

A. Reimbursement of Engineering, Inspection, Administrative and Miscellaneous Costs.

1. The Developer agrees to reimburse the Village for any costs incurred by the Village for engineering, inspection, administrative and legal expenses in connection with the construction of the PWI in the Development Property.

a. Engineering and administrative costs shall be based on regular Village pay rates (or overtime if applicable) plus the hourly rate for overhead and fringe benefits for any time actually spent on the project. Any costs for outside consultants shall be charged at the rate of the consultant charges the Village.

b. Inspection and payout estimates shall be performed and prepared by the Village. The final cost shall be based on the actual cost of the Village when all PWI are installed and accepted by the Village.

c. Legal costs shall be based on the statements of the Village Attorney with no overhead added by the Village.

B. Removal of Topsoil. The Developer agrees to submit a plan for the maintenance and disposition of on-site topsoil. The Developer agrees that no topsoil shall be removed from the site without the approval of the Village.

Section IV. Roads, Sanitary Sewer, Water, and Storm Water Correction.

The Developer shall correct defects due to faulty materials, or workmanship in any Public Works Improvement which appear within a period of one year from the date the Bond is released pursuant to the provisions of Section II, and shall pay for any damages resulting therefrom to Village property. The Village may refuse to accept the improvements unless and until they conform to the plans and specifications previously approved by the parties.

This correction period does not affect or bar claims for negligence discovered at a later date. Negligent workmanship shall be governed by Wisconsin Law on negligence.

Section V. Method of Improvement.

Subject to the statutory bid requirements for public works, the Developer hereby agrees to engage contractors for all work included in this Agreement who are qualified to perform the work and who shall be approved as qualified for such work by the Village Board. The Developer further agrees to use materials and make the various installations in accordance with the approved plans and specifications made a part of this Agreement by reference and including those standard specifications as the Village may have adopted at the time of construction.

Section VI. Issuance of Building Permits.

A. No building permit shall be issued until the public sanitary sewer and water systems are completed and accepted by the Village.

B. No building permits shall be issued until surface and storm water drainage systems are completed and accepted by the Village.

C. No building permits shall be issued until the rough grading plan has been submitted and accepted by the Village.

D. No building permit shall be issued until the road base has been installed and preliminarily accepted by the Village.

E. No building permits shall be issued until the sanitary sewer system is televised and all repairs to the defects to the same are made, and the Village is supplied a visual recording of the sanitary sewer system and all sewer lines are cleaned.

F. Final acceptance of the PWI shall not be given until all as-built plans have been submitted and approved by the Village.

Section VII. Village Responsibility.

The Village will perform no repairs, maintenance or snow removal on the PWI until accepted by the Village.

Section VIII. General Indemnity.

In addition to, and not to the exclusion or prejudice of, any provisions of this Contract, or documents incorporated herein by reference, the Developer shall indemnify and save harmless the Village, its trustees, officers, agent, independent contractors, and employees, and shall defend the same from and against any and all liability, claims, losses, damages, interests, action, suites, judgment, costs, expenses, attorney fees and the like to whomever owned and by whomever and whenever brought or maintained which may in any manner result from or arise in the cause of, out of, or as a result of the following acts or omissions of the Developer.

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A. Negligent performance of this Contract.

B. Negligent construction or operation of improvements covered under this Contract.

C. Violation of any law or ordinance.

D. The infringement of any patent trademark, trade name or copyright.

E. Use of road improvements prior to their formal dedication to their dedication to the Village.

F. In any case where judgment is recovered against the Village for any one or more of the foregoing acts or omissions of Developer, if notice and opportunity to defend has been delivered to the Developer of the pendency of the suit, within ten (10) days after the Village has been served with the same, the judgment shall be conclusive of the Developer and not only as to the amount of damages, but also as its liability to the Village, provided such judgment has become final and all rights of appeal have been exhausted, or if no appeal has been filed, all appeal periods have expired.

G. The Developer shall name as additional insured on its general liability insurance, the Village, its trustees, officers, agents, employees an independent contractors hired by the Village, (including without limitation the Village Engineer) to perform services with respect to this Development Property and give the Village evidence of the same upon request by the Village.

Section IX. Reservation of Rights.

The Village reserves the right to withhold issuance of any and all building permits, if Developer is in violation of this Contract.

Section X. Heirs and Assigns.

This Contract is binding upon the Village and the Developer, its owners, their respective heirs, successors and assigns, and any and all future owners of the Development Property.

Section XI. General Conditions and Regulations.

A. All provisions of the Village's ordinances are incorporated herein by reference, and all such provisions shall bind the parties hereto and be part of this Contract as fully as if set forth at length herein. This Contract and all work and PWI hereunder shall be performed and carried out in strict accordance with and subject to the provisions of said ordinances.

B. Developer shall not assign this Contract without the written consent of the Village.

Section XII. Amendments.

The Village and Developer, by mutual consent, may amend the Contract at any regularly scheduled meeting of the Village Board, if properly noticed pursuant to the open meeting law. The Village shall not, however, consent to an amendment until after first having received a recommendation from the Village Plan Commission.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals on the date and year first above written.

DEVELOPER:

TOPOGRAPHY PROPERTY HOLDINGS, LLC

By:_____
Liam Krehbiel, Member

State of Wisconsin)
) ss
County of _____)

Personally came before this _____ da of _____, 2025, the above-named by Liam Krehbiel to me known to be the person who executed the foregoing instrument in their respective capacities and acknowledged the same.

_____
Notary Public, _____ County, Wisconsin

My Commission expires: _____

DRAFT

Accepted pursuant to Resolution adopted by the Village Board of the Village of Williams Bay this _____ day of _____, 2025.

VILLAGE OF WILLIAMS BAY
A Wisconsin Corporation

By:_____
William Duncan, Village President

ATTEST:

By: _____
Tina Kolls, Clerk

AUTHENTICATION

Signatures of William Duncan and Tina Kolls

authenticated on _____, 2025.

_____
Mark A. Schroeder
Title: Member State Bar of Wisconsin

Approved as to form:
Attorney Mark A. Schroeder
Village Attorney, Village of Williams Bay

DRAFT

EXHIBIT A
Legal Descriptions

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:

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

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

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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 East three fourths (3/4) of the North East quarter of the South East quarter of Section two (2) in Township one (1) north of Range sixteen (16) East, Town of Walworth, Walworth County, Wisconsin.

TOGETHER WITH 10 acres off from the West Side of the North East quarter of the South East quarter of Section two (2) in Township one (1) north of Range sixteen (16) East, Town of Walworth, Walworth County, Wisconsin.

EXCEPTING THEREFROM all that portion thereof as is set forth in a Conveyance for Highway Purposes recorded October 26, 1939, in Volume 260 of Deeds on Page 163, as Document No. 337800, and being more particularly described as:

A parcel of land in the northeast one-quarter of the southeast one-quarter of Section 2, Township 1 north, Range 16 East, Town of Walworth, Walworth County, described as follows, to wit:

The south 17 feet of the north 50 feet extending from the northeast corner of the northeast one-quarter of the southeast one-quarter of Section 2, west along one-quarter section line 683.6 feet to a point; ALSO the south 17 feet of the north 50 feet beginning at a point 150 feet west of the last described point; thence extending west along the one-quarter section line 500 feet to the west line of the northeast one-quarter of the southeast one-quarter of said Section 2.

SAID PARCEL BEING SOMETIMES DESCRIBED AS:

The North East quarter of the Southeast quarter of Section two (2) in Township one (1) north of Range sixteen (16) East, Town of Walworth, Walworth County, Wisconsin.

EXCEPTING THEREFROM all that portion thereof as is set forth in a Conveyance for Highway Purposes recorded October 26, 1939, in Volume 260 of Deeds on Page 163, as Document No. 337800, and being more particularly described as:

A parcel of land in the northeast one-quarter of the southeast one-quarter of Section 2, Township 1 north, Range 16 East, Town of Walworth, Walworth County, described as follows, to wit:

The south 17 feet of the north 50 feet extending from the northeast corner of the northeast one-quarter of the southeast one-quarter of Section 2, west along one-quarter section line 683.6 feet to a point; ALSO the south 17 feet of the north 50 feet beginning at a point 150 feet west of the last described point; thence extending west along the one-quarter section line 500 feet to the west line of the northeast one-quarter of the southeast one-quarter of said Section 2.

Tax Key No. E W 200019

Parcel 8:

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

DRAFT

EXHIBIT F

ACCESS & MAINTENANCE EASEMENT

Document No.

EASEMENT AGREEMENT

This Easement Agreement (this "Agreement") is dated as of this _____ day of _____ 2025 (the "Effective Date"), by and between WILLIAMS BAY PROPERTY COMPANY, LLC, a Delaware limited liability company (the "Owner") and WILLIAMS BAY, WISCONSIN, a Wisconsin municipal corporation (the "Village").

RECITALS

A. The Owner is the owner of certain real property known as Lot __ of Certified Survey Map No. _____, Williams Bay, Wisconsin, as further described on Exhibit A attached hereto (the "Property").

B. Village is the owner of certain right of ways and infrastructure running through, and adjacent to, the Property.

C. Owner and Village are occasionally referred to herein, individually, as a "Party" and, collectively, as the "Parties".

D. The Parties desire to enter into this Agreement for the purposes of granting various easements to one another, for the benefit of the Property, consistent with the terms of this Agreement.

After recording return to:

Tax Identification Number (PIN)

AGREEMENTS

In consideration of the Recitals, which are incorporated herein and made a part hereof by reference, and the mutual agreements that follow, and for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1. Statement of Facilities: Sanitary sewer and water facilities are planned to be constructed on the Property and within the right-of-way. The Parties agree as follows:

a. Owner, or its assigns, shall construct, operate and maintain the sanitary sewer line which traverses the right of way within the depicted easement on the attached Exhibit A, and which shall be referenced as the “Sanitary Sewer Facility”.

b. Owner, or its assigns, shall construct, operate and maintain the water main line which traverses the Property and right of way within the depicted easement on the attached Exhibit A, and which shall be referenced as the "Water Facility".

c. Owner, or its assigns, shall construct, operate and maintain the electrical, cable, fiber optic and telecommunications equipment which traverses the Property and right of way within the depicted easement on the attached Exhibit A, and which shall be referenced as the "Telecommunications Facility".

d. The Village has agreed to grant to the Owner, an easement over that portion of the right of way (the "Owner Easement Area") for the construction, maintenance, use and operation of the Sanitary Sewer Facility, the Water Facility, and the Telecommunications Facility as shown on Exhibit A.

e. Following construction of the Sanitary Sewer Facility, Water Facility, and Telecommunications Facility, Owner, or its assigns, shall provide the Village with easements for the construction, maintenance, use and operation of any facility dedicated to the Village as depicted on Exhibit B (the "Public Facilities Easement").

f. Owner, or its assign, shall grant to the Village an easement for the benefit of the public for pedestrian and non-motorized vehicular use from the public right of way on Ravina Road, to the lake access path as depicted on Exhibit B. (the "Pedestrian Path Easement").

2. Village's Grant of Easements. The Village hereby grants to Owner a perpetual, non-exclusive easement over, on, and under certain portions of the public rights-of-way commonly known as North Lakeshore Drive, and Ravina Road (the "Owner Utility Easement Area") for the purposes of ownership, maintenance, operation, repair and replacement of the Water Facility and Sanitary Sewer Facility that may from time to time, be required as reasonably determined by the Owner. The Water Facility and Sanitary Sewer Facility, fixtures and appurtenances to the facilities, are located below grade and shall remain located below grade in the Owner Utility Easement Area. Village conveys to Owner, the right of ingress and egress upon reasonable notice to Village (except in the event of emergency) for purposes of exercising the easement rights described herein.

3. Owner's Grant of Easements. The Owner hereby grants to Village a perpetual, non-exclusive easement over, on, and under certain portions of the Property (the "Village Easement Area") for the purposes of ownership, maintenance, operation, repair and replacement of the Public Facilities as may from time to time, be required as reasonably determined by the Village, and access rights as described in Section 1(f). The Public Facilities, fixtures and appurtenances to the facilities, are located below grade and shall remain located below grade in the Public Facilities Easement Area. Owner conveys to Village, the right of ingress and egress upon reasonable notice to Owner (except in the event of emergency) for purposes of exercising the easement rights described herein.

4. Maintenance. All construction, installation, repair, maintenance and replacement required by or performed pursuant to this Agreement shall be performed to maintain in good condition and in accordance with all applicable laws and governmental rules and regulations and shall include, without limitation, cleaning, sweeping and removal of snow, ice, refuse and debris from the Easement Area. Notwithstanding anything else, each Party shall repair and replace any damage done to the Easement Area, or portion thereof, that is caused by the misuse, negligence or willful misconduct of that Party or its Users (as defined below).

5. Limits on Use. The Easement Area may be used by Owner and Village and their respective residents, tenants, subtenants, occupants, guests, employees, customers, contractors, suppliers, agents and invitees (collectively, the "Users") in accordance with this Agreement. Owner and Village agree to not make use of the Easement Area in any manner that unreasonably interferes with the other's use or enjoyment of the Easement Area. Except as otherwise provided herein, neither Owner nor Village may allow any other entity to use any portion of the Easement Area (or the improvements therein) or install any facilities therein without the express written consent of all then-current Lot Owners. Except for emergencies and to the extent reasonably required to construct and repair, maintain and replace the [Easements] as provided herein, the Parties shall not obstruct the Easement Area.

6. Insurance. Each Party shall maintain a policy of property and general liability insurance written by an insurer licensed to do business in Wisconsin covering such party's interest in the Easement Area, with limits against bodily injury and property damage of not less than $1,000,000 per occurrence and $2,000,000 aggregate. Such insurance policy(ies) shall contain coverage for contractual liability voluntarily assumed by the insured under this Agreement, shall name the other Party as an additional insured thereunder, and the insurer shall commit to give all insured parties thirty (30) days' prior written notice of cancellation or reduction in coverage. Each Party shall furnish evidence to the other Party of all insurance coverage required hereunder upon the Effective Date and thereafter upon such other Party's request.

7. Indemnification. Owner shall indemnify, defend, and hold harmless, the Village from and against all loss, costs, injury, death or damage to persons or property that at any time during the term of this agreement may be suffered or sustained by any person or entity in connection with the Owner's activities conducted on in the Owner Utility Easement Area to the extent such damages are caused by the actions or omissions of Owner, its agents or employees, in the performance of its duties under the terms of this agreement. Likewise, the Village shall indemnify, defend and hold harmless, the Owner from and against all loss, costs, injury, death, or damage to persons or property that at any time during the term of this agreement may be suffered or sustained by any person or entity in connection with the Village's activities conducted on the Property to the extent such damages are caused by the actions or omissions of Village, its agents or employees or any breach of this agreement by the Village.

8. Reservation of Rights. Under no condition may the Owner erect any building on or above the Public Facility Easement Area without the expressed written approval of Village.

9. Restoration. If required for the purpose of carry out maintenance or replacement of facilities under this Agreement, either Party performing work, shall, at its expense, restore the surface as nearly as possible to the condition of the Property or Owner Utility Easement Area immediately prior to such work. Grantee shall not be responsible for the replacement of any improvements, shrubbery, or other obstructions that may have been placed on the Easement Area by Grantor without the expressed written approval of Grantee

10. Recording. This agreement shall be recorded in the office of the Walworth County Register of Deeds.

11. Covenants Run with the Land. All terms and conditions in this agreement, including the benefits and burdens, shall run with the land and shall be binding upon, inure to the benefit of, and be enforceable by Grantor and Grantee and their respective successors and assigns. The party named as Grantor in this agreement and any successor or assign to Grantor as a fee simple owner of the property, shall cease to have liability under this agreement with respect to the facts and circumstances arising after the party has transferred its fee simple interest in the Property.

12. Non-Use. Non-use or limited use of the easement rights granted in this agreement shall not prevent the benefitting party from later use of the easement rights to the fullest extent authorized in this agreement.

13. Miscellaneous.

a. This Agreement represents the entire agreement between the parties hereto covering everything agreed upon or understood in this transaction. There are no oral promises, conditions, representations, understandings, interpretations or terms of any kind as conditions or inducements to the execution hereof or in effect between the parties. No change or addition shall be made to this Agreement except by a written agreement duly executed by the Parties.

b. Except as specifically provided herein, nothing in this Agreement shall be deemed to be a gift or dedication of any portion of the Property to the general public or for any public purpose whatsoever.

c. No delay or omission by any party in exercising any right or power arising out of any default under any of the terms or conditions of this Agreement shall be construed to be a waiver of the right or power. A waiver by a party of any of the obligations of the other party shall not be construed to be a waiver of any breach of any other terms or conditions of this Agreement.

d. This Agreement shall be construed and enforced in accordance with the laws of the State of Wisconsin.

e. All provisions of this Agreement are deemed severable, and if any one or more provision is deemed unenforceable for any reason, the remaining provisions shall remain in full force and effect.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the date first written above.

OWNER

WILLIAMS BAY PROPERTY COMPANY, LLC,

a Delaware limited liability company

_____

By: , Authorized Representative

STATE OF _____)

) ss.

COUNTY OF _____)

Personally came before me this ___ day of _____ 2025, the above named, _____, the _____ of Williams Bay Property Company, LLC, known to be the persons who executed the foregoing instrument.

_____
Notary Public, State of _____
My Commission expires _____

SIGNATURES CONTINUE ON FOLLOWING PAGE

VILLAGE

STATE OF _____)

) ss.

COUNTY OF _____)

Personally came before me this ___ day of _____ 2025, the above named, _____, the _____ of Williams Bay, known to be the persons who executed the foregoing instrument.

_____
Notary Public, State of _____
My Commission expires _____

This document was drafted by:
Kevin Ramakrishna
Reinhart Boerner Van Deuren s.c.
22 E. Mifflin Street, Suite 700
Madison, WI 53705

EXHIBIT A
FOLLOWS]