



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, JUNE 1, 2026 AT 6:30 PM

Village Hall Council Room
250 Williams Street
Williams Bay, WI 53191

The meeting will be live-streamed on the Village of Williams Bay's YouTube, which can be found here: https://youtube.com/live/TcKVoc_76ts?feature=share

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 May 18, 2026

VI. Public Comments

- A. Public Comments Responses - *Responses to Public Comments from the Previous Village Board Meeting are included in the Meeting Packet Materials Under this Agenda Item*
- B. *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.*

VII. Presentation of accounts and petitions

- A. Payroll ending 05-15-2026 in the amount of \$61,078.03
- B. Accounts Payable Prepaids dated 05-16-2026 in the amount of \$2,970.00
- C. Accounts Payable Unpaids dated 05-29-2026 in the amount of \$72,114.84

VIII. President's Remarks

IX. Ordinances and Resolutions

- A. R-36-26 Resolution Authorizing the Development Agreement Between the Village of Williams Bay and the Yerkes Future Foundation, Inc.

X. 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.*

XI. 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: 05/29/2026 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 05/18/2026 MEETING MONDAY, MAY 18, 2026 AT 6:30 PM VILLAGE HALL COUNCIL ROOM 250 WILLIAMS STREET WILLIAMS BAY, WI 53191

THE MEETING WILL BE LIVE-STREAMED ON THE VILLAGE OF WILLIAMS BAY'S
YOUTUBE, WHICH CAN BE FOUND HERE:

[HTTPS://YOUTUBE.COM/LIVE/IJU0GVALXMU?FEATURE=SHARE](https://youtube.com/live/IJU0GVALXMU?feature=share)

I. Call to Order

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

II. Roll Call

Present: President Adam Jaramillo, Trustees Lowell Wright, Robert Umans, Steven Russell, Mary Bartholomew, Susan Franzen

Also Present: Administrator David Lothspeich, Police Chief Justin Timm, Public Works Director Wayne Edwards, Clerk Tina Kolls

Excused: Trustee George Vlach

III. Pledge of Allegiance

The Pledge of Allegiance was recited by all.

IV. Meeting Decorum

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

V. Minutes

- A. Special Village Board Organizational Meeting Minutes of April 21, 2026

The motion to approve the Special Village Board Organizational Meeting Minutes of April 21, 2026 as corrected was initiated by Trustee Umans and seconded by Trustee Bartholomew. Trustee Wright Abstained Motion carries.

- B. Village Board Meeting Minutes of May 4, 2026

The motion to approve the Village Board Meeting Minutes of May 4, 2026 was initiated by Trustee Umans and seconded by Trustee Bartholomew. Unanimously carried.

VI. Public Comments

There were no public comments.

- A. Public Comments Responses - *Responses to Public Comments from the Previous Village Board Meeting are included in the Meeting Packet Materials Under this Agenda Item*
- B. *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.*

VII. Presentation of accounts and petitions

- A. Payroll ending 05-01-2026 in the amount of \$63,618.86

The motion to approve the Payroll ending 05-01-2026 in the amount of \$63,618.86 was initiated by Trustee Wright and seconded by Trustee Umans. Unanimously carried.

- B. Accounts Payable Prepays dated 05-08-2026 in the amount of \$18,661.83

The motion to approve the Accounts Payable Prepays dated 05-08-2026 in the amount of \$18,661.83 was initiated by Trustee Wright and seconded by Trustee Umans. Unanimously carried.

- C. Accounts Payable Unpays dated 05-15-2026 in the amount of \$227,920.76

The motion to approve the Accounts Payable Unpays dated 05-15-2026 in the amount of \$227,920.76 was initiated by Trustee Wright and seconded by Trustee Umans. Unanimously carried.

The motion to approve the Accounts Payable Unpays dated 05-15-2026 in the amount of \$227,920.76 was amended to state to hold the checks to Baker Tilly in the amount of \$36,511.69 until further reviewed by Trustee Wright was initiated by Trustee Umans and seconded by Trustee Wright. Unanimously carried.

- D. Monthly EFT Payments for March 2026 in the amount of \$239,745.67

The motion to approve the Monthly EFT Payments for March 2026 in the amount of \$239,745.67 was initiated by Trustee Wright and seconded by Trustee Umans. Unanimously carried.

- E. Library Accounts Payable dated 05-14-2026 in the amount of \$2,654.04 (*For Informational Purposes Only*)

The Library Accounts Payable dated 05-14-2026 in the amount of \$2,654.04 were presented for informational purposes only.

- F. March 2026 Financial Statements

The motion to approve the March 2026 Financial Statements was initiated by Trustee Umans and seconded by Trustee Bartholomew. Unanimously carried.

VIII. Plan Commission Recommendation(s)

- A. APPLICANT: Yerkes Observatory, Yerkes Future Foundation
TAX KEY: WA518500001
STREET ADDRESS: 373 W Geneva Street, Williams Bay, Wisconsin 53191

The applicant is requesting a Temporary Use Permit per Section 390.208 "Temporary Use Permit" for a 60X40 pole tent to be used for programming on site June-October. *On May 5, 2026, the Plan Commission voted 7-0 recommending approval of the application.*

VILLAGE BOARD: Village Board Discussion and Possible Action on R-34-26 Approving the Temporary Use Permit this evening under the following agenda item "Ordinances and Resolutions"

IX. President's Remarks

A. Upcoming Joint Village Board and Williams Bay School Board Meeting

President Jaramillo announced that there would be an upcoming Joint Village Board and Williams Bay School Board Meeting to tentatively be held on June 8, 2026 at 7:00pm.

X. Ordinances and Resolutions

A. R-31-26 A Resolution Approving The Williams Bay Fee Schedule For 2026 - Amendment 1. *Establishing the Fee amount for "Above Quota" Liquor Licenses*

The motion to approve Resolution R-31-26 Approving The Williams Bay Fee Schedule For 2026 - Amendment 1. *Establishing the Fee amount for "Above Quota" Liquor Licenses* was initiated by Trustee Franzen and seconded by Trustee Russell. Unanimously carried.

B. R-33-26 A Resolution Authorizing A Contract With *Janesville Janitor Service & Industrial Supply Inc.* for Regular Janitorial Services for Village Administrative Offices Located at 121 N. Walworth Street

The motion to approve Resolution R-33-26 Authorizing A Contract With *Janesville Janitor Service & Industrial Supply Inc.* for Regular Janitorial Services for Village Administrative Offices Located at 121 N. Walworth Street was initiated by Trustee Franzen and seconded by Trustee Russell. Unanimously carried.

C. Discussion and Possible Action on the Temporary Use Permit for Tent and Programming on Yerkes Observatory June 2026 thru October 2026

The motion to approve the Temporary Use Permit for Tent and Programming on Yerkes Observatory June 2026 thru October 2026 was initiated by Trustee Franzen and seconded by Trustee Russell. Trustee Bartholomew Abstained. Motion carries.

XI. Committee Reports

A. Protective Services Committee, Chair - Trustee Vlach

1. Original, Renewal, or Temporary Operators License Application(s)

The motion to approve the Renewal Operators License Applications was initiated by Trustee Umans and seconded by Trustee Franzen. Unanimously carried.

The motion to approve the Original Operators License Applications was initiated by Trustee Umans and seconded by Trustee Franzen. Unanimously carried.

B. Tree Enhancement Committee, Chair - Trustee Umans

1. Information Only: Update on Planting Five (5) Additional Trees at Triangle Park

Trustee Umans gave a brief update on the Tree Enhancement Committee's plan to plant five (5) additional trees at Triangle Park.

2. Information Only: Update on Planting One (1) Additional Tree at Edgewater Park

Trustee Umans gave a brief update on the Tree Enhancement Committee's plan to plant one (1) additional tree at Edgewater Park.

XII. Public Comments

There were no 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. Closed Session** - Closed session pursuant to Wis. Stat. §19.85 (1) (e), deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, concerning:
 - (1) Proposals to Provide Fire Protection Services for the Village and
 - (2) Yerkes Future Foundation (YFF) Development Agreement

The motion to convene into Closed session pursuant to Wis. Stat. §19.85 (1) (e), deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, concerning:

- (1) Proposals to Provide Fire Protection Services for the Village and
- (2) Yerkes Future Foundation (YFF) Development Agreement was initiated by Trustee Wright and seconded by Trustee Umans at 06:52pm.

Votes:

Yes: President Jaramillo, Trustees Bartholomew, Umans, Wright, Russell, Franzen

No: None

Abstain: None

Result: Passes

- B. Open Session** - Return to Open Session

The motion to Return to Open Session was initiated by Trustee Wright and seconded by Trustee Bartholomew at 07:34pm. Unanimously carried.

- C. Open Session** - Discussion and Possible Action on Items Discussed in Closed Session

There was no action taken on items discussed in closed session.

XIV. Adjournment

The motion to adjourn was initiated by Trustee Wright and seconded by Trustee Russell at 07:34pm. Unanimously carried.

/s/ Tina Kolls, Village Clerk

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

05/02/2026 - 05/15/2026

Pay Date:

5/22/2026

Department	Gross Regular Wages	Gross OT Wages	Payroll Taxes & Deductions	Net Wages
Crossing Guard	\$857.21	\$0.00	\$72.83	\$784.38
General Administration	\$12,651.92	\$37.68	\$5,799.84	\$6,889.76
KNC	\$3,756.40	\$0.00	\$1,021.30	\$2,735.10
Lakefront/Beach	\$4,407.80	\$527.32	\$938.52	\$3,996.60
Library	\$7,594.50	\$0.00	\$2,618.43	\$4,976.07
Parks	\$2,029.50	\$0.00	\$252.09	\$1,777.41
Police	\$37,490.61	\$769.97	\$12,313.74	\$25,946.84
Protective Services (F&R)	\$0.00	\$0.00	\$0.00	\$0.00
Public Works/W&S	\$16,126.21	\$51.03	\$5,142.27	\$11,034.97
Recreation Department	\$4,179.91	\$0.00	\$1,243.01	\$2,936.90
Village Board				\$0.00
Total Net Wages				\$61,078.03

GL Account and Title	Description	Amount	Date Paid	GL Period
JOHNSON'S NURSERY				
125-52320-165 TREE ENHANCEMENT EXPENDITURES	TREES	1,410.00	05/15/2026	526
100-52360-145 RESCUE TEMP HOUSING	TREE EMS BUILDING	1,560.00	05/15/2026	526
Total JOHNSON'S NURSERY:		<u>2,970.00</u>		
Grand Totals:		<u><u>2,970.00</u></u>		

Village Board Approval Date: _____

GL Account and Title	Description	Amount	GL Period
526			
ACCURATE APPRAISAL			
100-51520-000 ASSESSOR CONTRACT	ASSESSMENT SERVICES	2,500.00	526
Total ACCURATE APPRAISAL:		2,500.00	
AFLAC			
100-21259 AFLAC PAYABLE	VOLUNTARY INSUR POLICY	914.67	526
Total AFLAC:		914.67	
BAXTER WOODMAN			
200-57635-150 WATER TREATMENT REPAIRS/ MAINT	NITRITE VIOLATION ASSISTAN	176.00	526
100-51630-000 LEGAL/ENGINEER/PLANNING AR	R CANYON DEVELOPEMENT L	1,856.25	526
100-51630-000 LEGAL/ENGINEER/PLANNING AR	R 34 CEDAR PT PLAN REVIEW	962.50	526
100-51630-000 LEGAL/ENGINEER/PLANNING AR	R 209 W GENEVA REVIEW	550.00	526
100-51630-000 LEGAL/ENGINEER/PLANNING AR	R BAIFLEY ESTATES OBSERVA	343.75	526
300-58973-000 SEWER ENGINEERING EXPENSE	ANNUAL CMAR ASSISTANCE	550.00	526
Total BAXTER WOODMAN:		4,438.50	
BURLINGTON WASTEWATER UTILITY			
200-57623-170 WATER TESTING	3 BAC T WATER TESTING	120.00	526
Total BURLINGTON WASTEWATER UTILITY:		120.00	
CINTAS OH			
100-54310-160 STREETS SUPPLIES	FIRST AID BOX SUPPLIES	64.04	526
100-54310-160 STREETS SUPPLIES	FIRST AID BOX SUPPLIES	75.45	526
Total CINTAS OH:		139.49	
CIVIC SYSTEMS LLC			
100-51414-000 SOFTWARE LICENSE & IT SUPPORT	SEMI ANNUAL MAINTENANCE &	6,007.12	526
200-58801-000 IT SUPPORT/ANNUAL FEES	SEMI ANNUAL MAINTENANCE &	2,445.26	526
300-58801-000 IT SUPPORT/ANNUAL FEES	SEMI ANNUAL MAINTENANCE &	2,445.23	526
400-58100-160 LIBRARY SUPPLIES	SEMI ANNUAL MAINTENANCE &	297.03	526
Total CIVIC SYSTEMS LLC:		11,194.64	
COLUMN SOFTWARE PBC			
100-51410-210 GEN ADMIN PUBLICATIONS	ORDINANCE PUBLICATION 202	523.63	526
100-51410-210 GEN ADMIN PUBLICATIONS	ORDINANCE PUBLICATION 202	331.34	526
Total COLUMN SOFTWARE PBC:		854.97	
CORE & MAIN			
200-58801-000 IT SUPPORT/ANNUAL FEES	SENSUS SOFTWARE SUPPORT	4,000.00	526
200-57651-150 WATER MAINS REPAIRS/MAINT	MAIN VALVE REPLACEMENT PA	759.02	526
Total CORE & MAIN:		4,759.02	
FIRE CATT LLC			
100-52320-150 FIRE DEPT REPAIRS/MAINT	HOSE & LADDER TESTING	3,131.10	526
Total FIRE CATT LLC:		3,131.10	

GL Account and Title	Description	Amount	GL Period
GEN COMM			
100-52120-130 POLICE IT EXPENSE	MICROPHONE	150.00	526
Total GEN COMM:		150.00	
GLUTH, RICH			
100-52360-145 RESCUE TEMP HOUSING	ADDRESS SIGN SCREWS	4.95	526
100-52360-145 RESCUE TEMP HOUSING	FIRE EXIT SIGN	9.99	526
100-52360-160 RESCUE DEPT SUPPLIES	FD DUTY SHOES	36.99	526
Total GLUTH, RICH:		51.93	
GORDON FLESCH			
100-55210-130 REC DEPT TECHNOLOGY/IT	REC DEPT COPIER USAGE	50.36	526
100-51410-162 GEN ADMIN COPIER EXPENSE	VH COPIER USAGE	169.47	526
Total GORDON FLESCH:		219.83	
HAWKINS INC			
200-57631-160 WATER TREATMENT CHEMICALS	CHLORINE	2,209.75	526
200-57631-160 WATER TREATMENT CHEMICALS	CHLORINE	2,418.30	526
Total HAWKINS INC:		4,628.05	
HEIN ELECTRIC SUPPLY			
100-55410-150 PARKS REPAIRS/MAINT	4' LED REPLACEMENT TUBES	114.11	526
Total HEIN ELECTRIC SUPPLY:		114.11	
JANESVILLE JANITOR SERV & INDUST INC			
100-51720-175 JANITORIAL SERVICES	MAY 2026 FIELDHOUSE CLEANI	453.17	526
100-51730-175 JANITORIAL SERVICES	MAY 2026 POLICE DEPT CLEAN	702.00	526
100-51730-179 VH 121 WALWORTH JANITORIAL SER	MAY 2026 ADMIN OFFICES	897.00	526
100-51730-179 VH 121 WALWORTH JANITORIAL SER	APRIL 2026 ADMIN OFFICE CLE	366.95	526
100-51730-179 VH 121 WALWORTH JANITORIAL SER	4/15/26 ADMIN OFFICE DEEP CL	500.00	526
400-58100-175 JANITORIAL SERVICES	MAY 2026 LIBRARY CLEANING	702.00	526
Total JANESVILLE JANITOR SERV & INDUST INC:		3,621.12	
KAESTNER AUTO ELECTRIC CO.			
100-54310-150 STREETS EQUIP REPAIRS/MAINT	ASHAULT LUTE, SHOP SUPPLIE	469.96	526
Total KAESTNER AUTO ELECTRIC CO.:		469.96	
LAKESIDE BAIT & TACKLE LLC			
100-52120-210 POLICE COMMUNITY PROGRAMS	FISHEREE SUPPLIES	318.00	526
Total LAKESIDE BAIT & TACKLE LLC:		318.00	
LASER WORKS UNLIMITED			
100-52360-145 RESCUE TEMP HOUSING	LOCKER TAGS	30.50	526
Total LASER WORKS UNLIMITED:		30.50	
NATIONAL BUSINESS FURNITURE			
500-52120-150 VILLAGE HALL-WILLIAMS ST REMOD	OFFICER FURNITURE REPLAC	1,953.40	526

GL Account and Title	Description	Amount	GL Period
Total NATIONAL BUSINESS FURNITURE:		1,953.40	
ODLING PLUMBING & MECHANICAL LLC			
100-52360-145 RESCUE TEMP HOUSING	EMS BUILDING PLUMBING	1,720.00	526
Total ODLING PLUMBING & MECHANICAL LLC:		1,720.00	
PAYNE & DOLAN INC.			
100-54310-175 STREETS ROAD MAINTENANCE	HOT MIX ASHALT	1,180.36	526
Total PAYNE & DOLAN INC.:		1,180.36	
PER MAR SECURITY SERVICES			
100-51730-150 VH BLDG REPAIRS/MAINT	3 MONTHS OF SECURITY MONI	371.98	526
100-51730-150 VH BLDG REPAIRS/MAINT	SERVICE CALL TO INSTALL AN	117.18	526
100-51730-150 VH BLDG REPAIRS/MAINT	SECURITY INSTALLATION	3,516.98	526
Total PER MAR SECURITY SERVICES:		4,006.14	
PESCO DISTRIBUTORS INC			
200-57635-150 WATER TREATMENT REPAIRS/ MAINT	ROTO BINDICATOR	481.18	526
200-57635-150 WATER TREATMENT REPAIRS/ MAINT	FLEX SHAFT COUPLING	89.64	526
Total PESCO DISTRIBUTORS INC:		570.82	
ROBBINS UNLIMITED INC			
220-52320-175 EMS FAP ASSIST EXPENDITURE	IT MONITOR MOUNTS	340.00	526
Total ROBBINS UNLIMITED INC:		340.00	
ROBERT W BAIRD & CO			
500-50000-140 Capital Improvements	2024 CIP YEARLY UPDATE FEE	750.00	526
Total ROBERT W BAIRD & CO:		750.00	
ROLFS, DAVID			
100-44623 HORVATH DRY STORAGE REVENUE	REFUND HORVATH KEY DEPOS	50.00	526
Total ROLFS, DAVID:		50.00	
SCOTT & DIANE WEBBER			
001-15200 BLDG PERMIT CASH CLEARING	REFUND BUILDING PERMIT OV	11,764.06	526
Total SCOTT & DIANE WEBBER:		11,764.06	
SECURIAN FINANCIAL GROUP INC			
100-51410-124 GEN ADMIN LIFE INSURANCE	JULY LIFE INS GEN ADMIN	91.87	526
100-52120-124 POLICE LIFE INSURANCE	JULY LIFE INS POLICE	127.89	526
100-54100-123 DPW ADMIN HEALTH INSURANCE	JULY LIFE INS DPW	7.81	526
100-54310-124 STREETS LIFE INSURANCE	JULY LIFE INS STREETS	29.56	526
100-55210-124 REC DEPT LIFE INSURANCE	JULY LIFE INS REC DEPT	6.47	526
100-55410-124 PARKS LIFE INSURANCE	JULY LIFE INS PARKS	24.03	526
200-57902-124 WATER ACCOUNTING - LIFE INS	JULY LIFE INS WATER ACCT	19.78	526
200-57920-124 WATER ADMIN - LIFE INS	JULY LIFE INS WATER ADMIN	16.05	526
200-57630-124 WATER TREATMENT - LIFE INS	JULY LIFE INS WATER TREATM	18.08	526
200-57640-124 WATER DISTRIBUTION - LIFE INS	JULY LIFE INS WATER DIST	18.08	526
230-58100-124 KNC LIFE INSURANCE	JULY LIFE INS KNC	5.78	526

GL Account and Title	Description	Amount	GL Period
300-58950-124 SEWER COLLECTION SYST-LIFE INS	JULY LIFE INS SEWER	25.11	526
300-58964-124 SEWER ACCOUNTING - LIFE INS	JULY LIFE INS SEWER ACCT	19.78	526
300-58965-124 SEWER ADMIN - LIFE INS	JULY LIFE INS SEWER ADMIN	16.04	526
400-58100-124 LIFE INSURANCE	JULY LIFE INS LIBRARY	59.36	526
100-21257 LIFE INSURANCE PAYABLE	EMPLOYEE CONTRIBUTIONS	470.41	526
Total SECURIAN FINANCIAL GROUP INC:		956.10	
SKALLA, DON			
100-52360-145 RESCUE TEMP HOUSING	REIMBURSEMENT FOR TREE P	48.01	526
125-52320-165 TREE ENHANCEMENT EXPENDITURES	REIMBURSEMENT FOR TREE P	48.00	526
Total SKALLA, DON:		96.01	
TOP PACK DEFENSE LLC			
100-52120-125 POLICE UNIFORMS	ERICKSON LIGHT/BATON	251.99	526
130-52120-125 POLICE REFERENDUM UNIFORM	CARLTON SS/BAG/TQ/GLOVES	231.28	526
100-52120-125 POLICE UNIFORMS	SCURTO VEST	325.00	526
Total TOP PACK DEFENSE LLC:		808.27	
VANGUARD COMPUTERS INC.			
220-52320-175 EMS FAP ASSIST EXPENDITURE	LAPTOP COMPUTER	1,520.00	526
Total VANGUARD COMPUTERS INC.:		1,520.00	
VENTEK INTERNATIONAL			
100-55411-160 LAKEFRONT SUPPLIES	SUPPLIES	570.00	526
100-55411-160 LAKEFRONT SUPPLIES	LAUNCH AUTOMATED PAYMEM	6,290.84	526
100-55411-160 LAKEFRONT SUPPLIES	POSTAGE CREDIT	57.28-	526
Total VENTEK INTERNATIONAL:		6,803.56	
VON BRIESEN & ROPER, S.C.			
100-51610-000 LEGAL SERVICES	LABOR & EMPLOYEEMENT ATT	770.00	526
Total VON BRIESEN & ROPER, S.C.:		770.00	
WALWORTH COUNTY CLERK			
100-51412-000 ELECTION EXPENSE	BALLOTS	182.40	526
100-51412-000 ELECTION EXPENSE	PROGRAMMING	70.00	526
100-51412-000 ELECTION EXPENSE	ADVERTISING	58.83	526
100-51412-000 ELECTION EXPENSE	MODEM	60.00	526
Total WALWORTH COUNTY CLERK:		371.23	
WELDERS SUPPLY CO.			
100-52360-160 RESCUE DEPT SUPPLIES	OXYGEN LEASE	432.00	526
Total WELDERS SUPPLY CO.:		432.00	
WISCONSIN PROFESSIONAL POLICE			
100-21262 UNION DUES PAYABLE	JUNE 2026 UNION DUES	329.00	526
Total WISCONSIN PROFESSIONAL POLICE:		329.00	
WITTE SUPPLY COMPANY			
100-55410-150 PARKS REPAIRS/MAINT	BLOCK ADHESIVE	38.00	526

GL Account and Title	Description	Amount	GL Period
Total WITTE SUPPLY COMPANY:		38.00	
Total 526:		72,114.84	
Grand Totals:		72,114.84	

Village Board Approval Date: _____

RESOLUTION NO. R-36-26
RESOLUTION APPROVING DEVELOPMENT AGREEMENT
(YERKES FUTURE FOUNDATION, INC.)

WHEREAS, Yerkes Future Foundation, Inc., a Wisconsin Corporation (Developer), is the owner of a certain real property with the address of 373 W. Geneva St., Williams Bay, Wisconsin, Tax Parcel No. W8518500001 (the Property), located within the Village of Williams Bay (Village); and

WHEREAS, Developer has filed with the Village a Site Plan Application and a Conditional Use Permit application (CUP), seeking to develop the Property by the construction and installation of a place/space playground, construction of a pavilion building and relocation of a building from another site to the Property (the Development); and

WHEREAS, Developer and Village have entered into negotiations for the purpose of creating a Development Agreement to address the potential impacts of the Development on nearby properties, including the impact on adjacent public streets of motor vehicle traffic traveling to and from the Development; and

WHEREAS, Developer and Village desire to cooperate in the Development of the Property for the benefit of the Village and the benefit of Developer, by ensuring thoughtful, responsive development of the Property; and

WHEREAS, the Plan Commission of the Village having held a duly noticed public hearing on the proposed CUP of the developer and will provide the Village Board of the Village with a recommendation concerning the CUP application, and provide the Village Board with a recommendation concerning the proposed site plan for the Development; and

WHEREAS, the Village and Developer having negotiated the terms of the Development Agreement so as to address the concerns of the Village Board for approval of the proposed site plan and proposed CUP; and

WHEREAS, the Village Engineer and Village Zoning Administrator having reviewed the Development Agreement and having indicated that its provisions address the concerns expressed by the Village Board concerning the Development.

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 Yerkes Future Foundation, Inc., pertaining to the Property located at 53 W. Geneva St., Williams Bay, Wisconsin, as submitted June 1, 2026, 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 _____ day of June, 2026.

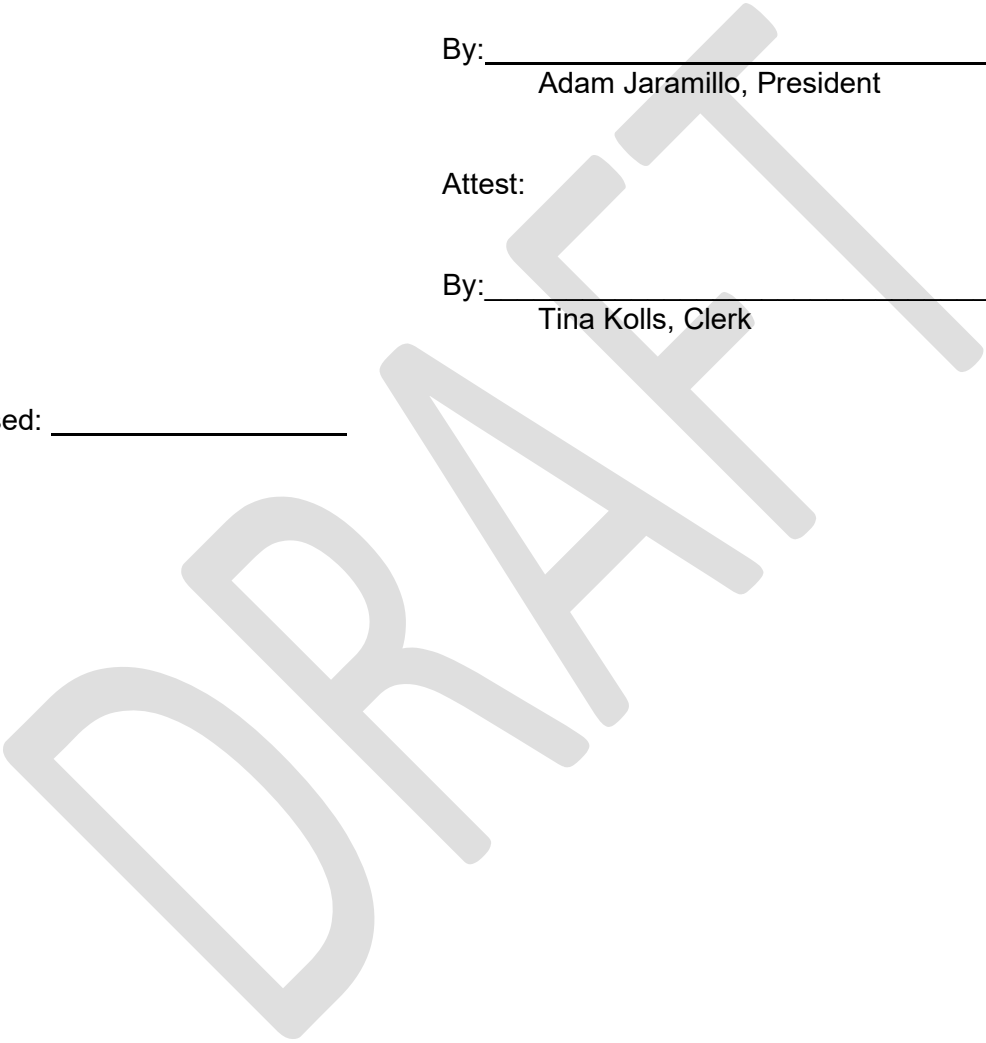
VILLAGE OF WILLIAMS BAY

By: _____
Adam Jaramillo, President

Attest:

By: _____
Tina Kolls, Clerk

Date Passed: _____



DRAFT

DEVELOPMENT AGREEMENT

This Agreement dated this _____ day of _____, 2026, between the Village of Williams Bay, a Municipal Corporation of the State of Wisconsin, hereinafter referred to as "Village", and Yerkes Future Foundation, Inc., a Wisconsin Corporation, hereinafter referred to as "Yerkes".

WHEREAS, Yerkes is the owner of the property located at 373 W. Geneva St. in the Village, also known as Tax Parcel Number WA 518500001 (the Property); and

WHEREAS, Yerkes seeks to further develop the Property by constructing improvements consisting of a pavilion and playground, the locations and general designs of which are as more specifically described in the document entitled Yerkes Observatory-Play/Space, attached as Exhibit A; and

WHEREAS, while desiring to support the ongoing development of the Property, the Village is also cognizant of the impact which the above-described improvements will have on nearby residential properties, based upon the increased traffic flow to be generated by the utilization of the improvements by the public; and

WHEREAS, the Village has determined that it is appropriate to require Yerkes to address the inflow and outflow of traffic on the property by providing for means of ingress and egress within the Property itself and to timely eliminate impact of such traffic on nearby neighborhoods by eliminating the utilization of streets servicing nearby residential neighborhoods; and

WHEREAS, Yerkes agrees to construct the improvements and address the traffic to and from the Property as herein described in accordance with this Agreement.

NOW, THEREFORE, in consideration of the mutual obligations of the parties, the Village and Yerkes agree as follows:

Section I. Traffic Access.

- A. Except as addressed in subsection B., motor vehicle access to the Property shall continue to be permitted on Parkhurst Place for emergency vehicles only via an access control gate, the keys to which shall be provided to first responders serving the Village.
- B. Motor vehicle traffic shall use Observatory Place for all access to and from the Property. See Section II. C. Provided, that the ability of motor vehicle traffic to utilize Parkhurst Place to exit the Property shall be permitted for a period of not more than 12 months after the effective date of this Agreement, at which time the Village shall close access to Parkhurst Place from the Property, except for the access control gate for emergency vehicles only.
- C. Yerkes acknowledges that it shall not be permitted to construct an access point on Constance Boulevard to permit motor vehicle traffic flow from the Property to Constance Boulevard.

II. Private Streets.

- A. In constructing a private street to provide access to vehicles exiting the Property of Yerkes back to W. Geneva St., the private street will be built to applicable Village specifications, regulations and guidelines for the construction of said street and as approved by the Village Engineer.
- B. Yerkes shall furnish "as-built" plans of the private street with the Village Clerk upon completion thereof.
- C. Yerkes shall be responsible for maintaining all private streets on the Property which shall include a private street constructed to provide full access back to W. Geneva Street as depicted on the attached site sketch plan titled "Alternate 2 Geneva Street Exit Concept" on Exhibit C.
- D. Yerkes shall not be required to increase the width of the existing private street on the Property.

Section III. Easement.

- A. To facilitate pedestrian and bicycle traffic to and from the Property and throughout the adjoining areas, Yerkes agrees to convey to Village an easement 8 feet in width for a pedestrian/bicycle path adjacent to the west boundary of Constance Boulevard, as is illustrated for demonstrative purposes on Exhibit B. The Village shall be responsible for preparing and recording the easement. Further, the Village shall be responsible for construction and maintenance of the pedestrian/bicycle path within the easement.
- B. Yerkes shall be permitted to locate and mark the trees they wish to protect adjacent to the west right-of-way of Constance Boulevard. The width of the easement may need to be wider than 8 feet in order to save the trees to be protected while still allowing for the pedestrian path. The timing and materials for the path will be determined by the Village at the time of construction of the pedestrian path by the Village.

Section IV. Conditional Use/Site Plan.

- A. This Agreement is conditioned upon the Village approval of the conditional use permit and site plan applications of Yerkes for construction of the pavilion and playground and related area and this Agreement will become null and void should the Village not approve the conditional use permit and site plan applications.

Section V. Heirs and Assigns.

This Agreement is binding upon the Village and Yerkes, their respective heirs, successors and assigns and all future owners of the Property.

Section VI. 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 a part of this Agreement as if set forth in full herein.
- B. Yerkes shall not assign this Agreement without the written consent of the Village.

IN WITNESS WHEREOF, the parties have signed this Agreement.

YERKES FUTURE FOUNDATION, INC.

By: _____

Authorized Representative (print name)

STATE OF _____

COUNTY OF _____

Personally came before me this _____ day of _____, 2026, the above-named _____ to me known to be the person who executed the foregoing instrument in their respective capacities and acknowledged the same.

Notary Public, _____ County, State of _____

Approved by resolution of the Village Board of the Village of Williams Bay this _____ day of _____, 2026.

VILLAGE OF WILLIAMS BAY

By: _____
Adam Jaramillo, President

ATTEST:

By: _____
Tina Kolls, Clerk

STATE OF WISCONSIN

COUNTY OF WALWORTH

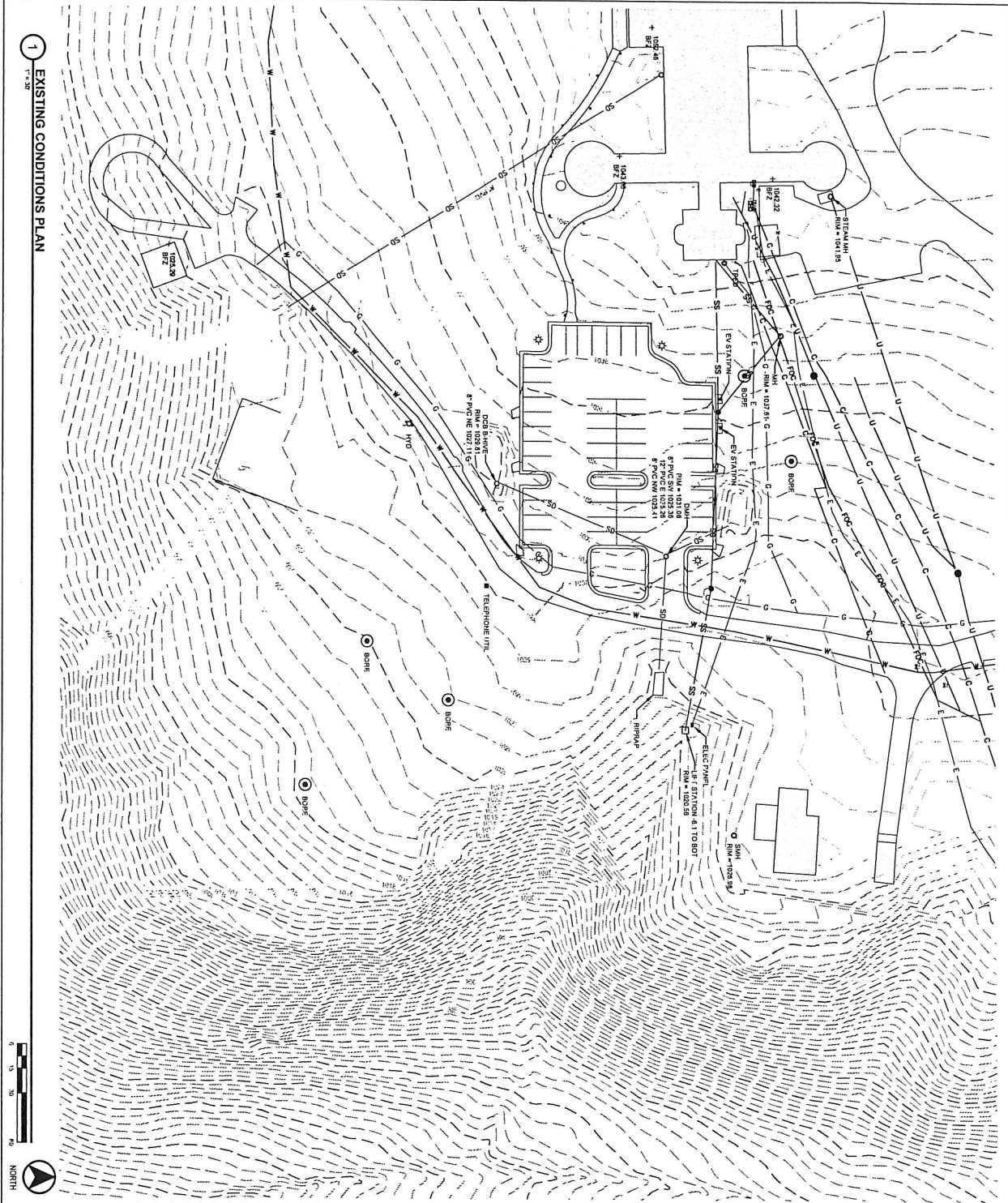
Personally came before me this _____ day of _____, 2026, the above-named Adam Jaramillo and Tina Kolls to me known to be the persons who executed the foregoing instrument in their respective capacities and acknowledged the same.

Notary Public, Walworth County, Wisconsin

Approved as to form:

Attorney Mark A. Schroeder
Village Attorney, Village of Williams Bay

1 EXISTING CONDITIONS PLAN
1-7-25



LEGEND:

- BENCHMARK
- △ BOLLARD
- CONTROL POINT
- CLEARED
- ELECTRICAL COMMUNICATIONS
- ELECTRICAL TRANSFORMER BOX
- ELECTRICAL SERVICE PANEL
- FIRE HYDRANT
- GAS HEATER
- KNEE ROUND
- PAINT LIGHT
- LIGHT POLE
- MANHOLE, FIBER OPTIC
- MANHOLE, SANITARY SEWER
- MANHOLE, STORM DRAIN
- POWER POLE
- SIGN
- SOIL BORING
- WATER VALVE
- GAS
- DIE
- ELECTRIC OVERHEAD
- ELECTRIC UNDERGROUND
- EXISTING CONTOUR LINES
- FENCE
- FIBER OPTIC CABLE
- SANITARY SEWER
- STORM DRAIN
- SWALE
- COMMUNICATIONS
- TELEPHONE
- UNKNOWN UNDERGROUND UTILITY
- ASSUMED ABANDONED STEAM TUNNEL
- W
- W

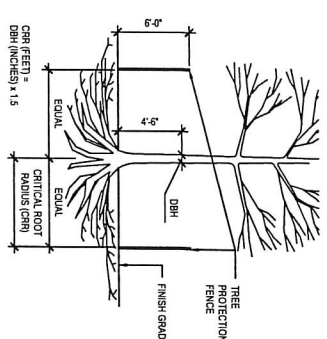
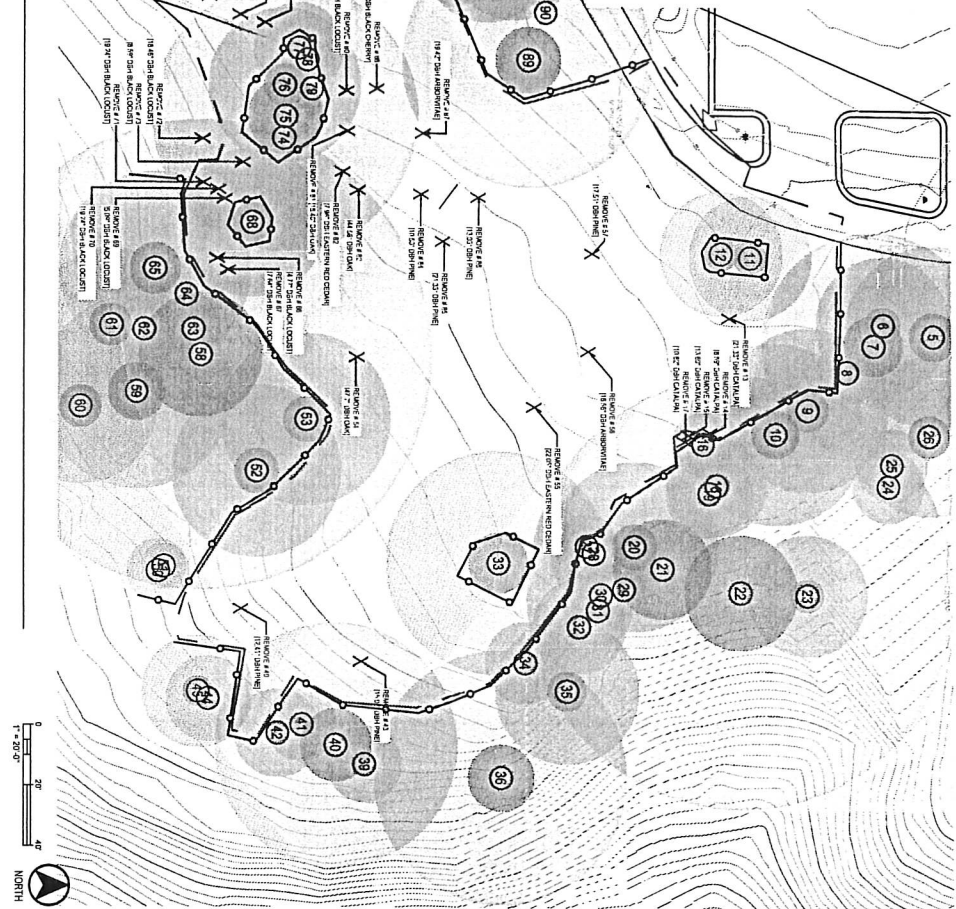
M	<p>PLAY/SPACE YERKES OBSERVATORY WILLIAMS BAY WALWORTH COUNTY, WI</p> <p>EXISTING CONDITIONS PLAN</p>															
M	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">Set</td> <td style="width: 20%;">DESIGN</td> <td style="width: 20%;">Date</td> <td style="width: 20%;">8/1/2025</td> <td style="width: 20%;"></td> </tr> <tr> <td>Drawn</td> <td>DEVELOPMENT</td> <td>Sheet</td> <td></td> <td></td> </tr> <tr> <td>Number</td> <td></td> <td>C110</td> <td></td> <td></td> </tr> </table>	Set	DESIGN	Date	8/1/2025		Drawn	DEVELOPMENT	Sheet			Number		C110		
Set	DESIGN	Date	8/1/2025													
Drawn	DEVELOPMENT	Sheet														
Number		C110														

EXISTING TREE INVENTORY

ID	Species	Notes
29	Yew	
30	Hackberry	
31	Catalpa	
32	Fine	
33	Oak	
34	Fine	
35	Fine	
36	Oak	
39	Maple	
40	Oak	
41	Serviceberry	
42	Black Locust	
43	Fine	
44	Black Locust	
45	Black Locust	
49	Fine	
50	Maple	
51	Maple	
52	Oak	
53	Oak	
54	Oak - MULTI	
55	Eastern Red Ced	
56	Abroniae - MUL	
83	Oak - MULTI	
84	Fine	
85	Fine	
86	Fine	
87	Abroniae - MUL	
88	Black Cherry	
89	Catalpa	
90	Maple	
91	Maple	
92	Maple - MULTI	
93	Maple	
94	Catalpa	
95	Catalpa	
96	Maple	
97	Hackberry	
99	Black Locust	
100	Maple	
101	Maple	
102	Catalpa	
103	Black Walnut	
104	Catalpa	
105	Maple	
106	Oak	
116	Maple	
117	Maple	
118	Maple	
121	White Birch	
122	White Birch	
123	Black Walnut	
124	Black Walnut	

- NOTES:
- ALL TREES SHOWN TO BE REMAINED WITHIN THE LIMITS OF CONSTRUCTION ON THE PLANS SHALL BE PROTECTED DURING CONSTRUCTION WITH FENCING.
 - PROTECT TREE CANOPIES FROM OVERHEAD DAMAGE.
 - TEMPORARY TREE PROTECTION FENCES FOR DEMOLITION PHASE SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE DEMOLITION OR PREPARATION WORK (CLEANING, GRUBBING, OR GRADING). AFTER DEMOLITION ACTIVITIES ARE COMPLETE, PERMANENT TREE PROTECTION FENCES FOR CONSTRUCTION PHASE (CONTRACTOR) SHALL BE INSTALLED THROUGHOUT THE REMAINDER OF THE CONSTRUCTION PROJECT.
 - DO NOT INSTALL FENCING ANY CLOSER THAN 5' FROM THE TRUNK OF ANY TREE.
 - NO STORAGE OF CONSTRUCTION MATERIALS, BYPRODUCTS, OR SOLUTIONS PERMITTED WITHIN TREE PROTECTION ZONES.
 - NO DISPOSAL OF CONSTRUCTION MATERIALS, BYPRODUCTS, OR SOLUTIONS PERMITTED WITHIN TREE PROTECTION ZONES.
 - TRUNK DIAMETER AT BREAST HEIGHT (DBH) MEASURED AT 4'-6" ABOVE THE GROUND.

1 TREE PROTECTION AND DEMOLITION PLAN



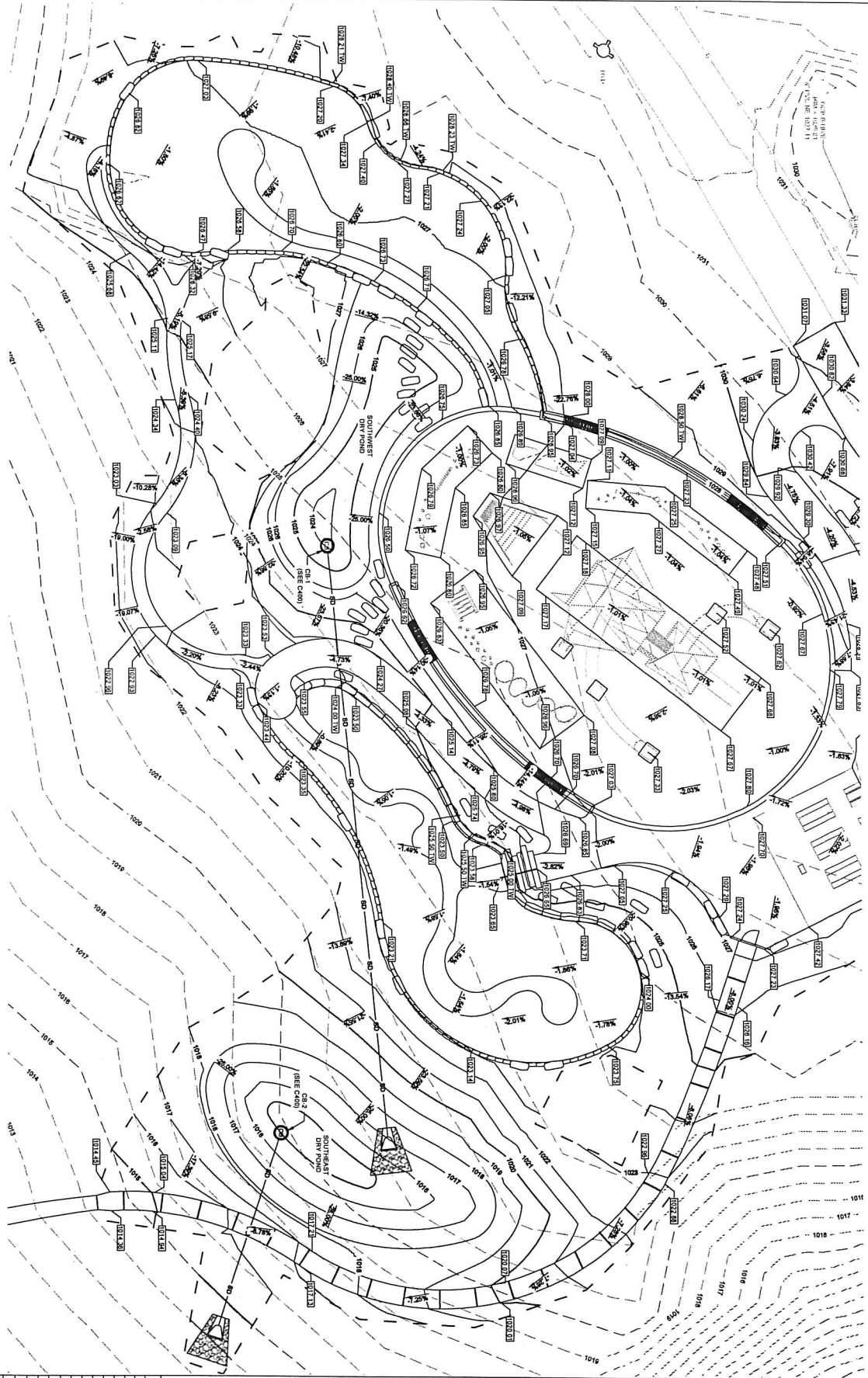
2 TREE PROTECTION FENCE

NOTES

- FIELD VERIFY SITE CONDITIONS AND UTILITIES PRIOR TO STARTING WORK. ANY DAMAGE CAUSED TO EXISTING UTILITIES, EITHER SHOWN OR NOT, SHALL BE REPAIRED AND NOTED ON THE CONTRACTORS CONTACT DIGGERS HOTLINE & CITY OF FITCHBURG TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO STARTING WORK.
- PROTECT OR RELOCATE BRANCHES BELONGING TO CONTRACTORS TO BE REMOVED WITHIN TREE PROTECTION ZONES WITH TREE PROTECTION FENCING EQUIPMENT, OR MATERIALS UNLESS RECEIVING WRITTEN APPROVAL FOR CLOSURES FROM A PROJECT REPRESENTATIVE.
- ALL TREES SHOWN TO BE REMAINED WITHIN THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED WITH TREE PROTECTION FENCING. ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO ANY DEMOLITION OR SITE STABILIZATION MOBILIZATION FOR CONSTRUCTION. SEE SPECIFICATION SECTION 31.00 SELECTIVE TREE AND VEGETATION PROTECTION AND REMOVALS FOR PROTECTIVE FENCING AND REMOVALS. TREE PROTECTION FENCING SHALL BE INSTALLED WITH EXTRA CARE TO NOT OPENLY COMPACT THE SOIL OR TRAMPLE SHRUBS AND GROUND COVER PLANTS AT THE FENCE LINE.
- REMOVAL OF BRANCHES AND GROUND COVER PLANTS SHALL BE DONE IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE TREES. THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIAL IN A DESIGNATED AREA.
- THE STORAGE OF PARKEED VEHICLES, CONSTRUCTION EQUIPMENT OR MATERIALS SHALL BE PROHIBITED WITHIN THE TREE PROTECTION ZONE.
- THE STORAGE OF PARKEED VEHICLES, CONSTRUCTION EQUIPMENT OR MATERIALS SHALL BE PROHIBITED WITHIN THE TREE PROTECTION ZONE.
- ALL TRUNKING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INCLUDING THE (ANSI) Z399.1 STANDARDS FOR PRUNING AND MAINTENANCE OF TREES.
- MAINTAIN HEALTH OF ALL EXISTING VEGETATION TO REMAIN. SEE SPECIFICATION SECTION 31.00 SELECTIVE TREE AND VEGETATION PROTECTION AND REMOVALS FOR ADDITIONAL INFORMATION.
- PRESERVE 1" OF THE FOLLOWING BLACK LOCUST TREES TO PRODUCE 8.12 STUMPS, 12"-18" DIAMETER AND 12'-8" HEIGHT; #10, #12, #801, #11, #12, #13, #14, #15, #16, #17, #18, #19, #20, #21, #22, #23, #24, #25, #26, #27, #28, #29, #30, #31, #32, #33, #34, #35, #36, #37, #38, #39, #40, #41, #42, #43, #44, #45, #46, #47, #48, #49, #50, #51, #52, #53, #54, #55, #56, #57, #58, #59, #60, #61, #62, #63, #64, #65, #66, #67, #68, #69, #70, #71, #72, #73, #74, #75, #76, #77, #78, #79, #80, #81, #82, #83, #84, #85, #86, #87, #88, #89, #90, #91, #92, #93, #94, #95, #96, #97, #98, #99, #100, #101, #102, #103, #104, #105, #106, #107, #108, #109, #110, #111, #112, #113, #114, #115, #116, #117, #118, #119, #120, #121, #122, #123, #124.
- CONTRACTOR SHALL REFERENCE AND FOLLOW RECOMMENDATIONS OUTLINED IN THE REPORT "GEOTECHNICAL EVALUATION - PROPOSED PERMANENT OBSERVATORY PLAY SPACE AND BUILDING ADDITION." ALL EARTHWORK SHALL BE COMPLETED PRIOR TO ANY DEMOLITION FROM OWNER UPON REQUEST AT ALL TIMES PRIOR TO AND DURING CONSTRUCTION.

<p>Saiki DESIGN</p> <p>Mead Shunt</p>							
<p>PLAY/SPACE YERKES OBSERVATORY WILLIAMS BAY WALWORTH COUNTY, WI</p>							
<p>TREE PROTECTION AND DEMOLITION PLAN</p>							
<p>Revision:</p> <table border="1"> <thead> <tr> <th>No.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	Date	Description				<p>Sheet Number</p> <p>C112</p>
No.	Date	Description					
<p>Date Issued</p> <p>08/01/2025</p>	<p>Site Type</p> <p>DESIGN DEVELOPMENT</p>						

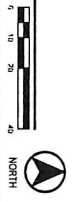
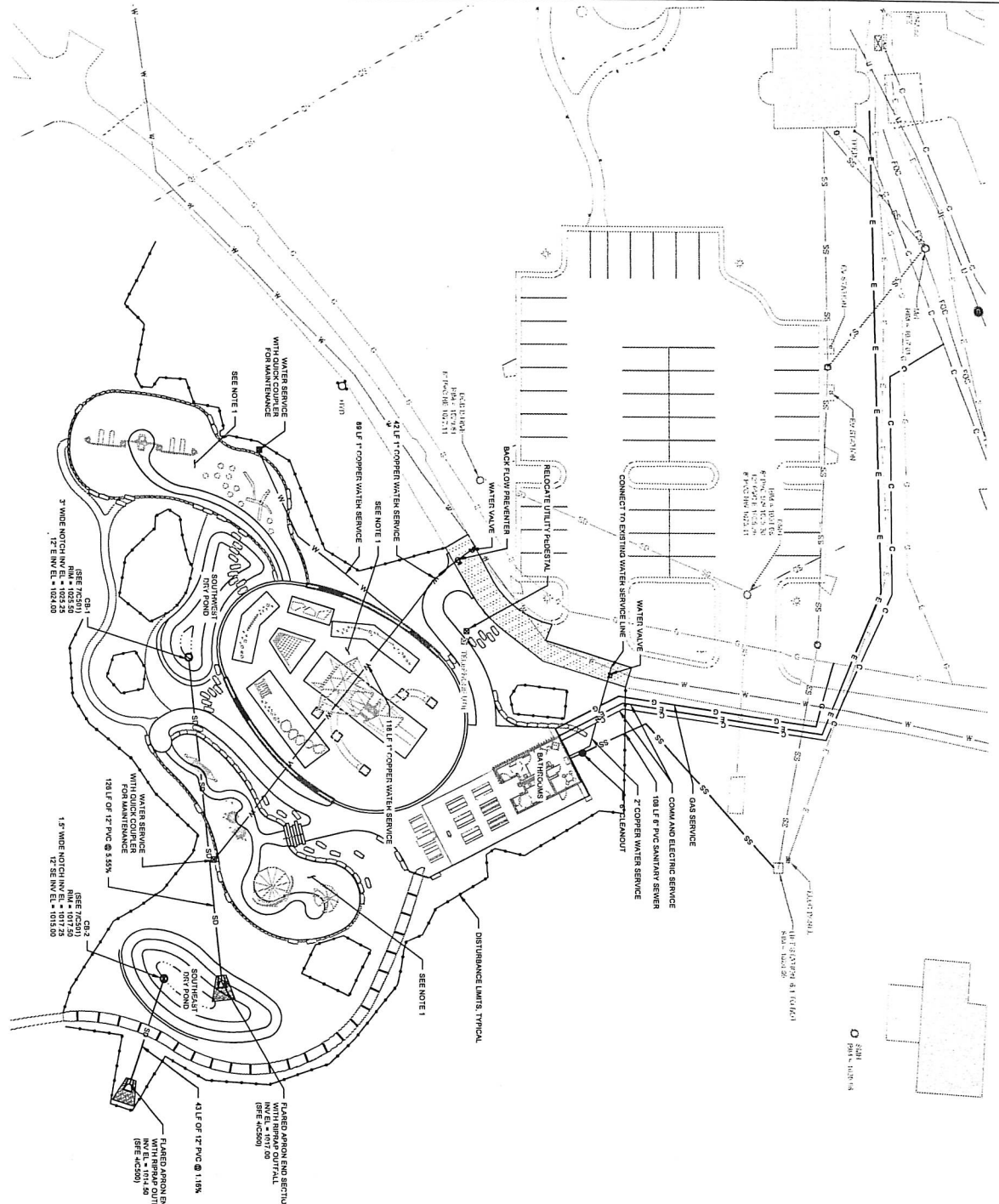
1 PLAY SPACE GRADING PLAN ENLARGEMENT



Sheet Number	Date	Revision	Description
C302	8/1/2025	1	DESIGN DEVELOPMENT
		2	
		3	
		4	

PLAY/SPACE
YERKES OBSERVATORY
WILLIAMS BAY
WALWORTH COUNTY, WI
PLAY SPACE GRADING PLAN ENLARGEMENT

1 SITE UTILITY PLAN
T-250



1. INSTALL 2.000" I.D. OF 8" DRAIN TILE UNDER PLAYGROUND SURFACES

- LEGEND:**
- RRAP OUTFALL
 - STORM DRAINAGE OVERTFLOW STRUCTURE
 - FLARED AFRON END SECTION
 - WATER VALVE
 - ELECTRIC UNDERGROUND
 - ELECTRIC
 - GAS
 - SANITARY SEWER
 - STORM DRAIN PIPE
 - UNDERDRAIN
 - WATER

PLAY/SPACE
YERKES OBSERVATORY
WILLIAMS BAY
WALWORTH COUNTY, WI

SITE UTILITY PLAN

Revision:

No.	Date	Description

Scale:

1" = 20'

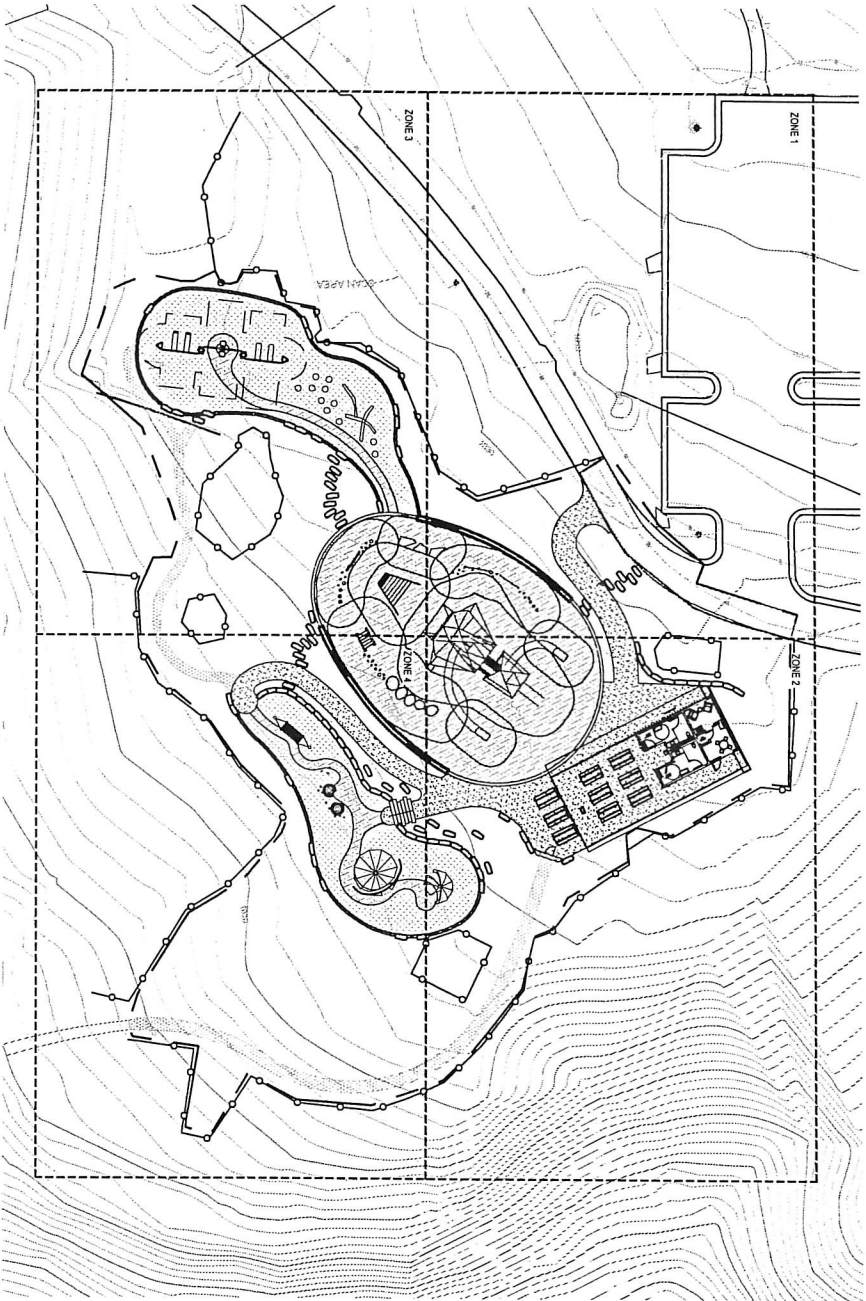
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DATE: 8/17/25
SHEET: C400

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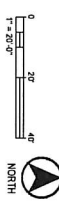
1. INSTALL 2.000" I.D. OF 8" DRAIN TILE UNDER PLAYGROUND SURFACES

NOTES

1. FIELD VERIFY SURVEY INFORMATION, EXISTING SITE CONDITIONS, AND UTILITIES PRIOR TO STARTING WORK. REPORT ANY DISCREPANCIES TO OWNERS REPRESENTATIVE.
2. CONTRACTOR TO CALL TO LOCATE ALL UTILITIES PRIOR TO STARTING WORK.
3. VERIFY ALL DIMENSIONS IN FIELD. ANY DEVIATION FROM OR MODIFICATIONS OF LAYOUT AND DIMENSIONS SHOWN ON THIS PLAN SHALL REQUIRE APPROVAL BY THE OWNERS REPRESENTATIVE.
4. CONTRACTOR IS RESPONSIBLE FOR STAKING SITE FOR HORIZONTAL AND VERTICAL ALIGNMENT.
5. CONTRACTOR SHALL ARRANGE FOR LAYOUT APPROVAL WITH OWNERS REPRESENTATIVE PROVIDING A MINIMUM OF TWO (2) WORKING DAYS NOTICE PRIOR TO ANY EXECUTION OF WORK.
6. PROJECT ALL EXISTING SITE FEATURES: PAVING, FURNISHINGS, LANDSCAPING, ETC. TO REMAIN FROM CONSTRUCTION ACTIVITIES. REPLACE IN KIND AND QUANTITY ANY EXISTING SITE FEATURES, INCLUDING THOSE BEYOND PROJECT LIMITS SHOWN ON PLANS, DAMAGED BY CONSTRUCTION RELATED ACTIVITIES AT COMPLETION OF WORK TO PRE-EXISTENCE STANDARDS AT NO ADDITIONAL COST TO OWNER.
7. CONCRETE CONTROL JOINTS SHOWN FOR DESIGN INTENT. PLACE ALL JOINTS PER PLAN. SEE SECTION 12 10 00 - PAVING FOR ADDITIONAL INFORMATION.
8. PROVIDE FINISHED GROUND WHERE NEW CONCRETES INTO EXISTING CONCRETE. ENSURE FLUSH TRANSITION BETWEEN WEARING SURFACES.
9. ALL WORK IN CITY RIGHT OF WAY SHALL CONFORM TO CITY STANDARDS, SPECIFICATIONS, PERMITTING, AND ORDINANCES.
10. SEE PROJECT MANUAL SECTION SPECIAL PROVISIONS FOR INFORMATION REGARDING SHPO EXCAVATION REQUIREMENTS.
11. IDENTIFICATION OF THE MANUFACTURER, APPROPRIATE LAYOUT OF THE PLAY EQUIPMENT TO ENSURE FALL ZONE PROTECTION IS THE RESPONSIBILITY OF THE MANUFACTURER.



1 SITE PLAN OVERVIEW
SCALE 1" = 20'-0"



LEGEND

- PROJECT LIMITS
- TREE PROTECTION FENCE
- PLAY EQUIPMENT FALL ZONE
- STANDARD CONCRETE
- STANDARD CONCRETE WITH GLOW STONES - JOINTS 8' APART TO FINALIZE GLOW STONE DESIGN AND LAYOUT WITH CONTRACTOR
- POURED IN PLACE RUBBER SURFACING
- ENGINEERED WOOD FIBER
- MULCH PATH
- STANDARD ASPHALT PAVEMENT

REFERENCE SCHEDULE

- 1 MATCH INTO EXISTING ASPHALT PAVEMENT
- 2 STANDARD CONCRETE PAVING - 14,501
- 3 STANDARD CONCRETE PAVING WITH GLOW STONES - 14,501 (TENSILE STAYS TO FINALIZE GLOW STONE DESIGN AND LAYOUT WITH CONTRACTOR)
- 4 PIP SURFACING OVER TYPE 1 BASE - 44,501 (11 COLOR WOODS, 13 COLORS PER MAX. SEE 31,502)
- 5 PIP SURFACING OVER TYPE 2 BASE - 44,501 (1 COLOR MAX. 3 COLORS PER MAX)
- 6 WOOD CHIP PATH - 44,501
- 7 MATCH INTO EXISTING WOOD CHIP PATH
- 8 ENGINEERED WOOD FIBER - 21,501
- 9 CONCRETE STAIR WITH PRECAST TREADS AND HANDRAIL - 14,502
- 10 CAST IN PLACE CONCRETE SEAT WALL WITH PRECAST CAP - 24,501
- 11 WOOD BENCH TOP - 44,501
- 12 STONE TYPE 1 WALL - 14,503
- 13 STONE TYPE 1 SCRAMBLE - 24,503
- 14 OFO PICNIC TABLE
- 15 SWING SET & FALL ZONE - 21,502
- 16 OFO MONSTRUM PLAY ELEMENTS
- 17 OFO SALVAGED STUMPS
- 18 OFO SALVAGED LOGS
- 19 STONE TYPE 2 EDGE - 21,501
- 20 STONE TYPE 1 SEAT - 31,503
- 21 STANDARD ASPHALT PAVEMENT
- 22 CUSTOM METAL FENCE AND GATE - 44,503

 	<p>PLAY/SPACE YERKES OBSERVATORY WILLIAMS BAY WALWORTH COUNTY, WI</p> <p>SITE PLAN OVERVIEW</p>	<p>Revision:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	Date	Description															
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<p>Sheet Number</p> <p>L100</p>	<p>DESIGN DEVELOPMENT</p> <p>Date Issued 08/01/2025</p>																			

NOTES

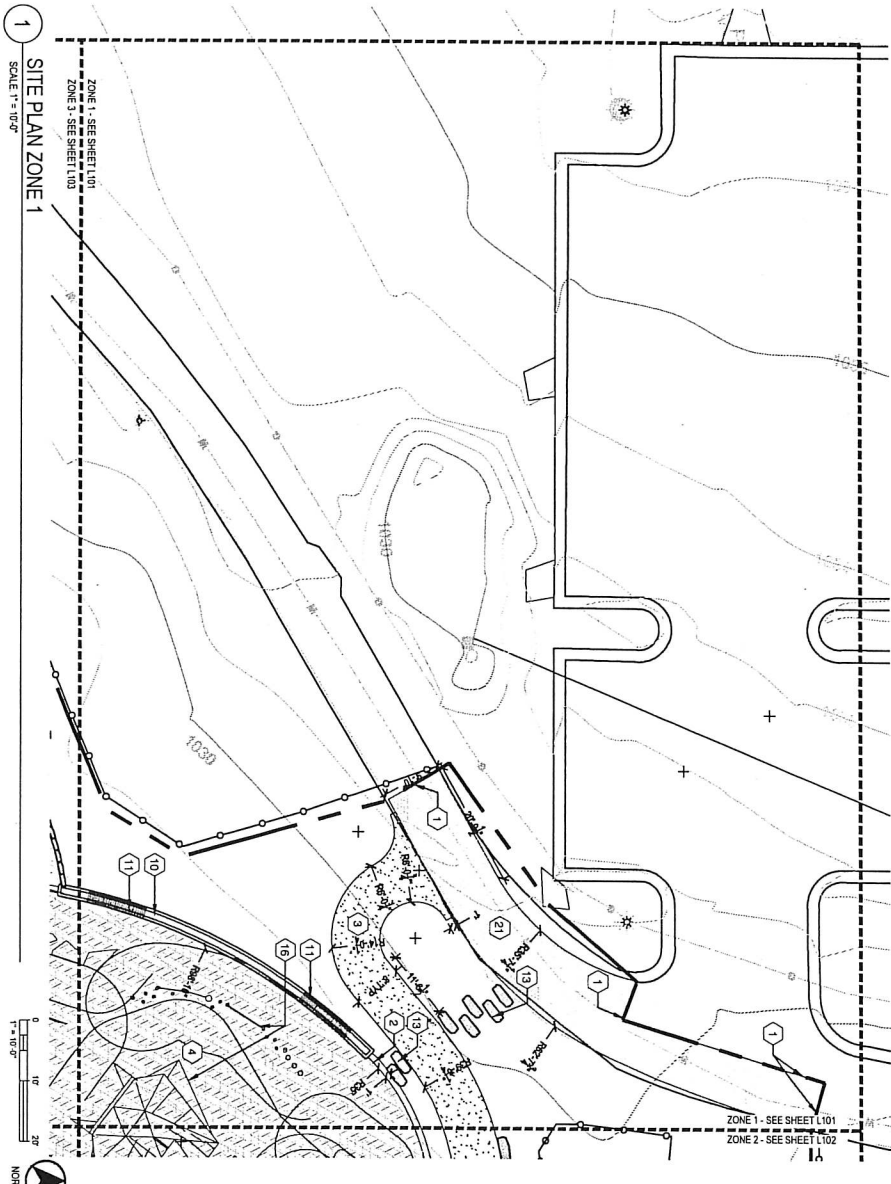
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- PROTECT ALL EXISTING SITE FEATURES: PAVING, PLUMBINGS, LANDSCAPING, ETC. TO REMAIN FROM CONSTRUCTION ACTIVITIES. REPLACE IN KIND AND QUANTITY ANY EXISTING SITE FEATURES, INCLUDING THOSE BEYOND PROJECT LIMITS SHOWN ON PLANS, DAMAGED BY CONSTRUCTION RELATED ACTIVITIES AT COMPLETION OF WORK. TO PRE-DISTURBANCE STANDARDS AT NO ADDITIONAL COST TO OWNER.
- CONCRETE CONTROL JOINTS SHOWN FOR DESIGN INTENT. PLACE ALL JOINTS PER PLAN. SEE SECTION 32.10.00. PAVING FOR ADDITIONAL INFORMATION.
- PROVIDE FINISHED GROUND JOINT WHERE NEW CONCRETE TIES INTO EXISTING CONCRETE. ENSURE FLUSH TRANSITION BETWEEN WEARING SURFACES.
- ALL WORK IN CITY RIGHT OF WAY SHALL CONFORM TO CITY STANDARDS, SPECIFICATIONS, PERMITTING, AND ORDINANCES.
- SEE PROJECT MANUAL SECTION "SPECIAL PROVISIONS" FOR INFORMATION REGARDING SPOD EXCAVATION REQUIREMENTS.
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LEGEND

- PROJECT LIMITS
- TREE PROTECTION FENCE
- PLAY EQUIPMENT FALL ZONE
- STANDARD CONCRETE
- STANDARD CONCRETE WITH GLOW STONES - 1/4\"/> STONES STAFF TO FINALIZE CONTRACTOR
- POURED IN PLACE RUBBER SURFACING
- ENGINEERED WOOD FIBER
- MULCH PATH
- STANDARD ASPHALT PAVEMENT

REFERENCE SCHEDULE

- MATCH INTO EXISTING ASPHALT PAVEMENT
- STANDARD CONCRETE PAVING - 11.501
- STANDARD CONCRETE PAVING WITH GLOW STONES - 1/4\"/> STONES STAFF TO FINALIZE CONTRACTOR
- PP SURFACING OVER TYPE 1 BASE - 41.501 (11 COLOR MODEL, 15 COLORS PER MIX, SEE S12.00)
- PP SURFACING OVER TYPE 2 BASE - 41.501 (1 COLOR MIX, 3 COLORS PER MIX)
- WOOD CHIP PATH - 41.501
- MATCH INTO EXISTING WOOD CHIP PATH
- ENGINEERED WOOD FIBER - 21.501
- CONCRETE STAIR WITH PRECAST TREADS AND HANDRAIL - 11.502
- CAST IN PLACE CONCRETE SEAT WALL WITH PRECAST CAP - 21.501
- WOOD BENCH TOP - 61.501
- STONE TYPE 1 WALL - 11.503
- STONE TYPE 1 SCRAMBLE - 21.503
- OFPI MONUMENT PLAY ELEMENTS
- OFPI MONUMENT PLAY ELEMENTS
- OFPI SALVAGED LOGS
- STONE TYPE 2 EDGE - 21.501
- STONE TYPE 1 SEAT - 41.503
- STANDARD ASPHALT PAVEMENT
- CUSTOM METAL FENCE AND GATE - 41.503



1 SITE PLAN ZONE 1
SCALE 1" = 10'-0"

0 10 20
1" = 10'-0"



Revision	No.	Date	Description

PLAY/SPACE
YERKES OBSERVATORY
WILLIAMS BAY
WALWORTH COUNTY, WI
SITE PLAN ZONE 1

Saikiki DESIGN

Mead & Hunt

NOTES

1. FIELD VERIFY SURVEY INFORMATION, EXISTING SITE CONDITIONS, AND UTILITIES PRIOR TO STARTING WORK. REPORT ANY DISCREPANCIES TO OWNERS REPRESENTATIVE.
2. CONTRACTOR ONE CALL TO LOCATE ALL UTILITIES PRIOR TO STARTING WORK.
3. VERIFY ALL DIMENSIONS IN FIELD. ANY DEVIATION FROM OR MODIFICATIONS OF LAYOUT AND DIMENSIONS SHOWN ON THIS PLAN SHALL REQUIRE APPROVAL BY THE OWNERS REPRESENTATIVE.
4. CONTRACTOR IS RESPONSIBLE FOR STAKING SITE FOR HORIZONTAL AND VERTICAL ALIGNMENT.
5. CONTRACTOR SHALL ARRANGE FOR LAYOUT APPROVAL WITH OWNERS REPRESENTATIVE PROVIDING A MANUAL OF PROJECT ALL EXISTING SITE FEATURES: PAVING, FURNISHINGS, LANDSCAPING, ETC. TO REMAIN FROM CONSTRUCTION ACTIVITIES. REPLACE IN KIND AND QUANTITY ANY EXISTING SITE FEATURES, INCLUDING THOSE BEYOND PROJECT LIMITS SHOWN ON PLANS. DAMAGED BY CONSTRUCTION RELATED ACTIVITIES AT COMPLETION OF WORK TO PRE-EXISTENCE STANDARDS AT NO ADDITIONAL COST TO OWNER.
6. CONCRETE CONTROL JOINTS SHOW FOR DESIGN INTENT. PLACE ALL JOINTS PER PLAN. SEE SECTION 32.10.00. PAVING FOR ADDITIONAL INFORMATION.

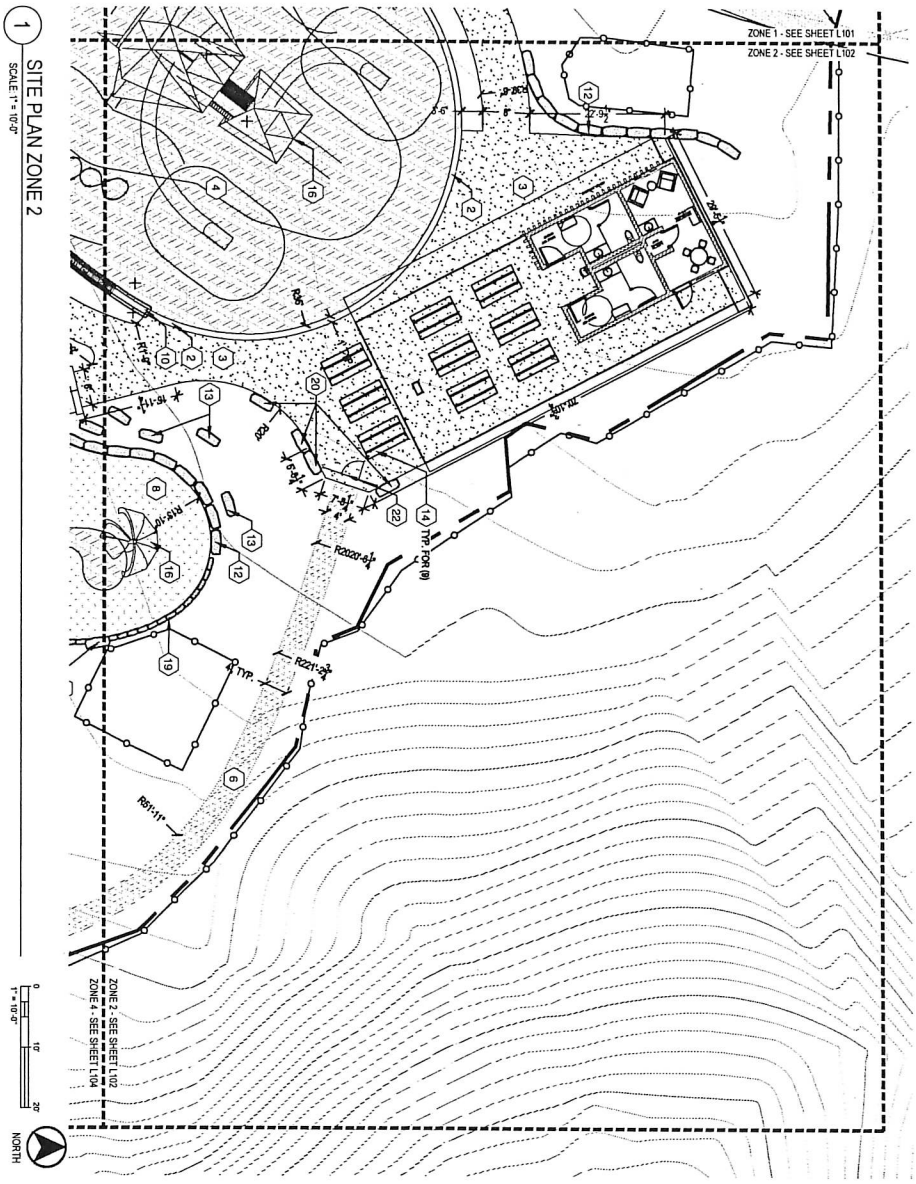
8. PROVIDE FINISHED GROUND JOINT WHERE NEW CONCRETE TIES INTO EXISTING CONCRETE. ENSURE FLUSH TRANSITION BETWEEN WEARING SURFACES.
9. ALL WORK IN CITY RIGHT OF WAY SHALL CONFORM TO CITY STANDARDS, SPECIFICATIONS, PERMITTING, AND ORDINANCES.
10. SEE PROJECT MANUAL SECTION "SPECIAL PROVISIONS" FOR INFORMATION REGARDING SHIELD EXCAVATION REQUIREMENTS.
11. IDENTIFICATION OF PREFABRICATED PLAY EQUIPMENT FALL ZONES ARE THE RESPONSIBILITY OF THE MANUFACTURER. APPROPRIATE LAYOUT OF THE PLAY EQUIPMENT TO ENSURE FALL ZONE PROTECTION IS THE RESPONSIBILITY OF THE MANUFACTURER.

LEGEND

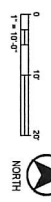
- PROJECT LIMITS
- TREE PROTECTION FENCE
- PLAY EQUIPMENT FALL ZONE
- STANDARD CONCRETE
- STANDARD CONCRETE WITH GLOW STAKES - STAKES STAFF TO FINALIZE GLOW STONE DESIGN AND LAYOUT WITH CONTRACTOR
- POURED IN PLACE RUBBER SURFACING
- ENGINEERED WOOD FIBER
- MULCH PATH
- STANDARD ASPHALT PAVEMENT

REFERENCE SCHEDULE

1. MATCH INTO EXISTING ASPHALT PAVEMENT
2. STANDARD CONCRETE PAVING - 41.501
3. STANDARD CONCRETE PAVING WITH GLOW STAKES - ALUMI THERMS STAFF TO FINALIZE GLOW STONE DESIGN AND LAYOUT WITH CONTRACTOR
4. RIP SURFACING OVER TYPE 1 BASE - 41.501 (1)
5. RIP SURFACING OVER TYPE 2 BASE - 41.501 (1)
6. COLOR MARK, 3 COLORS PER MAX. SEE 31.020
7. WOOD CHIP PATH - 51.501
8. MATCH INTO EXISTING WOOD CHIP PATH
9. ENGINEERED WOOD FIBER - 21.501
10. CONCRETE STAIR WITH PRECAST TREADS AND HANDRAIL - 11.502
11. CAST IN PLACE CONCRETE SEAT WALL WITH PRECAST CAP - 21.501
12. WOOD BENCH TOP - 61.501
13. STONE TYPE 1 WALL - 41.500
14. STONE TYPE 1 SCRAMBLE - 21.503
15. OFCO PONG TABLE
16. SWING SET & FALL ZONE - 21.502
17. OFCO MONSTRUM PLAY ELEMENTS
18. OFCO MONSTRUM PLAY ELEMENTS
19. OFCO SALVAGED STUMPS
20. OFCO SALVAGED LOGS
21. STONE TYPE 2 EDGE - 21.501
22. STONE TYPE 1 SEAT - 21.500
23. STANDARD ASPHALT PAVEMENT
24. CUSTOM METAL FENCE AND GATE - 41.500



1 SITE PLAN ZONE 2
SCALE 1" = 10'-0"



Revisions:	No.	Date	Description

PLAY/SPACE
YERKES OBSERVATORY
WILLIAMS BAY
WALWORTH COUNTY, WI
SITE PLAN ZONE 2

Set	REGION
Draw	RESUBMITTANT
Issue	06/01/2025
Sheet Number	L102

Saikiki DESIGN

Mead & Hunt

NOTES

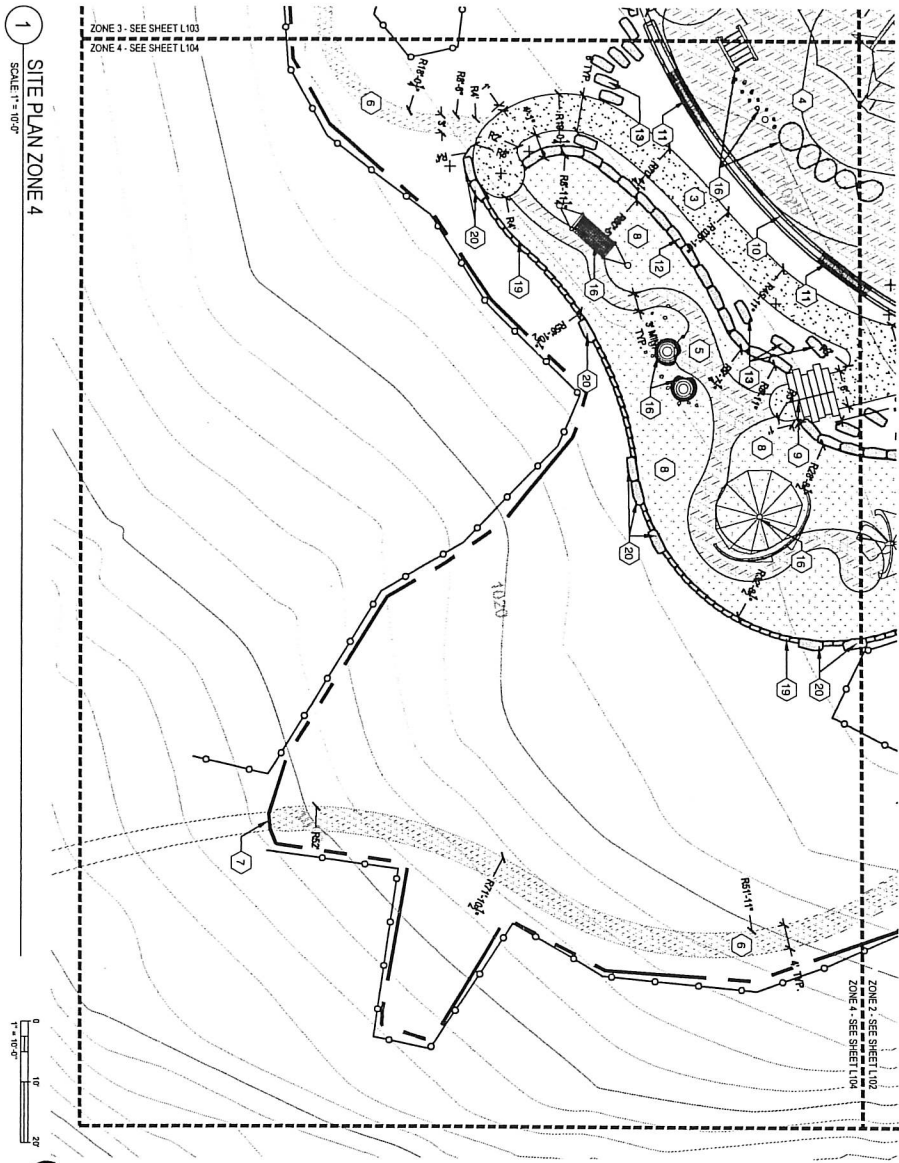
1. FIELD VERIFY SURVEY INFORMATION, EXISTING SITE CONDITIONS, AND UTILITIES PRIOR TO STARTING WORK. REPORT ANY DISCREPANCIES TO OWNER'S REPRESENTATIVE.
2. CONTRACTOR SHALL CALL TO LOCATE ALL UTILITIES PRIOR TO STARTING WORK.
3. VERIFY ALL DIMENSIONS IN FIELD. ANY DEVIATION FROM OR MODIFICATIONS OF LAYOUT AND DIMENSIONS SHOWN ON THIS PLAN SHALL REQUIRE APPROVAL BY THE OWNER'S REPRESENTATIVE.
4. CONTRACTOR IS RESPONSIBLE FOR STAKING SITE FOR HORIZONTAL AND VERTICAL ALIGNMENT.
5. CONTRACTOR SHALL ARRANGE FOR LAYOUT APPROVAL WITH OWNER'S REPRESENTATIVE PROVIDING A MINIMUM OF TWO (2) WORKING DAYS NOTICE PRIOR TO ANY EXECUTION OF WORK.
6. PROTECT ALL EXISTING SITE FEATURES, PAVING, FURNISHINGS, LANDSCAPING, ETC. TO REMAIN FROM CONSTRUCTION ACTIVITIES. REPLACE IN KIND AND QUANTITY ANY EXISTING SITE FEATURES, INCLUDING THOSE BEYOND PROJECT LIMITS SHOWN ON PLANS, DAMAGED BY CONSTRUCTION RELATED ACTIVITIES AT COMPLETION OF WORK. TO PRE-DISTURBANCE STANDARDS AT NO ADDITIONAL COST TO OWNER.
7. CONCRETE CONTROL JOINTS SHOWN FOR DESIGN INTENT. PLACE ALL JOINTS PER PLAN. SEE SECTION 32.10.00. PAVING FOR ADDITIONAL INFORMATION.
8. PROVIDE FINISHED COOL JOINT WHERE NEW CONCRETE TIES INTO EXISTING CONCRETE. ENSURE FLUSH TRANSITION BETWEEN WEARING SURFACES.
9. ALL WORK IN CITY RIGHT OF WAY SHALL CONFORM TO CITY STANDARDS, SPECIFICATIONS, PERMITTING, AND ORDINANCES.
10. SEE PROJECT MANUAL SECTION "SPECIAL PROVISIONS" FOR INFORMATION REGARDING SHIELD EXCAVATION REQUIREMENTS.
11. IDENTIFICATION OF PREFABRICATED PLAY EQUIPMENT FALL ZONES ARE THE RESPONSIBILITY OF THE MANUFACTURER. APPROPRIATE LAYOUT OF THE PLAY EQUIPMENT TO ENSURE FALL ZONE PROTECTION IS THE RESPONSIBILITY OF THE MANUFACTURER.

LEGEND

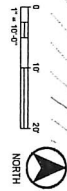
- PROJECT LIMITS
- TREE PROTECTION FENCE
- PLAY EQUIPMENT FALL ZONE
- STANDARD CONCRETE
- STANDARD CONCRETE WITH GLOW STAKES - SERIES STAFF TO EVALUATE GLOW STONE DESIGN AND LAYOUT WITH CONTRACTOR
- POURED IN PLACE RUBBER SURFACING
- ENGINEERED WOOD FIBER
- MULCH PATH
- STANDARD ASPHALT PAVEMENT

REFERENCE SCHEDULE

- 1 MATCH INTO EXISTING ASPHALT PAVEMENT
- 2 STANDARD CONCRETE PAVING - 11.501
- 3 STANDARD CONCRETE PAVING WITH GLOW STAKES - 11.501 (SERIES STAFF TO EVALUATE GLOW STONE DESIGN AND LAYOUT WITH CONTRACTOR)
- 4 PP SURFACING OVER TYPE 1 BASE - 41.801 (11 COLOR NUMBER, 15 COLORS PER MAX. SEE 31.000)
- 5 PP SURFACING OVER TYPE 2 BASE - 41.501 (1 COLOR MAX, 3 COLORS PER MAX)
- 6 WOOD CHIP PATH - 41.501
- 7 MATCH INTO EXISTING WOOD CHIP PATH
- 8 ENGINEERED WOOD FIBER - 21.501
- 9 CONCRETE STAIR WITH RECAST TREADS AND HANDRAIL - 11.502
- 10 CAST IN PLACE CONCRETE SEAT WALL WITH PRECAST CAP - 71.501
- 11 WOOD BENCH TOP - 61.501
- 12 STONE TYPE 1 WALL - 11.503
- 13 STONE TYPE 1 SCRAMBLE - 21.503
- 14 OFFICE TABLE
- 15 SWING SET & FALL ZONE - 21.502
- 16 OFFICE MONITORIAL PLAY ELEMENTS
- 17 OFFICE SALVAGED STUMPS
- 18 OFFICE SALVAGED LOGS
- 19 STONE TYPE 2 EDGE - 21.501
- 20 STONE TYPE 1 SEAT - 21.503
- 21 STANDARD ASPHALT PAVEMENT
- 22 CUSTOM METAL FENCE AND GATE - 41.503



1 SITE PLAN ZONE 4
SCALE 1" = 10'-0"



Saikii
DESIGN

Mead
Stunt

PLAY/SPACE
YERKES OBSERVATORY
WILLIAMS BAY
WALWORTH COUNTY, WI

SITE PLAN ZONE 4

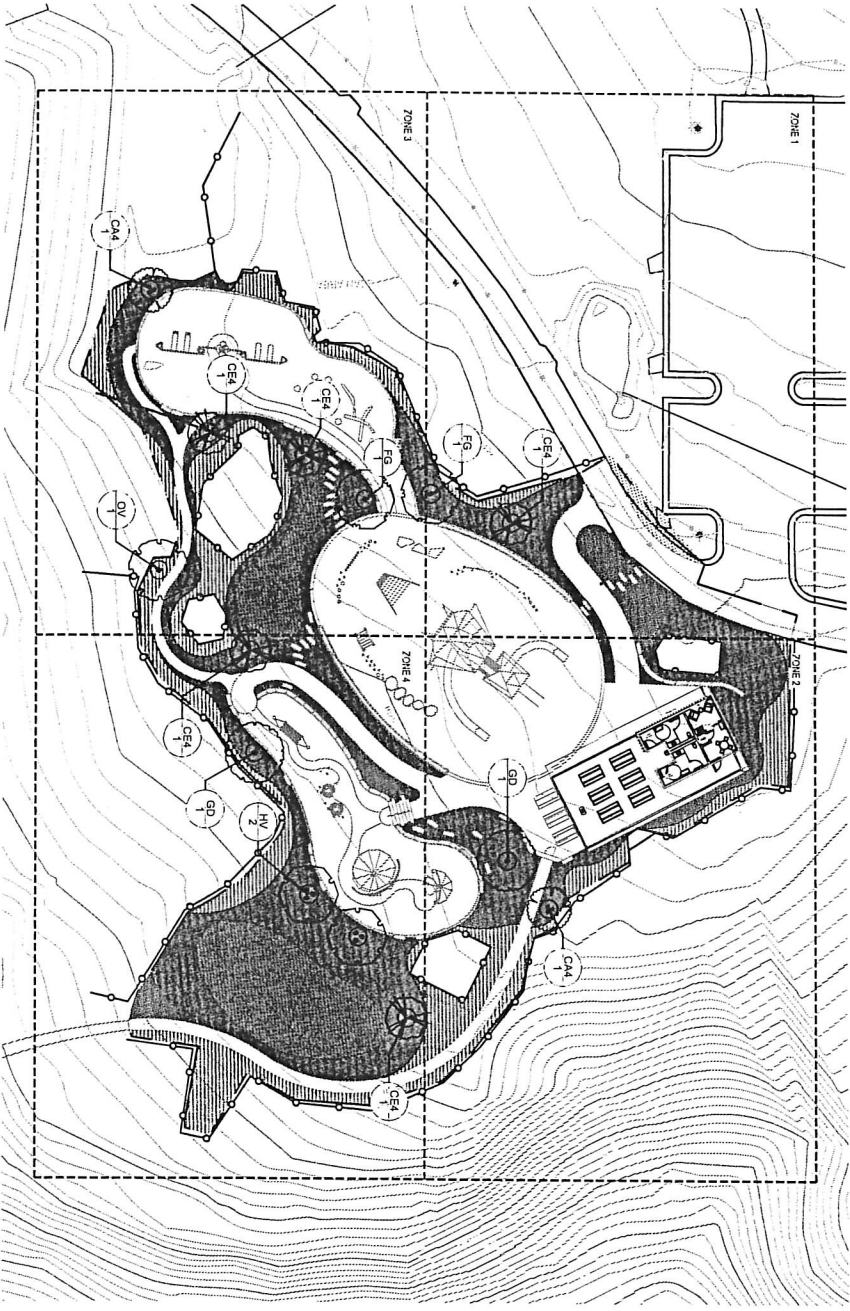
Set
Type
Design
ES/CD/MP/ENT

Date
Issued
06/01/2015

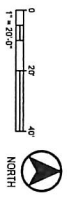
Sheet
Number
L104

PLANT SCHEDULE - TREES

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY	ORNAMENTAL TREES
DECIDUOUS TREES						
	FD	Fraxinus pennsylvanica	BA3	27" CA (H)	2	CE4
	GD	Quercus alba (Stemur) / Kentucky Coffeetree	BA3	27" CA (H)	2	CE4
	CV	Quercus agrifolia / Northern Redoak	BA3	27" CA (H)	1	IV
ORNAMENTAL TREES						
	CE4	Quercus macrocarpa / Eastern White Oak	BA3	8" FT. MAJL STD	5	
	CE4	Quercus macrocarpa / Eastern White Oak	BA3	8" FT. MAJL STD	2	
	IV	Hamamelis virginica / Common Witch Hazel	BA3	8" FT. MAJL STD	2	



1 LANDSCAPE PLAN OVERVIEW
SCALE 1" = 20'-0"



LEGEND

- PROJECT LIMITS
- LAWN
- NATIVE WOODLAND SEEDINGS
- MULCHED PLANTING AREA
- BIOTENTION MIX
- SHOULDER CUT EDGE
- MULCHED TREE RING

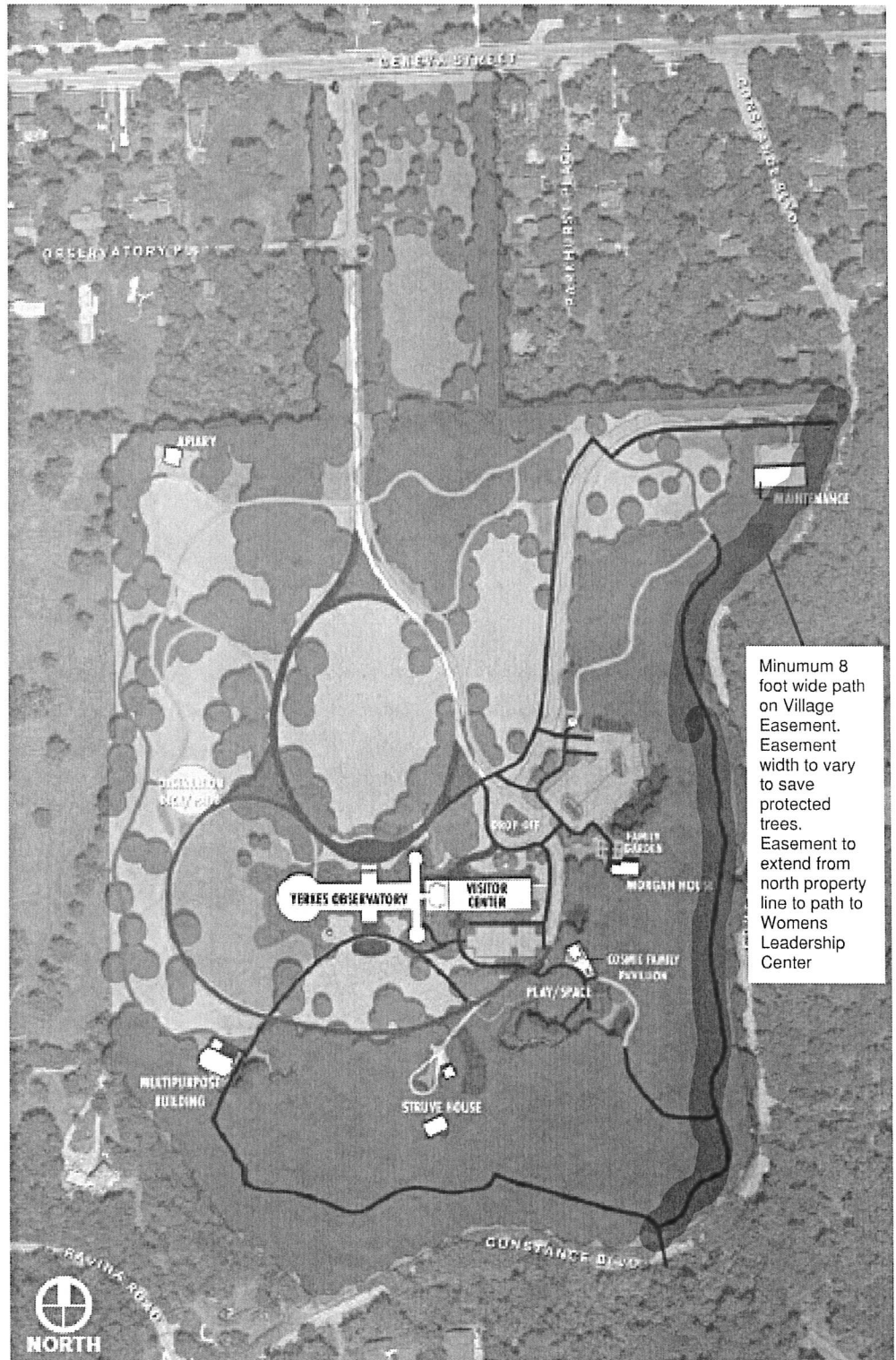
NOTES

1. FIELD VERIFY SURVEY INFORMATION PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO OWNER REPRESENTATIVE.
2. CONTACT DIGGERS HOTLINE TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO STARTING WORK.
3. FIELD VERIFY ALL EXISTING SITE CONDITIONS AND UTILITIES PRIOR TO STARTING WORK. ANY DAMAGE CAUSED TO UTILITIES, EITHER SHOWN OR NOT, SHALL BE REPAIRED AND PAID FOR AT THE CONTRACTOR'S EXPENSE.
4. PROTECT ALL BENCHMARKS.
5. PROTECT ALL EXISTING PAVEMENTS, CURBS, UTILITIES, VEGETATION, AND OTHER IMPROVEMENTS (TO REMAIN) FROM CONSTRUCTION RELATED ACTIVITIES. RESTORE ALL AREAS DISTURBED BY CONSTRUCTION RELATED ACTIVITIES TO EXISTING CONDITIONS AT COMPLETION OF WORK UNLESS SHOWN OTHERWISE ON PLANS. SEE PROJECT MANUAL SECTION "SPECIAL PROVISIONS" FOR INFORMATION REGARDING SPOD EXCAVATION REQUIREMENTS.
6. RESTORE ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES.

PLAY/SPACE YERKES OBSERVATORY WILLIAMS BAY WALWORTH COUNTY, WI LANDSCAPE PLAN OVERVIEW		
Revision: No. Date Description		
Set DESIGN Type DEVELOPMENT Date 08/01/2025 Issued		
Sheet Number		L200

PEDESTRIAN CIRCULATION AND PATH TYPOLOGIES

This diagram illustrates the proposed path widths and materials for pedestrian circulation, tailored to anticipated traffic volume, seasonal use, and accessibility requirements. Seasonal paths are designated as stabilized granite in areas where accessibility is a priority, and as mown paths where the intention is to maintain a trail-like experience with limited accessibility needs. Mown paths also offer flexibility for future adjustments. Path widths are carefully considered—not only to accommodate the number of users but also to determine which routes can support service vehicle access.



Appendix O: Site Development Plan Pedestrian Circulation and Path Typologies

Exhibit B
 Path Easement
 05-06-2026
BAXTER & WOODMAN
 Consulting Engineers

MAP KEY

- Specialty Pedestrian Space - Width and Material Varies
- 8' Standard Concrete
- 6' Standard Concrete
- 6' Stabilized Granite Path
- 6' Mow Path
- 4' Woodland Trail
- Boardwalk/Stairs - Width Varies

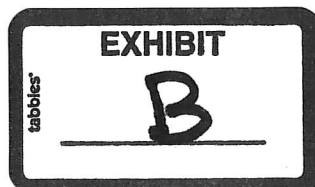


EXHIBIT C

Alternate 2

Geneva Street Exit Concept



May 22, 2026

Via E-mail

Village of Williams Bay
c/o Attorney Mark Schroeder
mschroeder@janesvillelaw.com

Revised Exhibit B Attached

Re: Development Agreement: Yerkes Future Foundation, Inc., Conditional Use Permit

Dear Attorney Schroeder:

On behalf of Yerkes Future Foundation, Inc., I am conveying a redlined version of the Development Agreement dated May 22, 2026, showing Yerkes's requested changes versus the May 19 version provided from the Village. Overall, it is clear both Yerkes and Village are working toward common goals and there are only a few clarifications necessary to complete this document.

Below is further explanation of the changes requested by Yerkes, which are also noted in the margin comments in the document.

Section I. B.

Yerkes had originally requested 24 months to complete the new driveway to connect the exit to Observatory Place. The Villages last draft changed that to 12 months. Yerkes appreciates the desire of the Village and neighbors to timely close down the exit to Parkhurst Place, however, Yerkes originally anticipated starting construction on the Playground and Play Space this spring, however, given the current timing for approval, it may not occur this year. In addition, Yerkes will need to raise funds to start construction of the new exit drive. With that Yerkes is requesting 18 months from the Conditional Use Permit Approval to complete the new drive and shutdown Parkhurst Place. We do not believe this is a significant time extension in the scheme of things.

Also, given the uncertainty of when a Conditional Use Permit may be fully issued and timing of when the Development Agreement may be signed, Yerkes needs to ensure Conditional Use Permit is issued before the clock starts.

Section II. Private Driveway.

The last draft used the term "private streets". Village Ordinance definition § 390-0114 for "Street" provides that for a "private street" a "Newly platted public and private streets shall be located on a right-of-way or easement with a minimum of 50 feet of width."

The driveway will not be open to the public or publicly accessible, except as permitted by Yerkes.

As a result, “Driveway” is the appropriate term for the access roadway, under the same definitions, which includes: “An area defined by [] paving located wholly within the boundaries of privately held property and intended as an access from the public right-of-way to an allowed parking space or area.”

We have changed to identify that the driveway will comply with “applicable law”, which would include any Village ordinance or other regulations.

Alternate Exit Concept.

When Yerkes provided an alternate exit drawing, it was with the condition that it was conceptual only and not intended to be a final location. That drawing was added to the Development Agreement as the required layout. Yerkes has completed a new drawing depicting the location they will agree to. It is attached as Exhibit B.

Section III. Easement.

With the last draft, Yerkes had detailed the specifications for a walking/bike path easement that would be acceptable. Those details were rejected by the Village and the current proposal is a general, and likely unenforceable, request for future grant of easement.

As you know, this walking/bike path is not related to the Playground and Play Space Project, and is a separate issue that was added to the Development Agreement. Yerkes was generally willing to discuss the easement, believing it could be mutually beneficial to the Village and Yerkes. With that, Yerkes is concerned with the final alignment and ensuring that Yerkes does not become responsible for maintenance, or more importantly liability.

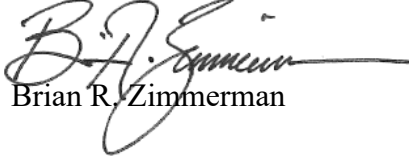
We understand that the Village is planning the widening of Constance Ave. and that it would be better for the parties to revisit the easement once the locations and alignment are better known. Yerkes remains open to providing an easement, but we will need additional details, which are not conducive to the time schedule for completing the Conditional Use Permit.

We appreciate the Village’s consideration of these proposed changes. If there are any questions or concerns, we are happy to discuss any aspects of the Development Agreement with you or any Village representatives.

Best regards,

HURTADO ZIMMERMAN SC

Counselors at Law

A handwritten signature in black ink, appearing to read "B.R. Zimmerman", with a long horizontal flourish extending to the right.

Brian R. Zimmerman

BRZ:arg

DEVELOPMENT AGREEMENT

This Agreement dated this _____ day of _____, 2026, between the Village of Williams Bay, a Municipal Corporation of the State of Wisconsin, hereinafter referred to as "Village", and Yerkes Future Foundation, Inc., a Wisconsin Corporation, hereinafter referred to as "Yerkes".

WHEREAS, Yerkes is the owner of the property located at 373 W. Geneva St. in the Village, also known as Tax Parcel Number WA 518500001 (the Property); and

WHEREAS, Yerkes seeks to further develop the Property by constructing improvements consisting of a pavilion and playground, the locations and general designs of which are as more specifically described in the document entitled Yerkes Observatory-Play/Space, attached as Exhibit A; and

WHEREAS, while desiring to support the ongoing development of the Property, the Village is also cognizant of the impact which the above-described improvements will have on nearby residential properties, based upon the increased traffic flow to be generated by the utilization of the improvements by the public; and

WHEREAS, the Village has determined that it is appropriate to require Yerkes to address the inflow and outflow of traffic on the property by providing for means of ingress and egress within the Property itself and to timely eliminate impact of such traffic on nearby neighborhoods by eliminating the utilization of streets servicing nearby residential neighborhoods; and

WHEREAS, Yerkes agrees to construct the improvements and address the traffic to and from the Property as herein described in accordance with this Agreement.

NOW, THEREFORE, in consideration of the mutual obligations of the parties, the Village and Yerkes agree as follows:

Section I. Traffic Access.

- A. Except as addressed in subsection B., motor vehicle access to the Property shall continue to be permitted on Parkhurst Place for emergency vehicles only via an access control gate, the keys to which shall be provided to first responders serving the Village.
- B. Motor vehicle traffic shall use Observatory Place for all access to and from the Property. See Section II. C. Provided, that the ability of motor vehicle traffic to utilize Parkhurst Place to exit the Property shall be permitted for a period of not more than 182 months after the approval of the Conditional Use Permit for construction of the pavilion and playground and related area effective date of this Agreement, at which time the Village shall close access to Parkhurst Place from the Property, except for the access control gate for emergency vehicles only.
- C. Yerkes acknowledges that it shall not be permitted to construct an access point on Constance Boulevard to permit motor vehicle traffic flow from the Property to Constance Boulevard.

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Commented [BZ1]: Yerkes had anticipated starting construction on the Playground and Play Space this spring, however, given the current timing for approval, it may not occur this year. In addition, Yerkes will need to fundraise and raise funds to start construction of the new exit drive. With that Yerkes is requesting 18 months from the Conditional Use Permit Approval to complete the new drive and shutdown Constance. We do not believe this is a significant time extension in the scheme of things.

II. Private ~~Streets~~ Driveway.

- A. In constructing a private ~~street driveway~~ to provide access to vehicles exiting the Property of Yerkes back to W. Geneva St. via Observatory Place, the private ~~street driveway~~ will be built to applicable Village specifications, regulations and guidelines law for the construction of said driveway street and as approved by the Village Engineer.
- B. Yerkes shall furnish "as-built" plans of the ~~private street driveway~~ with the Village Clerk upon completion thereof.
- C. Yerkes shall be responsible for maintaining all private ~~streets driveways~~ on the Property which shall include a private street driveway constructed to provide full access back to W. Geneva Street via Observatory Place, as depicted on the attached site sketch plan titled "Alternate 2 Geneva Street Exit Concept" on Exhibit CB.
- D. Yerkes shall not be required to increase the width of the existing private ~~street driveways~~ on the Property.

Commented [BZ2]: Village Ordinance definition § 390-0114 for "Street" includes a "private street" and "Newly platted public and private streets shall be located on a right-of-way or easement with a minimum of 50 feet of width."

The driveway will not be open to the public or publicly accessible, except as permitted by Yerkes. "Driveway" is the appropriate term for the access roadway, under the same definitions, which includes: "An area defined by [] paving located wholly within the boundaries of privately held property and intended as an access from the public right-of-way to an allowed parking space or area."

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~~Section III. Easement.~~

- ~~A. To facilitate pedestrian and bicycle traffic to and from the Property and throughout the adjoining areas, Yerkes agrees to convey to Village an easement 8 feet in width for a pedestrian/bicycle path adjacent to the west boundary of Constance Boulevard, as is illustrated for demonstrative purposes on Exhibit B. The Village shall be responsible for preparing and recording the easement. Further, the Village shall be responsible for construction and maintenance of the pedestrian/bicycle path within the easement.~~
- ~~B. Yerkes shall be permitted to locate and mark the trees they wish to protect adjacent to the west right of way of Constance Boulevard. The width of the easement may need to be wider than 8 feet in order to save the trees to be protected while still allowing for the pedestrian path. The timing and materials for the path will be determined by the Village at the time of construction of the pedestrian path by the Village.~~

Commented [BZ3]: The walking/bike path is not related to the Playground and Play Space Project, and is a separate issue that was added to the Development Agreement. Yerkes was generally willing to discuss the easement, believing it could be mutually beneficial to the Village and Yerkes. With that, Yerkes is concerned with the final alignment and ensuring that Yerkes does not become responsible for maintenance, or more importantly liability.

We understand that the Village is planning the widening of Constance Ave. and that it would be better for the parties to revisit the easement once the locations and alignment are better known. Yerkes remains open to providing an easement, but we will need additional details, which are not conducive to the time schedule for completing the Conditional Use Permit.

Section IV. Conditional Use/Site Plan.

- A. This Agreement is conditioned upon the Village approval of the conditional use permit and site plan applications of Yerkes for construction of the pavilion and playground and related area and this Agreement will become null and void should the Village not approve the conditional use permit and site plan applications.

Section V. Heirs and Assigns.

This Agreement is binding upon the Village and Yerkes, their respective heirs, successors and assigns and all future owners of the Property.

Section VI. 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 a part of this Agreement as if set forth in full herein.
- B. Yerkes shall not assign this Agreement without the written consent of the Village.

IN WITNESS WHEREOF, the parties have signed this Agreement.

YERKES FUTURE FOUNDATION, INC.

By: _____

Authorized Representative (print name)

STATE OF _____

COUNTY OF _____

Personally came before me this _____ day of _____, 2026, the above-named _____ to me known to be the person who executed the foregoing instrument in their respective capacities and acknowledged the same.

Notary Public, _____ County, State of _____

Approved by resolution of the Village Board of the Village of Williams Bay this _____ day of _____, 2026.

VILLAGE OF WILLIAMS BAY

By: _____
Adam Jaramillo, President

ATTEST:

By: _____
Tina Kolls, Clerk

STATE OF WISCONSIN

COUNTY OF WALWORTH

Personally came before me this _____ day of _____, 2026, the above-named Adam Jaramillo and Tina Kolls to me known to be the persons who executed the foregoing instrument in their respective capacities and acknowledged the same.

Notary Public, Walworth County, Wisconsin

Approved as to form:

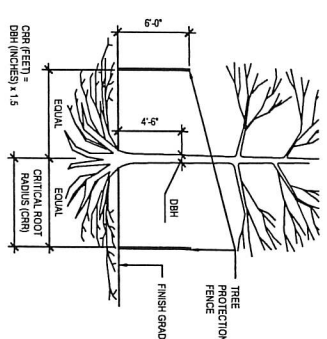
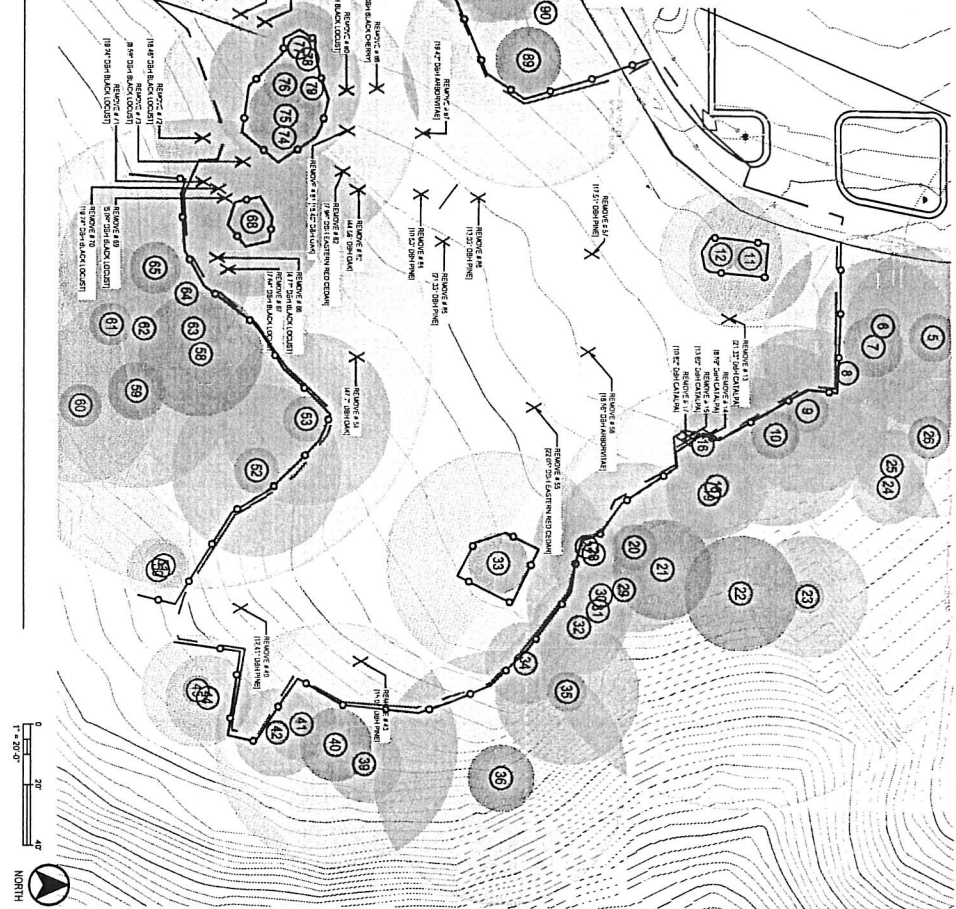
Attorney Mark A. Schroeder
Village Attorney, Village of Williams Bay

EXISTING TREE INVENTORY

ID	Species	Notes
29	Yew	
30	Hackberry	
31	Catalpa	
32	Fine	
33	Oak	
34	Fine	
35	Fine	
36	Oak	
39	Maple	
40	Oak	
41	Serviceberry	
42	Black Locust	
43	Fine	
44	Black Locust	
45	Black Locust	
49	Fine	
50	Maple	
51	Maple	
52	Oak	
53	Oak	
54	Oak - MULTI	
55	Eastern Red Ced	
56	Abroniae - MUL	
83	Oak - MULTI	
84	Fine	
85	Fine	
86	Fine	
87	Abroniae - MUL	
88	Black Cherry	
89	Catalpa	
90	Maple	
91	Maple	
92	Maple - MULTI	
93	Maple	
94	Catalpa	
95	Catalpa	
96	Maple	
97	Hackberry	
99	Black Locust	
100	Maple	
101	Maple	
102	Catalpa	
103	Black Walnut	
104	Catalpa	
105	Maple	
106	Oak	
116	Maple	
117	Maple	
118	Maple	
121	White Birch	
122	White Birch	
123	Black Walnut	
124	Black Walnut	

- NOTES:
- ALL TREES SHOWN TO BE REMAINED WITHIN THE LIMITS OF CONSTRUCTION ON THE PLANS SHALL BE PROTECTED DURING CONSTRUCTION WITH FENCING.
 - PROTECT TREE CANOPIES FROM OVERHEAD DAMAGE.
 - TEMPORARY TREE PROTECTION FENCES FOR DEMOLITION PHASE SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE DEMOLITION OR PREPARATION WORK (CLEANING, GRUBBING, OR GRADING). AFTER DEMOLITION ACTIVITIES ARE COMPLETE, PERMANENT TREE PROTECTION FENCES FOR CONSTRUCTION PHASE (CONTRACTOR) SHALL BE INSTALLED THROUGHOUT THE REMAINDER OF THE CONSTRUCTION PROJECT.
 - DO NOT INSTALL FENCING ANY CLOSER THAN 5' FROM THE TRUNK OF ANY TREE.
 - NO STORAGE OF CONSTRUCTION MATERIALS, BYPRODUCTS, OR SOLUTIONS PERMITTED WITHIN TREE PROTECTION ZONES.
 - NO DISPOSAL OF CONSTRUCTION MATERIALS, BYPRODUCTS, OR SOLUTIONS PERMITTED WITHIN TREE PROTECTION ZONES.
 - TRUNK DIAMETER AT BREAST HEIGHT (DBH) MEASURED AT 4"± ABOVE THE GROUND.

1 TREE PROTECTION AND DEMOLITION PLAN



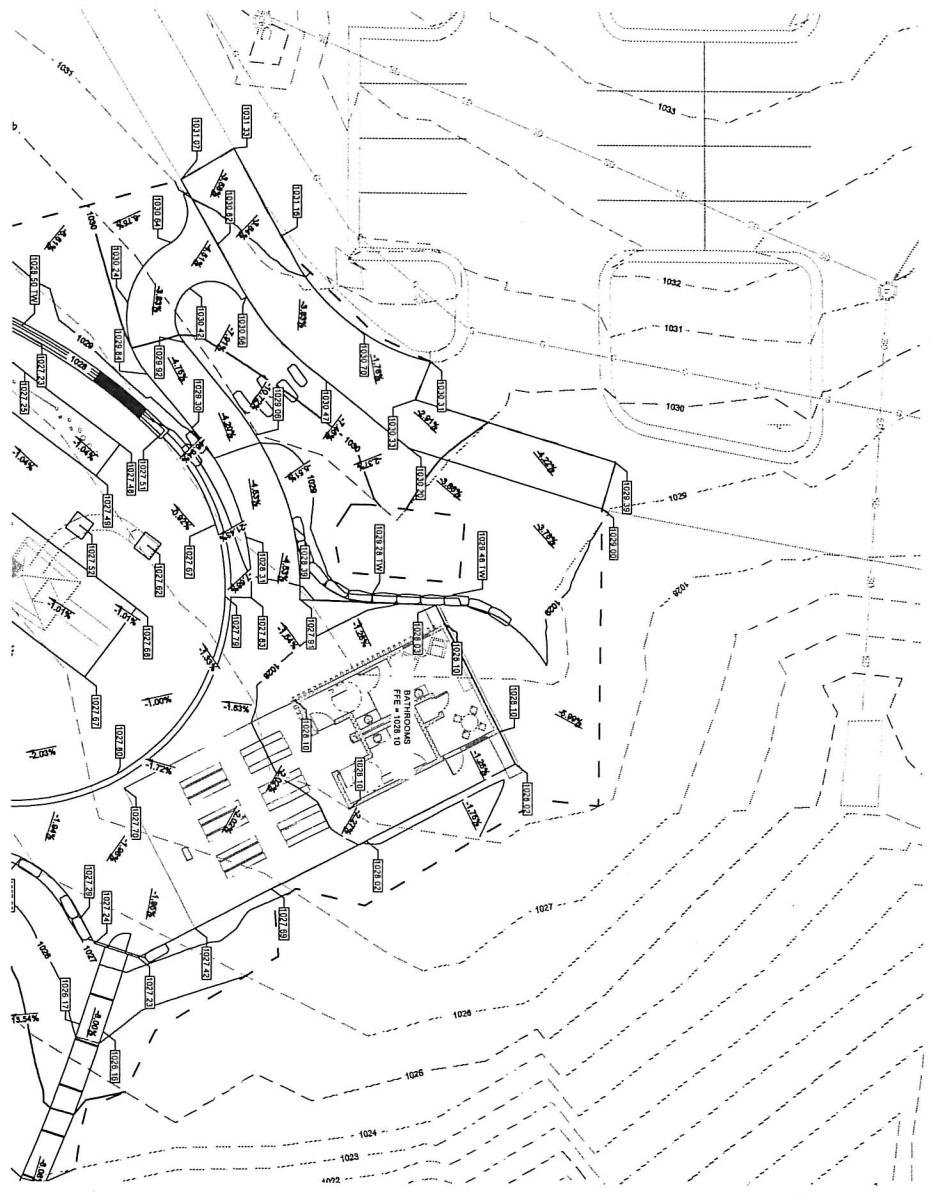
2 TREE PROTECTION FENCE

SCALE: 1" = 20'

- NOTES:
- FIELD VERIFY SITE CONDITIONS AND UTILITIES PRIOR TO STARTING WORK. ANY DAMAGE CAUSED TO EXISTING UTILITIES, EITHER SHOWN OR NOT, SHALL BE REPAIRED AND NOTED ON THE CONTRACTORS CONTACT DIGGERS HOTLINE & CITY OF FITCHBURG TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO STARTING WORK.
 - PROTECT OR RELOCATE BRANCHES BELONGING TO OTHER CONTRACTORS OR ADJACENT PROPERTIES WITH TREE PROTECTION FENCING EQUIPMENT, OR MATERIALS UNLESS RECEIVING WRITTEN APPROVAL FOR CLOSURES FROM A PROJECT REPRESENTATIVE.
 - ALL TREES SHOWN TO BE REMAINED WITHIN THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED WITH TREE PROTECTION FENCING. ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO ANY DEMOLITION OR SITE STABILIZATION MOBILIZATION FOR CONSTRUCTION. SEE SPECIFICATION SECTION 11.00 SELECTIVE TREE AND VEGETATION PROTECTION AND REMOVALS FOR PROTECTIVE TREE AND VEGETATION PROTECTION AND REMOVALS. TREE PROTECTION FENCE TO BE INSTALLED WITH EXTRA CARE TO NOT OPENLY COMPACT THE SOIL OR TRAMPLE SHRUBS AND GROUND LAYER PLANTS AT THE FENCE LINE.
 - IF DEMOLITION STOPS CONSTRUCTION TO NOT DISTURB SCAR OR LEAVE TREE TRUNKS EXPOSED TO WEATHER. TREE TRUNKS SHALL BE PROTECTED WITH BRANCHED BRUSH OR OTHER MATERIAL IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE TREES. THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIAL IN A DESIGNATED AREA.
 - THE STORAGE OF PARKEED VEHICLES, CONSTRUCTION EQUIPMENT OR MATERIALS SHALL BE PROHIBITED WITHIN THE TREE PROTECTION ZONE.
 - THE STORAGE OF PARKEED VEHICLES, CONSTRUCTION EQUIPMENT OR MATERIALS SHALL BE PROHIBITED WITHIN THE TREE PROTECTION ZONE.
 - ALL TRUNKS SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INCLUDING THE FOLLOWING STANDARDS FOR PRUNING: MAINTAIN HEALTH OF ALL EXISTING VEGETATION TO REMAIN. MAINTAIN HEALTH OF ALL EXISTING VEGETATION TO REMAIN. SEE SPECIFICATION SECTION 11.00 SELECTIVE TREE AND VEGETATION PROTECTION AND REMOVALS FOR ADDITIONAL INFORMATION.
 - PRESERVE 1" OF THE FOLLOWING BLACK LOCUST TREES TO PRODUCE 8.12 STUMPS, 12"-18" DIAMETER AND 12'-18" HEIGHT; 401 #2, 401 #1, 401 #3, 401 #4, 401 #5, 401 #6, 401 #7, 401 #8, 401 #9, 401 #10, 401 #11, 401 #12, 401 #13, 401 #14, 401 #15, 401 #16, 401 #17, 401 #18, 401 #19, 401 #20, 401 #21, 401 #22, 401 #23, 401 #24, 401 #25, 401 #26, 401 #27, 401 #28, 401 #29, 401 #30, 401 #31, 401 #32, 401 #33, 401 #34, 401 #35, 401 #36, 401 #37, 401 #38, 401 #39, 401 #40, 401 #41, 401 #42, 401 #43, 401 #44, 401 #45, 401 #46, 401 #47, 401 #48, 401 #49, 401 #50, 401 #51, 401 #52, 401 #53, 401 #54, 401 #55, 401 #56, 401 #57, 401 #58, 401 #59, 401 #60, 401 #61, 401 #62, 401 #63, 401 #64, 401 #65, 401 #66, 401 #67, 401 #68, 401 #69, 401 #70, 401 #71, 401 #72, 401 #73, 401 #74, 401 #75, 401 #76, 401 #77, 401 #78, 401 #79, 401 #80, 401 #81, 401 #82, 401 #83, 401 #84, 401 #85, 401 #86, 401 #87, 401 #88, 401 #89, 401 #90, 401 #91, 401 #92, 401 #93, 401 #94, 401 #95, 401 #96, 401 #97, 401 #98, 401 #99, 401 #100, 401 #101, 401 #102, 401 #103, 401 #104, 401 #105, 401 #106, 401 #107, 401 #108, 401 #109, 401 #110, 401 #111, 401 #112, 401 #113, 401 #114, 401 #115, 401 #116, 401 #117, 401 #118, 401 #119, 401 #120, 401 #121, 401 #122, 401 #123, 401 #124.
 - CONTRACTOR SHALL REFERENCE AND FOLLOW RECOMMENDATIONS OUTLINED IN THE REPORT "GEOTECHNICAL EVALUATION - PROPOSED YERKES OBSERVATORY PLAY SPACE AND BUILDING ADDITION". ALL LAKE FROM OWNER UPON REQUEST AT ALL TIMES PRIOR TO AND DURING CONSTRUCTION.

<p>Saikii DESIGN</p> <p>Mead Shunt</p>							
<p>PLAY/SPACE YERKES OBSERVATORY WILLIAMS BAY WALWORTH COUNTY, WI</p>							
<p>TREE PROTECTION AND DEMOLITION PLAN</p>							
<p>Revision:</p> <table border="1"> <thead> <tr> <th>No.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	Date	Description				<p>Sheet Number</p> <p>C112</p>
No.	Date	Description					
<p>Date Issued</p> <p>08/01/2025</p>	<p>Site Type</p> <p>DESIGN DEVELOPMENT</p>						

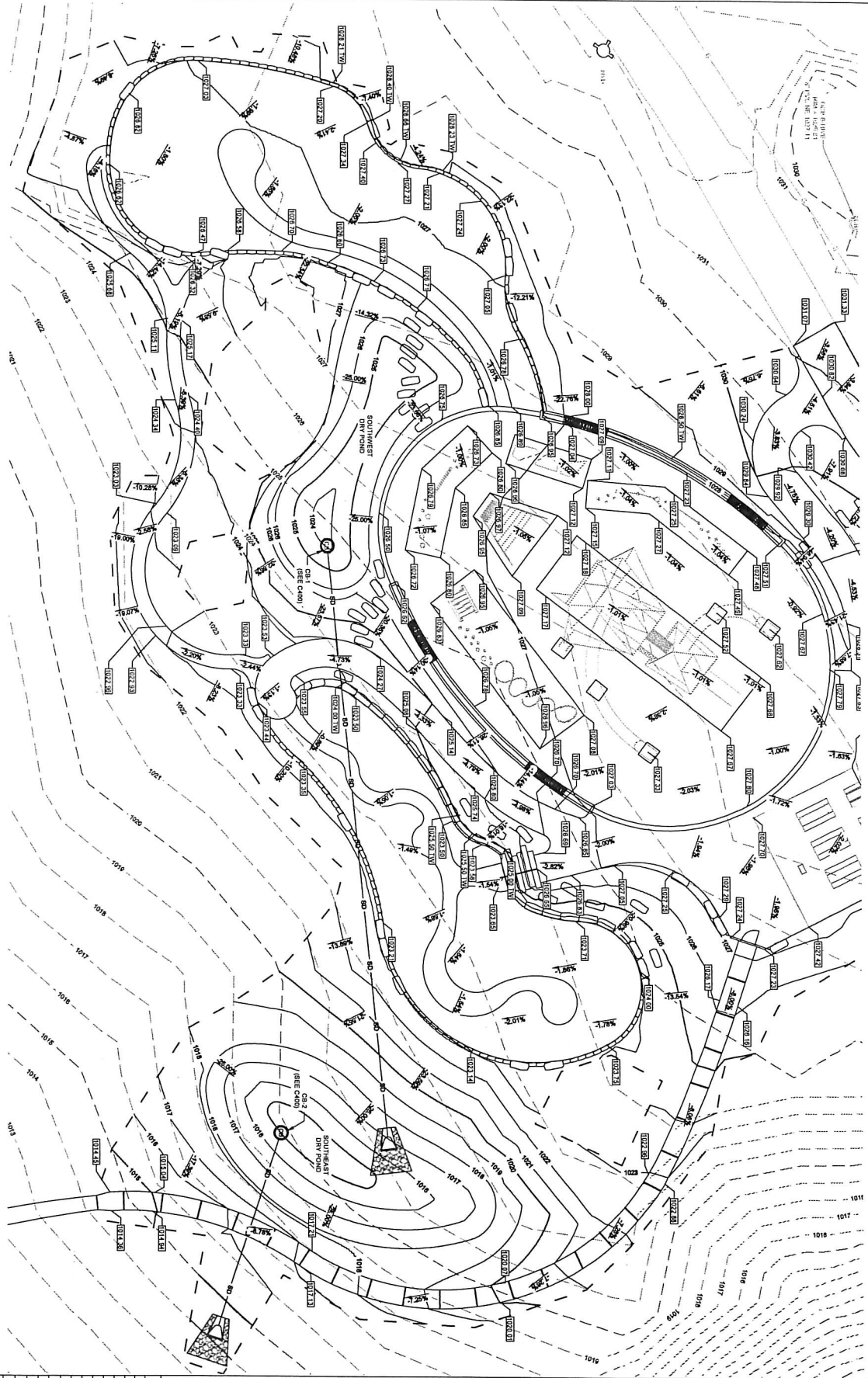
1 PLAY SPACE GRADING PLAN ENLARGEMENT



Sheet Number	Date	By	Check	Description
C301	8/17/2025			DESIGN DEVELOPMENT

PLAY/SPACE
YERKES OBSERVATORY
WILLIAMS BAY
WALWORTH COUNTY, WI
PLAY SPACE GRADING PLAN ENLARGEMENT

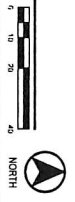
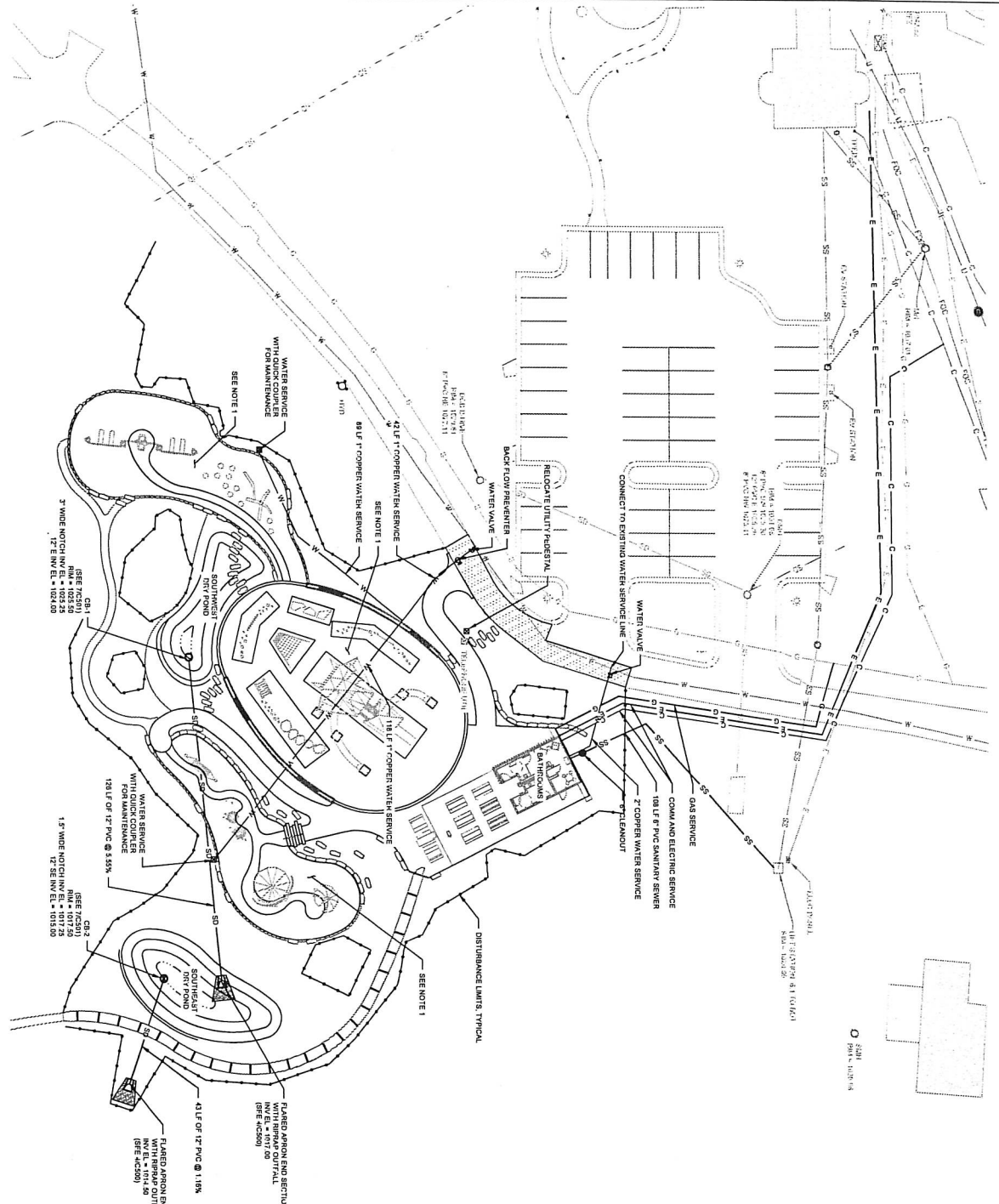
1 PLAY SPACE GRADING PLAN ENLARGEMENT



Sheet Number	Date	Revision	Description
C302	8/1/2025	1	DESIGN DEVELOPMENT
		2	
		3	
		4	

PLAY/SPACE
YERKES OBSERVATORY
WILLIAMS BAY
WALLWORTH COUNTY, WI
PLAY SPACE GRADING PLAN ENLARGEMENT

1 SITE UTILITY PLAN
T-250



1. INSTALL 2,000 LF OF 8" DRAIN TILE UNDER PLAYGROUND SURFACES

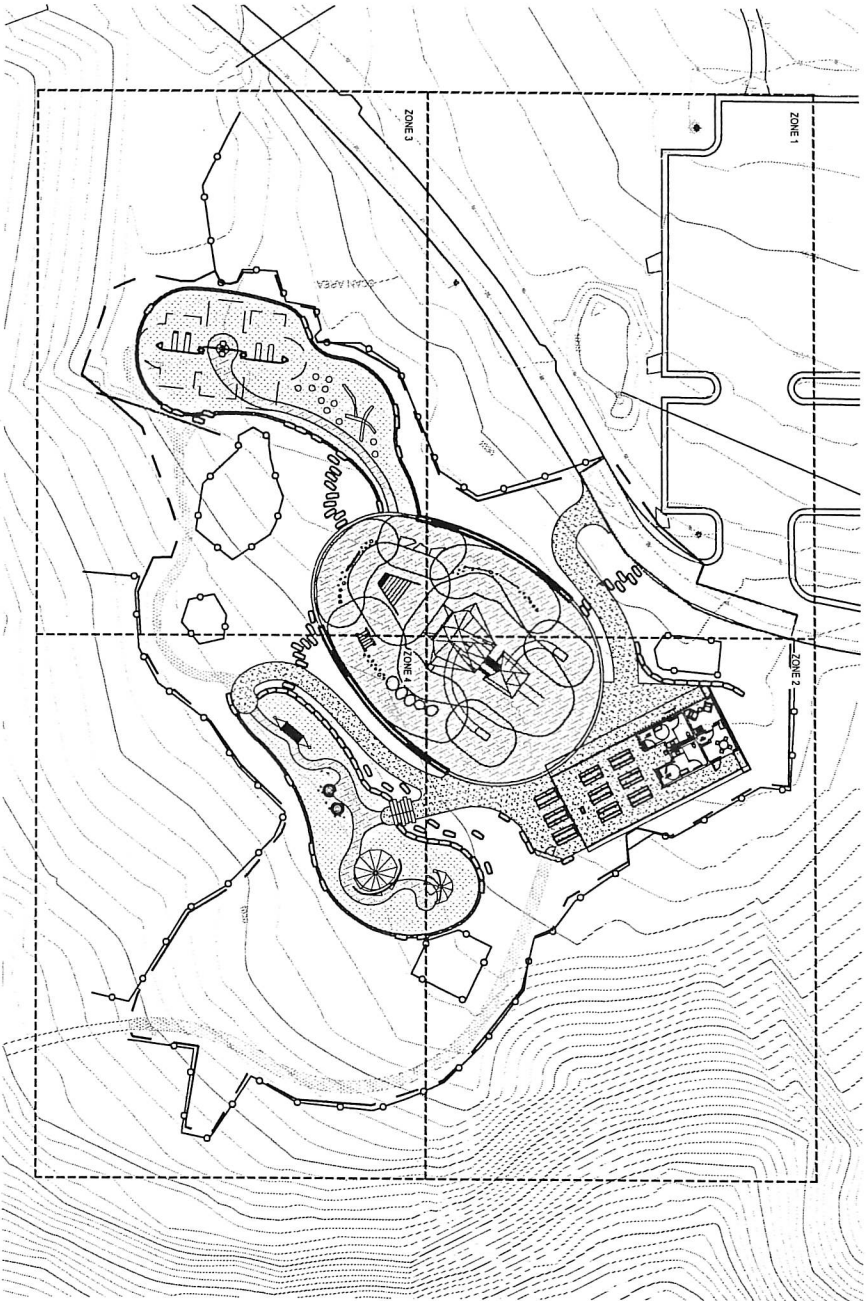
- LEGEND:**
- RRAP OUTFALL
 - STORM DRAINAGE OVERTFLOW STRUCTURE
 - FLARED APRON END SECTION
 - WATER VALVE
 - ELECTRIC UNDERGROUND
 - GAS
 - SANITARY SEWER
 - STORM DRAIN PIPE
 - UNDERDRAIN
 - WATER

	<p>REVISIONS:</p> <table border="1"> <thead> <tr> <th>No.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	Date	Description						
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<p>PROJECT: PLAY/SPACE YERKES OBSERVATORY WILLIAMS BAY WALWORTH COUNTY, WI</p> <p>SITE UTILITY PLAN</p>										

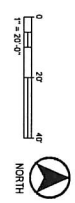
Sheet Number	C400
Date	8/17/2025
Drawn by	DESIGN DEVELOPMENT
Scale	AS SHOWN

NOTES

1. FIELD VERIFY SURVEY INFORMATION, EXISTING SITE CONDITIONS, AND UTILITIES PRIOR TO STARTING WORK. REPORT ANY DISCREPANCIES TO OWNERS REPRESENTATIVE.
2. CONTRACTOR TO CALL TO LOCATE ALL UTILITIES PRIOR TO STARTING WORK.
3. VERIFY ALL DIMENSIONS IN FIELD. ANY DEVIATION FROM OR MODIFICATIONS OF LAYOUT AND DIMENSIONS SHOWN ON THIS PLAN SHALL REQUIRE APPROVAL BY THE OWNERS REPRESENTATIVE.
4. CONTRACTOR IS RESPONSIBLE FOR STAKING SITE FOR HORIZONTAL AND VERTICAL ALIGNMENT.
5. CONTRACTOR SHALL ARRANGE FOR LAYOUT APPROVAL WITH OWNERS REPRESENTATIVE PROVIDING A MINIMUM OF TWO (2) WORKING DAYS NOTICE PRIOR TO ANY EXECUTION OF WORK.
6. PROJECT ALL EXISTING SITE FEATURES: PAVING, FURNISHINGS, LANDSCAPING, ETC. TO REMAIN FROM CONSTRUCTION ACTIVITIES. REPLACE IN KIND AND QUANTITY ANY EXISTING SITE FEATURES, INCLUDING THOSE BEYOND PROJECT LIMITS SHOWN ON PLANS, DAMAGED BY CONSTRUCTION RELATED ACTIVITIES AT COMPLETION OF WORK TO PRE-EXISTENCE STANDARDS AT NO ADDITIONAL COST TO OWNER.
7. CONCRETE CONTROL JOINTS SHOWN FOR DESIGN INTENT. PLACE ALL JOINTS PER PLAN. SEE SECTION 12 10 00 - PAVING FOR ADDITIONAL INFORMATION.
8. PROVIDE FINISHED GROUND WHERE NEW CONCRETES INTO EXISTING CONCRETE. ENSURE FLUSH TRANSITION BETWEEN WEARING SURFACES.
9. ALL WORK IN CITY RIGHT OF WAY SHALL CONFORM TO CITY STANDARDS, SPECIFICATIONS, PERMITTING, AND ORDINANCES.
10. SEE PROJECT MANUAL SECTION "SPECIAL PROVISIONS" FOR INFORMATION REGARDING SPOD EXCAVATION REQUIREMENTS.
11. IDENTIFICATION OF THE MANUFACTURER, APPROPRIATE LAYOUT OF THE PLAY EQUIPMENT TO ENSURE FALL ZONE PROTECTION IS THE RESPONSIBILITY OF THE MANUFACTURER.



1 SITE PLAN OVERVIEW
SCALE 1" = 20'-0"



LEGEND

- PROJECT LIMITS
- TREE PROTECTION FENCE
- PLAY EQUIPMENT FALL ZONE
- STANDARD CONCRETE
- STANDARD CONCRETE WITH GLOW STONES - JOINTS 8' APART TO FINALIZE GLOW STONE DESIGN AND LAYOUT WITH CONTRACTOR
- POURED IN PLACE RUBBER SURFACING
- ENGINEERED WOOD FIBER
- MULCH PATH
- STANDARD ASPHALT PAVEMENT

REFERENCE SCHEDULE

- 1 MATCH INTO EXISTING ASPHALT PAVEMENT
- 2 STANDARD CONCRETE PAVING - 11.5X11
- 3 STANDARD CONCRETE PAVING WITH GLOW STONES - 11.5X11 (TENSILE STAYS TO FINALIZE GLOW STONE DESIGN AND LAYOUT WITH CONTRACTOR)
- 4 PIP SURFACING OVER TYPE 1 BASE - 44.5X11 (11' COLOR WOODS, 13' COLORS PER MAX. SEE 31.5X22)
- 5 PIP SURFACING OVER TYPE 2 BASE - 44.5X11 (1' COLOR MAX. 3' COLORS PER MAX.)
- 6 WOOD CHIP PATH - 44.5X11
- 7 MATCH INTO EXISTING WOOD CHIP PATH
- 8 ENGINEERED WOOD FIBER - 21.5X11
- 9 CONCRETE STAIR WITH PRECAST TREADS AND HANDRAIL - 11.5X12
- 10 CAST IN PLACE CONCRETE SEAT WALL WITH PRECAST CAP - 21.5X11
- 11 WOOD BENCH TOP - 44.5X11
- 12 STONE TYPE 1 WALL - 11.5X13
- 13 STONE TYPE 1 SCRAMBLE - 21.5X13
- 14 OFO PICNIC TABLE
- 15 SWING SET & FALL ZONE - 21.5X12
- 16 OFO MONSTRUM PLAY ELEMENTS
- 17 OFO SALVAGED STUMPS
- 18 OFO SALVAGED LOGS
- 19 STONE TYPE 2 EDGE - 21.5X11
- 20 STONE TYPE 1 SEAT - 31.5X13
- 21 STANDARD ASPHALT PAVEMENT
- 22 CUSTOM METAL FENCE AND GATE - 44.5X13

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DESIGN

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PLAY/SPACE
YERKES OBSERVATORY
WILLIAMS BAY
WALWORTH COUNTY, WI

SITE PLAN OVERVIEW

Revision:

No.	Date	Description

Sheet
Number
L100

Set Type: DESIGN DEVELOPMENT
Date Issued: 08/01/2025

NOTES

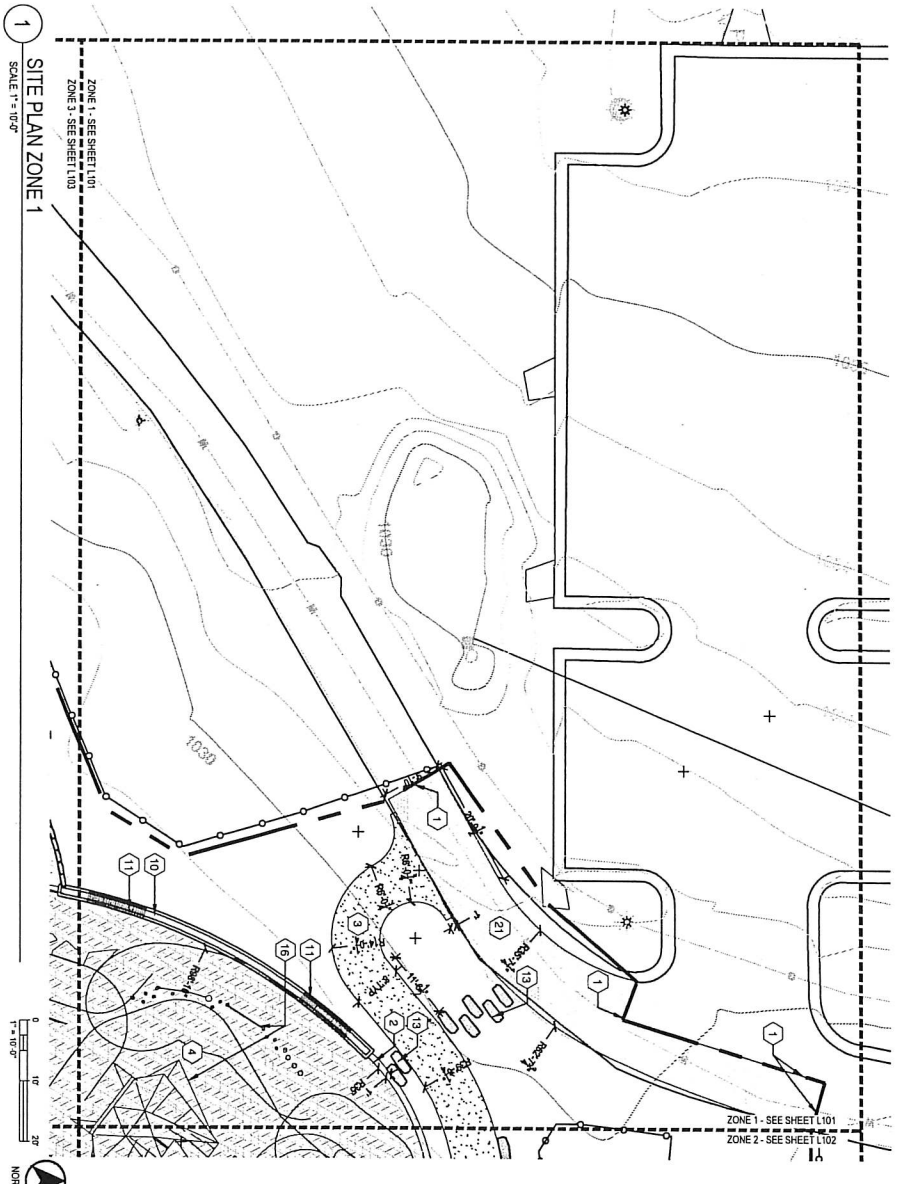
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2. CONTRACTOR ONE CALL TO LOCATE ALL UTILITIES PRIOR TO STARTING WORK.
3. VERIFY ALL DIMENSIONS IN FIELD. ANY DEVIATION FROM OR MODIFICATIONS OF LAYOUT AND DIMENSIONS SHOWN ON THIS PLAN SHALL REQUIRE APPROVAL BY THE OWNERS REPRESENTATIVE.
4. CONTRACTOR IS RESPONSIBLE FOR STAKING SITE FOR HORIZONTAL AND VERTICAL ALIGNMENT.
5. CONTRACTOR SHALL ARRANGE FOR LAYOUT APPROVAL WITH OWNERS REPRESENTATIVE PROVIDING A MINIMUM OF TWO (2) WORKING DAYS NOTICE PRIOR TO ANY EXECUTION OF WORK.
6. PROTECT ALL EXISTING SITE FEATURES: PAVING, PLUMBINGS, LANDSCAPING, ETC. TO REMAIN FROM CONSTRUCTION ACTIVITIES. REPLACE IN KIND AND QUANTITY ANY EXISTING SITE FEATURES, INCLUDING THOSE BEYOND PROJECT LIMITS SHOWN ON PLANS, DAMAGED BY CONSTRUCTION RELATED ACTIVITIES AT COMPLETION OF WORK TO PRE-DISTURBANCE STANDARDS AT NO ADDITIONAL COST TO OWNER.
7. CONCRETE CONTROL JOINTS SHOWN FOR DESIGN INTENT. PLACE ALL JOINTS PER PLAN. SEE SECTION 32.10.00. PAVING FOR ADDITIONAL INFORMATION.
8. PROVIDE FINISHED GROUND JOINT WHERE NEW CONCRETE TIES INTO EXISTING CONCRETE. ENSURE FLUSH TRANSITION BETWEEN WEARING SURFACES.
9. ALL WORK IN CITY RIGHT OF WAY SHALL CONFORM TO CITY STANDARDS, SPECIFICATIONS, PERMITTING, AND ORDINANCES.
10. SEE PROJECT MANUAL SECTION "SPECIAL PROVISIONS" FOR INFORMATION REGARDING SPOD EXCAVATION REQUIREMENTS.
11. IDENTIFICATION OF PREFABRICATED PLAY EQUIPMENT FALL ZONES ARE THE RESPONSIBILITY OF THE MANUFACTURER. APPROPRIATE LAYOUT OF THE PLAY EQUIPMENT TO ENSURE FALL ZONE PROTECTION IS THE RESPONSIBILITY OF THE MANUFACTURER.

LEGEND

- PROJECT LIMITS
- TREE PROTECTION FENCE
- PLAY EQUIPMENT FALL ZONE
- STANDARD CONCRETE
- STANDARD CONCRETE WITH GLOW STONES - (PERSES STAFF TO BE PROVIDED BY CONTRACTOR)
- POURED IN PLACE RUBBER SURFACING
- ENGINEERED WOOD FIBER
- MULCH PATH
- STANDARD ASPHALT PAVEMENT

REFERENCE SCHEDULE

- 1 MATCH INTO EXISTING ASPHALT PAVEMENT
- 2 STANDARD CONCRETE PAVING - 11.501
- 3 STANDARD CONCRETE PAVING WITH GLOW STONES - (PERSES STAFF TO BE PROVIDED BY CONTRACTOR)
- 4 POURED IN PLACE RUBBER SURFACING
- 5 COLOR MODEL 15 (COLORS PER M2, SEE SCHEDULE)
- 6 COLOR MODEL 3 (COLORS PER M2)
- 7 WOOD CHIP PATH - 41.501
- 8 MATCH INTO EXISTING WOOD CHIP PATH
- 9 ENGINEERED WOOD FIBER - 21.501
- 10 CONCRETE SLAB WITH PRECAST TREBS AND HANDBALL - 11.502
- 11 CAST IN PLACE CONCRETE SEN WALL WITH PRECAST CAP - 71.501
- 12 WOOD BENCH TOP - 61.501
- 13 STONE TYPE 1 WALL - 11.503
- 14 STONE TYPE 1 SCRAMBLE - 21.503
- 15 STONE TYPE 1 TABLE
- 16 SWING SET 1 FALL ZONE - 21.502
- 17 OFCI MONSTRUM PLAY ELEMENTS
- 18 OFCI MONSTRUM PLAY ELEMENTS
- 19 OFCI SALVAGED STUMPS
- 20 OFCI SALVAGED LOGS
- 21 STONE TYPE 2 EDGE - 21.501
- 22 STONE TYPE 1 EDGE - 21.501
- 23 STANDARD ASPHALT PAVEMENT
- 24 CUSTOM METAL FENCE AND GATE - 41.503



1 SITE PLAN ZONE 1
SCALE 1" = 10'-0"

Revision:	No.	Date:	Description:

PLAY/SPACE
YERKES OBSERVATORY
WILLIAMS BAY
WALWORTH COUNTY, WI
SITE PLAN ZONE 1

Set Type	DESIGN DEVELOPMENT
Date Issued	08/01/2015
Sheet Number	L101





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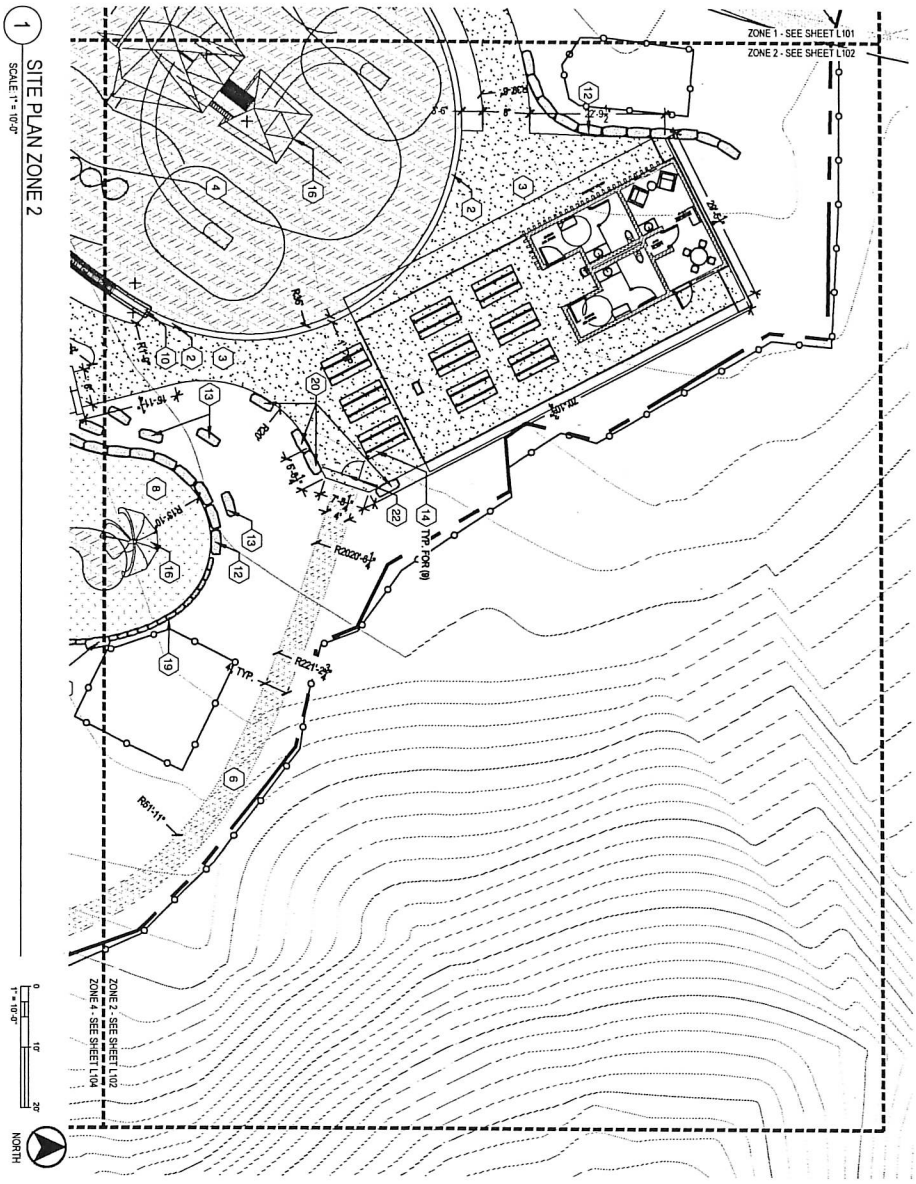
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4. CONTRACTOR IS RESPONSIBLE FOR STAKING SITE FOR HORIZONTAL AND VERTICAL ALIGNMENT.
5. CONTRACTOR SHALL ARRANGE FOR LAYOUT APPROVAL WITH OWNERS REPRESENTATIVE PROVIDING A MANUAL OF PROJECT ALL WORKING DAYS NOTICE PRIOR TO ANY EXECUTION OF WORK.
6. PROTECT ALL EXISTING SITE FEATURES: PAVING, FURNISHINGS, LANDSCAPING, ETC. TO REMAIN FROM CONSTRUCTION ACTIVITIES. REPLACE IN KIND AND QUANTITY ANY EXISTING SITE FEATURES, INCLUDING THOSE BEYOND PROJECT LIMITS SHOWN ON PLANS. DAMAGED BY CONSTRUCTION RELATED ACTIVITIES AT COMPLETION OF WORK TO PRE-EXISTENCE STANDARDS AT NO ADDITIONAL COST TO OWNER.
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8. PROVIDE FINISHED GROUND JOINT WHERE NEW CONCRETE TIES INTO EXISTING CONCRETE. ENSURE FLUSH TRANSITION BETWEEN WEARING SURFACES.
9. ALL WORK IN CITY RIGHT OF WAY SHALL CONFORM TO CITY STANDARDS, SPECIFICATIONS, PERMITTING, AND ORDINANCES.
10. SEE PROJECT MANUAL SECTION "SPECIAL PROVISIONS" FOR INFORMATION REGARDING SHIELD EXCAVATION REQUIREMENTS.
11. IDENTIFICATION OF PREFABRICATED PLAY EQUIPMENT FALL ZONES ARE THE RESPONSIBILITY OF THE MANUFACTURER. APPROPRIATE LAYOUT OF THE PLAY EQUIPMENT TO ENSURE FALL ZONE PROTECTION IS THE RESPONSIBILITY OF THE MANUFACTURER.

LEGEND

- PROJECT LIMITS
- TREE PROTECTION FENCE
- PLAY EQUIPMENT FALL ZONE
- STANDARD CONCRETE
- STANDARD CONCRETE WITH GLOW STAKES - STAKES STAFF TO FINALIZE GLOW STONE DESIGN AND LAYOUT WITH CONTRACTOR
- POURED IN PLACE RUBBER SURFACING
- ENGINEERED WOOD FIBER
- MULCH PATH
- STANDARD ASPHALT PAVEMENT

REFERENCE SCHEDULE

- 1 MATCH INTO EXISTING ASPHALT PAVEMENT
- 2 STANDARD CONCRETE PAVING - 4L501
- 3 STANDARD CONCRETE PAVING WITH GLOW STAKES - ALIGN STAKES STAFF TO FINALIZE GLOW STONE DESIGN AND LAYOUT WITH CONTRACTOR
- 4 RIP SURFACING OVER TYPE 1 BASE - 4L501 (1) COLOR MARKS - 1/3 COLORS PER MIX. SEE 3L502
- 5 PP SURFACING OVER TYPE 2 BASE - 4L501 (1) COLOR MARKS - 3 COLORS PER MIX
- 6 WOOD CHIP PATH - 5L501
- 7 MATCH INTO EXISTING WOOD CHIP PATH
- 8 ENGINEERED WOOD FIBER - 2L501
- 9 CONCRETE STAIR WITH PRECAST TREADS AND HANDRAIL - 1L502
- 10 CAST IN PLACE CONCRETE SEAT WALL WITH PRECAST CAP - 2L501
- 11 WOOD BENCH TOP - 6L501
- 12 STONE TYPE 1 WALL - 4L500
- 13 STONE TYPE 1 SCRAMBLE - 2L503
- 14 OFCO PONG TABLE
- 15 SWING SET & FALL ZONE - 2L502
- 16 OFCO MONSTRUM PLAY ELEMENTS
- 17 OFCO MONSTRUM PLAY ELEMENTS
- 18 OFCO SALVAGED STUMPS
- 19 OFCO SALVAGED LOGS
- 20 STONE TYPE 2 EDGE - 2L501
- 21 STONE TYPE 1 SEAT - 4L500
- 22 STANDARD ASPHALT PAVEMENT
- 23 CUSTOM METAL FENCE AND GATE - 4L503



1 SITE PLAN ZONE 2
SCALE 1" = 10'-0"

1" = 10'-0"
NORTH

		<p>PLAY/SPACE YERKES OBSERVATORY WILLIAMS BAY WALWORTH COUNTY, WI</p> <p>SITE PLAN ZONE 2</p>												
<p>Sheet Number L102</p>	<p>Region RESIDENT</p> <p>Date 06/01/2025</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Revisions:</th> <th>No.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Revisions:	No.	Date	Description								
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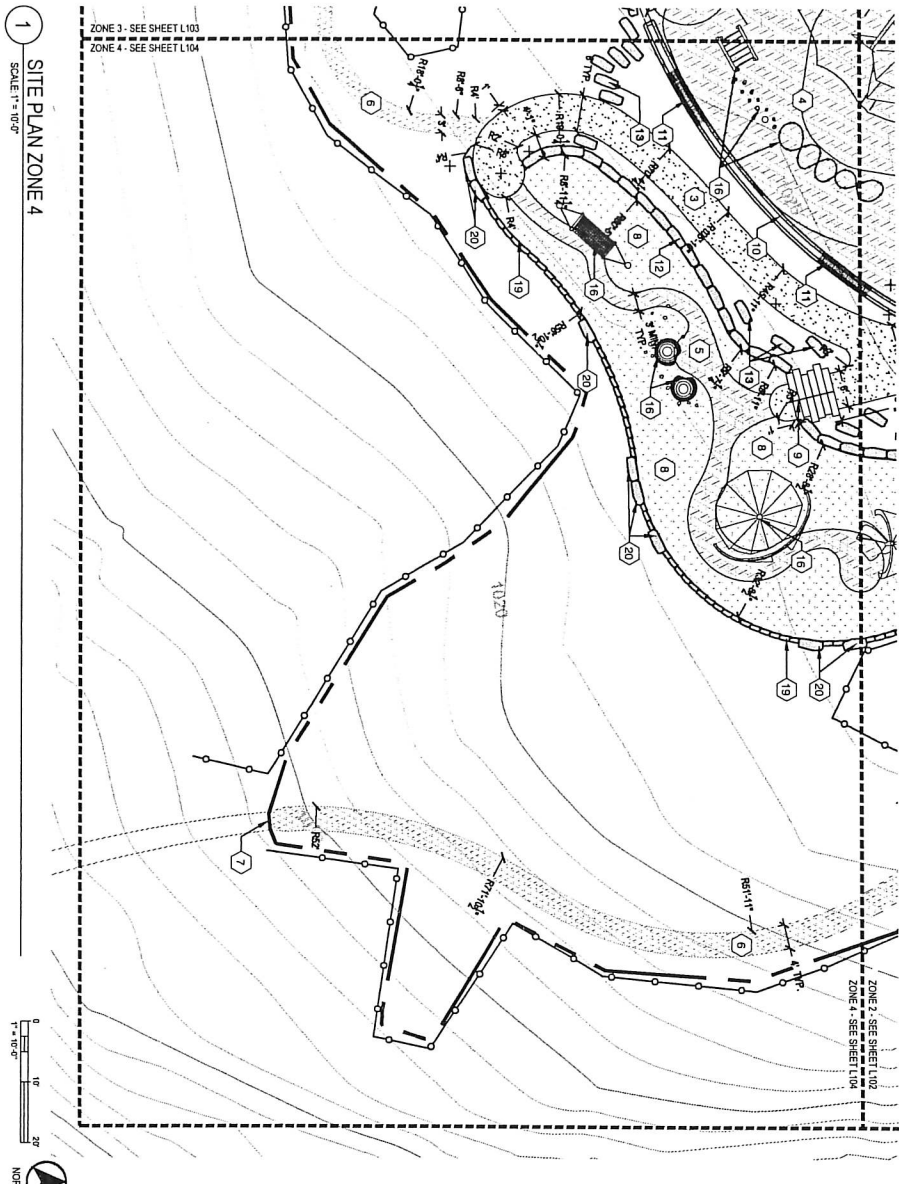
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3. VERIFY ALL DIMENSIONS IN FIELD. ANY DEVIATION FROM OR MODIFICATIONS OF LAYOUT AND DIMENSIONS SHOWN ON THIS PLAN SHALL REQUIRE APPROVAL BY THE OWNER'S REPRESENTATIVE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR STAKING SITE FOR HORIZONTAL AND VERTICAL ALIGNMENT.
5. CONTRACTOR SHALL ARRANGE FOR LAYOUT APPROVAL WITH OWNER'S REPRESENTATIVE PROVIDING A MINIMUM OF TWO (2) WORKING DAYS NOTICE PRIOR TO ANY EXECUTION OF WORK.
6. PROTECT ALL EXISTING SITE FEATURES, PAVING, FURNISHINGS, LANDSCAPING, ETC. TO REMAIN FROM CONSTRUCTION ACTIVITIES. REPLACE IN KIND AND QUANTITY ANY EXISTING SITE FEATURES, INCLUDING THOSE BEYOND PROJECT LIMITS SHOWN ON PLANS, DAMAGED BY CONSTRUCTION RELATED ACTIVITIES AT COMPLETION OF WORK. TO PRE-DISTURBANCE STANDARDS AT NO ADDITIONAL COST TO OWNER.
7. CONCRETE CONTROL JOINTS SHOWN FOR DESIGN INTENT. PLACE ALL JOINTS PER PLAN. SEE SECTION 32.10.00. PAVING FOR ADDITIONAL INFORMATION.
8. PROVIDE FINISHED COOL JOINT WHERE NEW CONCRETE TIES INTO EXISTING CONCRETE. ENSURE FLUSH TRANSITION BETWEEN WEARING SURFACES.
9. ALL WORK IN CITY RIGHT OF WAY SHALL CONFORM TO CITY STANDARDS, SPECIFICATIONS, PERMITTING, AND ORDINANCES.
10. SEE PROJECT MANUAL SECTION "SPECIAL PROVISIONS" FOR INFORMATION REGARDING SHIELD EXCAVATION REQUIREMENTS.
11. IDENTIFICATION OF PREFABRICATED PLAY EQUIPMENT FALL ZONES ARE THE RESPONSIBILITY OF THE MANUFACTURER. APPROPRIATE LAYOUT OF THE PLAY EQUIPMENT TO ENSURE FALL ZONE PROTECTION IS THE RESPONSIBILITY OF THE MANUFACTURER.

LEGEND

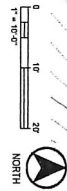
- PROJECT LIMITS
- TREE PROTECTION FENCE
- PLAY EQUIPMENT FALL ZONE
- STANDARD CONCRETE
- STANDARD CONCRETE WITH GLOW STAKES - STAKES STAFF TO ENHANCE GLOW STAKE DESIGN AND LAYOUT WITH CONTRACTOR
- POURED IN PLACE RUBBER SURFACING
- ENGINEERED WOOD FIBER
- MULCH PATH
- STANDARD ASPHALT PAVEMENT

REFERENCE SCHEDULE

- 1 MATCH INTO EXISTING ASPHALT PAVEMENT
- 2 STANDARD CONCRETE PAVING - 11.501
- 3 STANDARD CONCRETE PAVING WITH GLOW STAKES - 11.501 (STAKES STAFF TO ENHANCE GLOW STAKE DESIGN AND LAYOUT WITH CONTRACTOR)
- 4 PP SURFACING OVER TYPE 1 BASE - 41.801 (11 COLOR NUMBER 19) (COLORS PER PLAN, SEE SCHEDULE CONTRACTOR)
- 5 PP SURFACING OVER TYPE 2 BASE - 41.501 (1 COLOR NO. 3) (COLORS PER PLAN)
- 6 WOOD CHIP PATH - 41.501
- 7 MATCH INTO EXISTING WOOD CHIP PATH
- 8 ENGINEERED WOOD FIBER - 21.501
- 9 CONCRETE STAIR WITH RECAST TREADS AND HANDRAIL - 11.502
- 10 CAST IN PLACE CONCRETE SEAT WALL WITH PRECAST CAP - 71.501
- 11 WOOD BENCH TOP - 61.501
- 12 STONE TYPE 1 WALL - 11.503
- 13 STONE TYPE 1 SCRAMBLE - 21.503
- 14 OFFICINIC TABLE
- 15 SWING SET & FALL ZONE - 21.502
- 16 OFFICINIC STRUT PLAY ELEMENTS
- 17 OFFICINIC SALVAGED STAMPS
- 18 OFFICINIC SALVAGED LOGS
- 19 STONE TYPE 2 EDGE - 21.501
- 20 STONE TYPE 1 SEAT - 21.503
- 21 STANDARD ASPHALT PAVEMENT
- 22 CUSTOM METAL FENCE AND GATE - 41.503



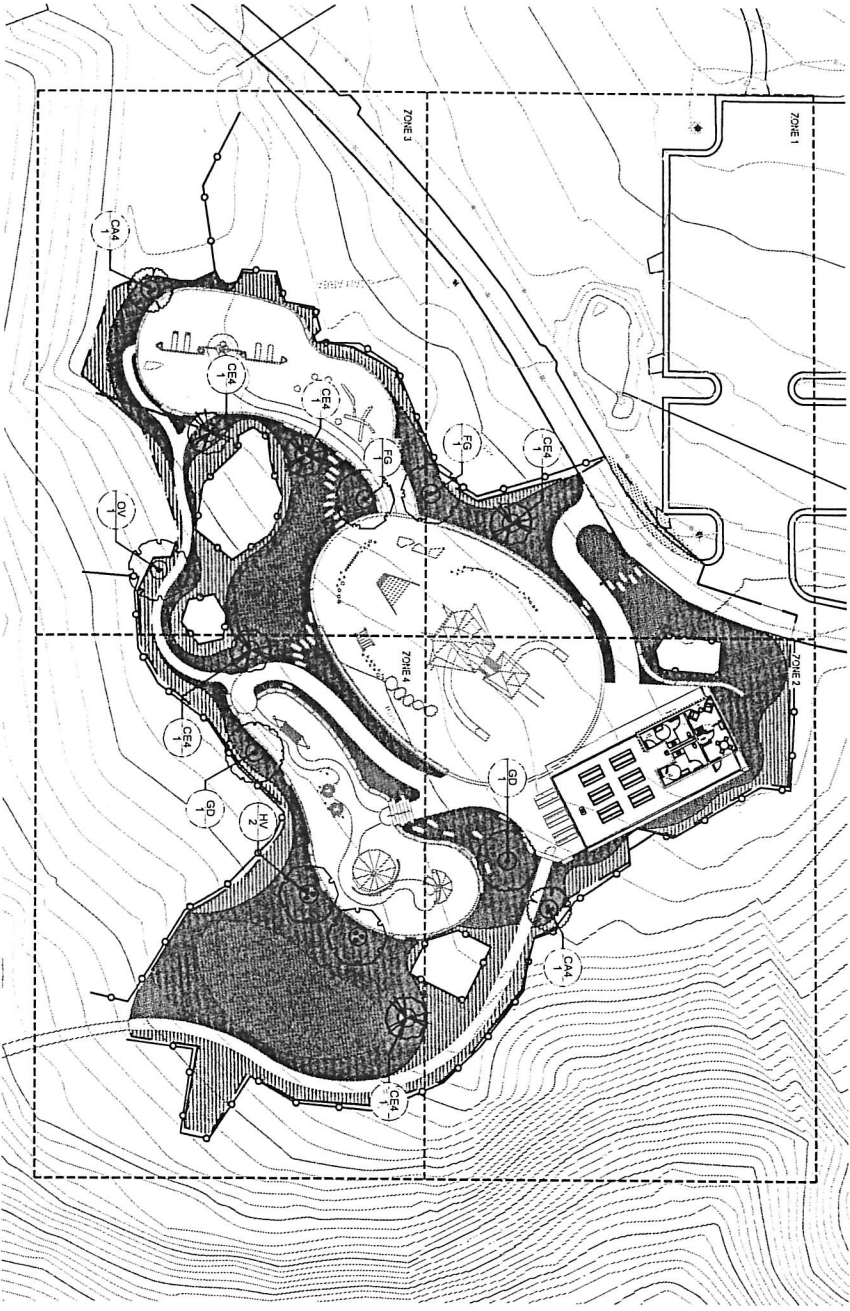
1 SITE PLAN ZONE 4
SCALE 1" = 10'-0"



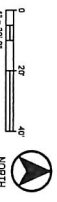
		<p style="text-align: center;">PLAY/SPACE YERKES OBSERVATORY WILLIAMS BAY WALWORTH COUNTY, WI</p> <p style="text-align: center;">SITE PLAN ZONE 4</p>
<p style="font-size: 24pt; font-weight: bold;">L104</p>		

PLANT SCHEDULE - TREES

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY	ORNAMENTAL TREES
DECIDUOUS TREES						
	FD	Fraxinifera / American Elm	2	27' CA (H)	2	CE4
	GD	Quercus alba / White Oak / American Oak	2	27' CA (H)	2	CE4
	CV	Quercus agrifolia / Live Oak	1	27' CA (H)	1	IV
ORNAMENTAL TREES						
	CE4	Quercus alba / White Oak	2	27' CA (H)	2	CE4
	CE4	Quercus alba / White Oak	2	27' CA (H)	2	CE4
	IV	Quercus agrifolia / Live Oak	1	27' CA (H)	1	IV



1 LANDSCAPE PLAN OVERVIEW
SCALE 1" = 20'-0"



LEGEND

- PROJECT LIMITS
- LAWN
- NATIVE WOODLAND SEEDING
- MULCHED PLANTING AREA
- BIOTENTATION MIX
- SHOULDER CUT EDGE
- MULCHED TREE RING

NOTES

1. FIELD VERIFY SURVEY INFORMATION PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO OWNER REPRESENTATIVE.
2. CONTACT DIGGERS HOTLINE TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO STARTING WORK.
3. FIELD VERIFY ALL EXISTING SITE CONDITIONS AND UTILITIES PRIOR TO STARTING WORK. ANY DAMAGE CAUSED TO UTILITIES, EITHER SHOWN OR NOT, SHALL BE REPAIRED AND PAID FOR AT THE CONTRACTOR'S EXPENSE.
4. PROTECT ALL BENCHMARKS.
5. PROTECT ALL EXISTING PAVEMENTS, CURBS, UTILITIES, VEGETATION, AND OTHER IMPROVEMENTS (TO REMAIN) FROM CONSTRUCTION RELATED ACTIVITIES. RESTORE ALL AREAS DISTURBED BY CONSTRUCTION RELATED ACTIVITIES TO EXISTING CONDITIONS AT COMPLETION OF WORK UNLESS SHOWN OTHERWISE ON PLANS. SEE PROJECT MANUAL SECTION "SPECIAL PROVISIONS" FOR INFORMATION REGARDING SPOD EXCAVATION REQUIREMENTS.
6. RESTORE ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES.

 	<p>PLAY/SPACE YERKES OBSERVATORY WILLIAMS BAY WALWORTH COUNTY, WI</p>	<p>LANDSCAPE PLAN OVERVIEW</p>									
	<table border="1" style="width: 100%;"> <tr> <td style="width: 50%;"> <p>Revisions:</p> <table border="1"> <tr> <th>No.</th> <th>Date</th> <th>Description</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table> </td> <td style="width: 50%;"> <table border="1"> <tr> <td style="width: 50%;"> <p>Sheet Number</p> <p style="font-size: 24pt; font-weight: bold;">L200</p> </td> <td style="width: 50%;"> <p style="text-align: right;">DESIGN TYPE DEVELOPMENT</p> <p style="text-align: right;">Date Issued</p> <p style="text-align: right;">08/01/2025</p> </td> </tr> </table> </td> </tr> </table>		<p>Revisions:</p> <table border="1"> <tr> <th>No.</th> <th>Date</th> <th>Description</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	No.	Date	Description				<table border="1"> <tr> <td style="width: 50%;"> <p>Sheet Number</p> <p style="font-size: 24pt; font-weight: bold;">L200</p> </td> <td style="width: 50%;"> <p style="text-align: right;">DESIGN TYPE DEVELOPMENT</p> <p style="text-align: right;">Date Issued</p> <p style="text-align: right;">08/01/2025</p> </td> </tr> </table>	<p>Sheet Number</p> <p style="font-size: 24pt; font-weight: bold;">L200</p>
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