



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

WEDNESDAY, JUNE 24, 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/2CckUcq1xmA?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. 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.*

V. Items for Discussion, Consideration, or Action

- A.** Discussion and Possible Action on the Intent to not Renew the Class "B" Beer and "Class B" Liquor License for the premises located at 2 West Geneva Street (Inn Crowd of Como, Inc) in the Village of Williams Bay for the Year Commencing July 1, 2026 through June 30, 2024
- B.** Discussion and Possible Action on R-44-26 A Resolution Approving the Conditional Use Permit for Yerkes Future Foundation, Tax Key WA518500001, Street Address: 373 W Geneva Street, Williams Bay, WI 53191.
The applicant requests a site plan review and conditional use permit per Section 390-0223 Conditional Use Permit, and Section 390-0223(C) (14) Large Developments, for the construction of a new playground space; and a pavilion building that includes a patio area, two family restrooms, and nursing/sensory room.

VI. 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: 06/22/2026 5:00 PM
Amended: 6/23/2026 11:00 AM
Posted: 6/23/2026 12:00 PM



VILLAGE OF WILLIAMS BAY

Office of the Village Clerk

Inn Crowd of Como, Inc.
Cynthia Ovalle
PO Box 577
Williams Bay, WI 53191

Ms. Ovalle,

Please take notice that the Village of Williams Bay intends not to renew your liquor license for the premises located at 2 West Geneva Street in the Village of Williams Bay, Walworth County, Wisconsin for the year commencing July 1, 2026- June 30, 2027. You will have an opportunity for a hearing on this matter on Wednesday, June 24, 2026 at 6:30 p.m. at the Special Village Board Meeting located at Williams Bay Village Hall, 250 Williams Street, Williams Bay, WI 53191. You may be represented by counsel at the hearing and present any witnesses that you wish to testify on your behalf.

The reason for the intent not to issue your liquor license is because you are in violation of Village municipal code §128-8, Abandonment of premises. This notice has been given pursuant to the provisions of Section §125.12, Wisconsin Statutes. If you consent to the non-issuing of your liquor license and waive your right to a hearing, please notify the Village in writing sent to the attention of the Village Clerk. Dated this 19th day of June, 2026.

Kindest regards,

Tina Kolls
Village Clerk

RESOLUTION NO. R-44-26

RESOLUTION APPROVING CONDITIONAL USE PERMIT AND SITE PLAN REVIEW FOR OUTDOOR PLAYSPACE AND PAVILLION IN THE PUBLIC & INSTITUTIONAL (P&I) ZONING DISTRICT (373 W. GENEVA ST – YERKES FUTURE FOUNDATION)

WHEREAS, on September 2, 2025, the Owner and Applicant did submit an application for a conditional use permit and site plan review in connection with the property located at 373 W. Geneva Street, Williams Bay, WI Tax. Parcel Number WA5 18500001 (the Property): and

WHEREAS, in the application, which is attached (Exhibit A), the Applicant requested a conditional use permit (CUP) and site plan review to allow for the construction of a new playground space; and a pavilion building that includes a patio area, two family restrooms, and nursing/sensory room (originally the proposal also included the relocation of an existing building onto Yerke’s property, however at this time the applicant has withdrawn this request and will no longer be considered as part of the submittal on property zoned P&I); and

WHEREAS, pursuant to §390-0218(C)(14) Large Developments is an allowed conditional use (per §390-0308D) in the P&I District and requires a conditional use permit; and

WHEREAS, the Zoning Administrator having reviewed the application for the CUP and site plan review, and having determined that the application is complete and that the proposed use meets the criteria of 390-0309(B) and having prepared a report to the Plan Commission of the Village of Williams Bay addressing the criteria of 390-0309(B), and noting that the Proposed Use is consistent with the comprehensive plan; and

WHEREAS, the Plan Commission having held a duly noticed public hearing on the Proposed Use of the Property; and

WHEREAS, following said public hearing, the Plan Commission having found that the Proposed Use meets the criteria of §390-0309(B) and having recommended its approval conditioned upon compliance with the following three (3) conditions: (1) the temporary gravel parking and staging area shall be removed 30 days after construction is completed; and (2) all requirements of the approved Development Agreement (Exhibit B) be adhered to as recommended by the Village Zoning Administrator in their June 4, 2026 Evaluation Report to the Plan Commission, (3) all construction traffic enter and exit off East Geneva Street; and

WHEREAS, the Village Board having determined it is appropriate to accept the findings of the Plan Commission, having further considered the recommendation of the Plan Commission regarding the Proposed Use and having determined that it is appropriate and in the best interests of the Village to accept the recommendation of the Plan Commission and approve the Proposed Use of the Property.

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

That the proposed conditional use requested by the Applicant in its application of September 5, 2025, along with additional application materials, to permit to allow for the construction of a new playground space; and a pavilion building that includes a patio area, two family restrooms, and nursing/sensory room on premises on property zoned P&I conditioned upon the three (3) conditions recommended by the Village Zoning Administrator in their June 4, 2026 Evaluation Report (Exhibit C), is approved and pursuant to §390-1207H., the Village of Williams Bay is hereby granted a conditional use permit and site plan approval for same.

Approved by the Village Board of the Village of Williams Bay this 24th day of June, 2026.

VILLAGE OF WILLIAMS BAY

By: Adam Jaramillo, Village President

Attest: Tina Kolls, Village Clerk

Date Passed: _____



Planning Request Application Village of Williams Bay

**EXHIBIT
A**

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

Request:
Please check all that apply.

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

Date application was received:

Fee Paid:

\$722.00 via CC

Physical Address of Site: 373 W. Geneva St, Williams Bay 53191

Tax Parcel Number: WA518500001

Project or Development Name: 1a. Play/space playground, 1b. Pavilion building, 1c. Building relocation

Applicant
 Name: Verkes Future Foundation
 Mailing Address: 373 W. Geneva St, Williams Bay 53191
 eMail: dkois@verkesobservatory.org
 Phone: 262-245-5555

Owner of Site
 Name: (same)
 Mailing Address: _____
 eMail: _____
 Phone: _____

Legal Representative
 Name: n/a
 Mailing Address: _____
 eMail: _____
 Phone: _____

Architect, Engineer, Contractor
 Name: SEE ATTACHED SUPPLEMENT
 Mailing Address: _____
 eMail: _____
 Phone: _____

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

NE 1/4, NW 1/4, SE 1/4, SW 1/4 OF SECTION 4, T.01 N, R.16 E,
IN THE VILLAGE OF WILLIAMS BAY, WAUKESHA CITY, WI.

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

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

Proposed Zoning of Site: (same)

Proposed type of structure or use: 1a. - Playground, 1b. - Restroom facility,
1c. - office + program space.

Proposed use of structure or site: 1a. - accessible playground, 1b. - restroom for
verkes site visitors, 1c. - program space for education, office space.

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

SEE ATTACHED SUPPLEMENT

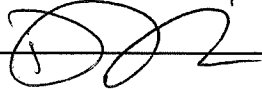
Statement showing compatibility of proposed zoning district and/or proposed use to the Village Comprehensive Plan: (Attach separate sheet if additional space is needed)

SEE ATTACHED SUPPLEMENT

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

SEE ATTACHED SUPPLEMENT

Print Applicant's Name: Pennis Kois, Exec. Director **Date:** 9/2/25

Signature of Applicant: 

Site Plan + Conditional Use Permit Application – Supplement (7 pages)

Applicant: Yerkes Future Foundation

Project(s): 1a. Play/Space playground
1b. Pavilion building

Architect, Engineer, Contractor

Saiki Design Inc. (Play/Space, landscape, utilities)

1110 S Park St, Madison, WI 53715

Abbie Mollien, Principal

amollien@saiki.design

608-405-8149

Abacus Architects (pavilion, building relocation, utilities)

640 N Vel R. Phillips Ave Ste. 210, Milwaukee, WI 53203

Eric Halbur, President/CEO

ehalbur@abacusarch.com

262-994-3769

Mead & Hunt (engineers - Play/Space playground, landscape, utilities)

2440 Deming Way, Middleton, WI 53562

Anne Anderson, PE

anne.anderson@meadhunt.com

Statement of proposed use of property, with pertinent facts regarding the size of area involved, extent of development, type of operation, etc.:

Project 1a

Play/Space Playground

The proposed playground is a custom-designed project created by Monstrum (Copenhagen Denmark) and will be one of only 19 Monstrum-designed playgrounds in the United States to date. The nearest playground designed by the firm will open in 2027 at the Obama Center in Chicago.

The playground consists of **three play areas** and a small building embedded in the forest to the SE of Yerkes with a combined total site boundary of 38,300 square feet (0.88 acre).

Overall:

- The playground meets all ASTM safety standards and be ASTM certified.
- The playground significantly exceeds ADA (Americans with Disabilities Act) standards, providing integrated mixed play for children of all ages and abilities.
- The playground has been designed for year-round use.
- The playground and amenities have been designed for a maximum capacity of 80 children in simultaneous use.
- The playground contains illustrations and/or texts sharing basic concepts of astronomy, science and space.
- The play areas are installed over a foundation comprised of a mix of compressed gravel, poured concrete and compacted earth.
- The play surfaces are covered with a mix of permeable surfacing (details below) and integrate landscaping utilizing native Wisconsin species and reflecting aesthetics derived from the historic Olmsted garden designs for Yerkes.
- The three play areas are connected via ADA compliant ramps, stone stairs, scramble stones for children, a child-scaled bridge and a hidden forest path.
- The playground drains to two engineered, planted detention ponds to mitigate runoff and help clean stormwater of any surface contaminants through natural filtration.
- The design includes low cast-in-place concrete walls with integrated wood benches along with stone block seating and shaded picnic tables.
- An irrigation line for manual hose and sprinkler connections will be installed.
- A fence with a latched gate will limit small children's ability to leave the site through the trail leading downhill (southeast) without their parent's knowledge.
- Based on a GPS survey of trees, the project has been designed and the location altered significantly to minimize the number of desirable trees requiring removal or put at risk.

The three play areas:

The Blair Family Foundation Supernova

A 28' high play structure made of certified sustainable hardwood and stainless steel resting on a permeable poured-in-place rubber surface. The main structure includes a raised "stage," climbing elements, transfer platforms, stairs, a bridge, an internal maze and three slides. Also included are

bounce platforms, monkey bars, climbing posts, and a seating area for 32 for visiting class and home-schooling groups. This area is designed primarily for children aged 6-13.

The Planetary Zone

A series of planetary shapes small children can play on, in and around, situated on a combination of poured-in-place rubber and ADA compliant engineered wood chips. Included are a walk-in, low-fi planetarium showing star patterns from Williams Bay, a sun with interactive elements, two climbing planets, and climbing posts. This area is designed primarily for children aged 3-7.

The Nature Zone

A forested child-configurable play area consisting of moveable natural elements including stumps, branches, sticks and materials, along with a 6-bay swing-set, situated primarily on ADA compliant engineered wood chips with a poured-in-place rubber pathway to mark the route to the accessible swing(s). This area is designed for all ages.

Operations

The playground has been designed for a maximum capacity of 80 children and will operate on a set schedule identical to that implemented for the landscape overall (currently expected to be from 8am to dusk (summer) and 9am – 5pm (winter)). If necessitated by demand during peak periods YFF plans to further control access by requiring patrons arriving by car to book one of a limited number of AM or PM daily time slots to utilize the playground.

Fees

In order to ensure its ongoing financial sustainability as a non-profit YFF anticipates that in the coming years it will implement an admission charge to the park, akin to that seen at most botanic gardens, historic sites, arboretums, or sculpture parks in the United States. YFF has stated previously and remains committed to providing significantly reduced-fee or free access for all Williams Bay residents to the outdoor offerings at Yerkes. How that commitment may be implemented once an admission charge is introduced has yet to be determined.

Parking

Initially, parking for Play/Space will be provided by the existing 52 stall Yerkes visitor lot, which YFF believes meets the requirements for parking spots stipulated in Village of Williams Bay ordinances §390-0308 A (Indoor Institutional) and §390-0309 B.4 (Recreational Land Uses/Outdoor Active Recreation), based on observed patterns of parking usage and data from the past four years of public visitation:

Maximum regular visitation at Yerkes is 40 persons for any single tour, equating to a requirement for 13.33 parking spaces (one car per 3 visitors per village ordinance). While multiple tours occur daily, they are scheduled such that parking demand does not overlap. Additionally, visitor data indicates less than 5% of Yerkes tour visitors bring a child between 3-13, the age range for the playground.

Hence we do not anticipate a significant increase in tour visitors staying parked at Yerkes for longer periods in order to utilize the playground before/after a tour.

Peak visitation for onsite parking during special events is currently 70 visitors for public talks or concerts, equating to a requirement for 23.33 parking spaces (one car per 3 visitors per village ordinance). For events with attendance over 70 Yerkes parks visitors offsite and arranges shuttle service from Williams Bay HS.

Yerkes staff are served by 10 staff parking spaces elsewhere on the property (staff lot to east of building, maintenance shed lot).

Thus YFF believes that for the purposes of both maximum regular visitation and peak visitation during special events the existing 52 spot parking lot fulfills the number of parking spots required by Village of Williams Bay ordinance(s).

Maximum Regular Visitation	Peak Visitation (Special Event)
40 tour visitors = 13.33 spots	70 attendees = 23.33 spots
80 playground users = 26.66 spots	80 playground users = 26.66 spots
Total required: 40 spots	Total required: 50 spots

It should be noted that the use of the existing parking lot is an interim step. The Yerkes Site and Facility Master Plan calls for the addition of an additional 95 parking spots in the coming years, which integrates the future need driven by increased visitation for landscape use and additional programming.

Project 1b

Pavilion building

The proposed structure is a concrete masonry unit (CMU) building on slab of ~535 SF with a patio slab of ~1,100 SF. The building contains two enclosed family restrooms and a nursing room, all of which serve all outdoor visitors to Yerkes—trail walkers, playground users, dog walkers, and casual visitors.

- The building and all amenities are ADA compliant.
- Building heat will be provided by a radiant heating system embedded in the slab. The building is vented in summer, but does not have AC.
- Electric service will be connected underground.
- Natural gas will be used for hot water and the radiant heat.
- Sewer connection will be made to the existing site sewer lines/lift stations.
- The building contains four spaces:
 - two identical ADA compliant family restrooms with changing tables.
 - one combined sensory break room/nursing room with seating, a sink, a quiet play table, and windows providing visibility to the playground and to the woods.
 - a mechanical closet
- The exterior patio will provide shade to 6-9 picnic tables.

- All interior and exterior lighting will be dark-sky compliant.
- The building exterior includes a water bottle filling station, drinking fountain, pet water station, and a cell phone charging locker system.
- The patio will be covered for rain protection, with runoff directed to the detention ponds.

Operations

The restrooms and sensory/nursing room will only be accessible during regular site hours (currently expected to be from 8am to dusk (summer) and 9am – 5pm (winter)). The restrooms will be locked outside of the posted hours.

The sensory/nursing room will remain locked at all times. Visitors wishing to use the space will text a posted SMS short code to receive an automated reply with the current keycode to unlock the door. The code will be changed periodically. As is current YFF practice, the building will be secured and alarmed when not in use.

Statement showing compatibility of proposed zoning district and/or proposed use to the Village Comprehensive Plan:

YFF believes the proposed projects supports the Village of Williams Bay Comprehensive Plan in a number of ways. The Play/Space and associated buildings will:

1. provide a unique and high-quality playground for local children and a world-class community amenity to Village residents,
2. accent the cultural offerings of the village,
3. bring visitors to the Village who will support local businesses before and after a visit to Yerkes, bringing economic benefit and growth to village businesses,
4. help to ensure Yerkes – which is in and of itself a significant cultural and historic institution— remains financially healthy and sustainable by helping support the implementation of a future admission charge.

We believe the playground and associated building projects tangibly support the following specific goals, taken directly from the Comprehensive Plan:

Overall Goals

- *Preserve, enhance, and promote the Village’s unique historic character and cultural offerings.*
- *Offer park and recreation facilities that are accessible to all Village residents as well as visitors.*
- *Promote appropriate economic development that complements and helps support the Village’s predominately residential character, relates to the Village’s focus on outdoor recreation and education, helps serve the daily needs of residents, and enhances the Village as a desirable place to live and visit.*

Cultural Resources

- *Support community events and destination uses to provide year-round cultural attractions.*
- *Partner with community institutions and foundations to market the community including the Yerkes Future Foundation, George Williams College of Aurora University (“George Williams College”), and the Women’s Leadership Center among others.*

Economic Development

- *Develop and implement a downtown revitalization strategy and plan.*
- *Work with local businesses and institutional uses to promote tourism and economic growth.*

Statement showing compatibility of proposed zoning district and/or proposed use with adjacent properties:

YFF does not propose to change the zoning district for the Observatory from the existing P&I. We believe that the playground and associated buildings are compatible with the adjacent residential properties (to the North and Northeast of Yerkes) and the adjacent commercial properties (to the South and Southeast) because the project(s):

1. are located as far from all residential neighbors as possible,
2. provide outdoor restrooms and amenities that will benefit neighborhood residents, dog walkers, and families utilizing the site,
3. provide neighbors (and other Williams Bay residents) with reduced-fee or free access to a historically significant landscape undergoing constant improvement and a new world-class playground,
4. take a considered and careful approach to visitation and parking,
5. will have controlled access as part of a considered master plan for Yerkes' future,
6. will help drive economic benefit to Village businesses through the visitors they bring to Williams Bay, and assist in growing a healthy mix of downtown businesses our neighbors can access,
7. will help sustain and increase property values in the Village by helping attract new families to Williams Bay,
8. will help ensure that Yerkes remains a viable non-profit organization not at future risk of closure and residential development.

DEVELOPMENT AGREEMENT

This Agreement dated this 9th day of JUNE, 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 18 months after the effective date of the approval of the conditional use permit and site plan applications of Yerkes for construction of the pavilion and playground, and related area, 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 Driveways.

- A. In constructing a private driveway to provide access to vehicles exiting the Property of Yerkes to Observatory Place and back to W. Geneva St., the private driveway will be built to any applicable Village specifications, regulations and guidelines for the construction of said driveway.
- B. Yerkes shall furnish "as-built" plans of the private driveway with the Village Clerk upon completion thereof.
- C. Yerkes shall be responsible for maintaining all private streets and private driveways on the Property, which shall include a private driveway constructed to provide full access to Observatory Place and back to W. Geneva Street, as depicted on the attached Exhibit B..
- D. Yerkes shall not be required to increase the width of the existing private driveways 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 C. 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: *Thomas W. Nickols, Jr.*
THOMAS W. NICKOLS, JR
 Authorized Representative (print name)

STATE OF WISCONSIN
 COUNTY OF WALWORTH

Personally came before me this 9th day of June, 2026, the above-named Thomas Nickols to me known to be the person who executed the foregoing instrument in their respective capacities and acknowledged the same.



Kitty L. Rounds
 Notary Public, Walworth County, State of Wisconsin
 My commission expires 7/9/27.

Approved by resolution of the Village Board of the Village of Williams Bay this 9th day of June, 2026.

VILLAGE OF WILLIAMS BAY

By: [Signature]
Adam Jaramillo, President

ATTEST:

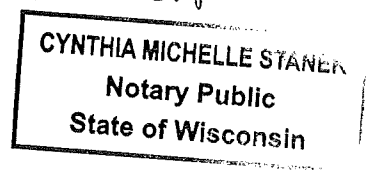
By: [Signature]
Tina Kolls, Clerk

STATE OF WISCONSIN

COUNTY OF WALWORTH

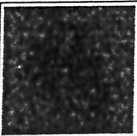
Personally came before me this 9th day of June, 2026, the above-named Adam Jaramillo and Tina Kolls to me known to be the persons who executed the foregoing instrument in their respective capacities and acknowledged the same.

[Signature]
Notary Public, Walworth County, Wisconsin
my comm. Exp 8-27-2029

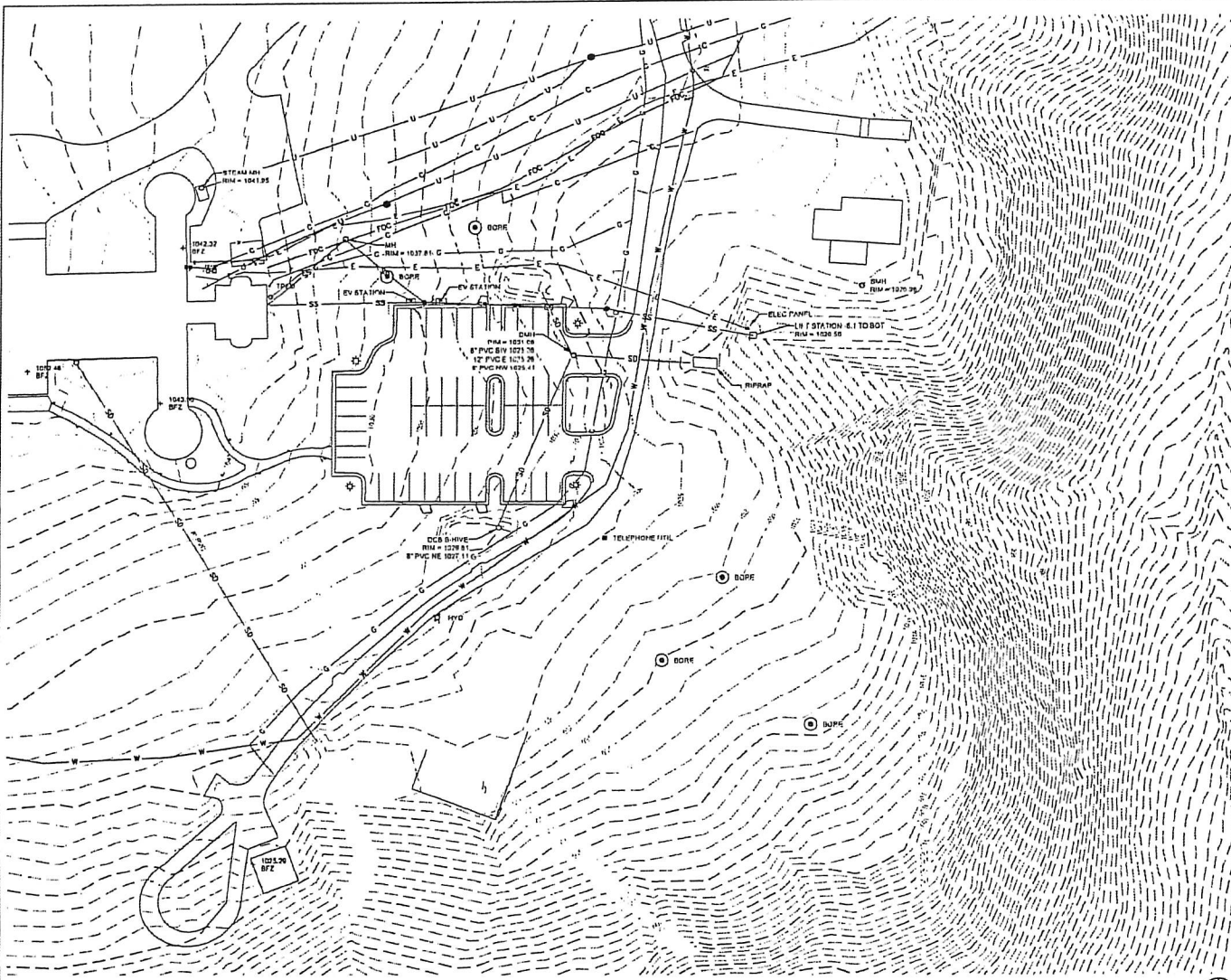


Approved as to form:

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



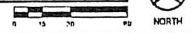
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LEGEND:

- BENCHMARK
- SOLLARD
- CONTROL POINT
- CLEAROUT
- ELECTRICAL/COMMUNICATIONS
- PEDESTAL
- ELECTRICAL TRANSFORMER BOX
- ELECTRICAL SERVICE PANEL
- FIRE HYDRANT
- GAS METER
- INLET, POUND
- PATH LIGHT
- LIGHT POLE
- MANHOLE, FIBER OPTIC
- MANHOLE, SANITARY SEWER
- MANHOLE, STORM DRAIN
- POWER POLE
- SIGN
- SOIL BORING
- WATER VALVE
- GAS
- DIE - ELECTRIC OVERHEAD
- E - ELECTRIC UNDERGROUND
- C - EXISTING CONTOUR LINES
- FENCE
- FDC - FIBER OPTIC CABLE
- SS - SANITARY SEWER
- SD - STORM DRAIN
- SW - SWALE
- T - COMMUNICATIONS
- U - TELEPHONE
- W - UNKNOWN UNDERGROUND UTILITY ASSUMED ABANDONED STEAM TUNNEL

1 EXISTING CONDITIONS PLAN
1" = 30'



PLAYSPACE
YERKES OBSERVATORY
WILLIAMS BAY
WALWORTH COUNTY, WI
EXISTING CONDITIONS PLAN

Revisions:		
#	Date	Description

Sheet Type	DESIGN DEVELOPMENT
Date Issued	8/1/2025
Sheet Number	C110

A:\WALWORTH\PROJECTS\YERKES OBSERVATORY\DWG\EXISTING CONDITIONS PLAN.DWG
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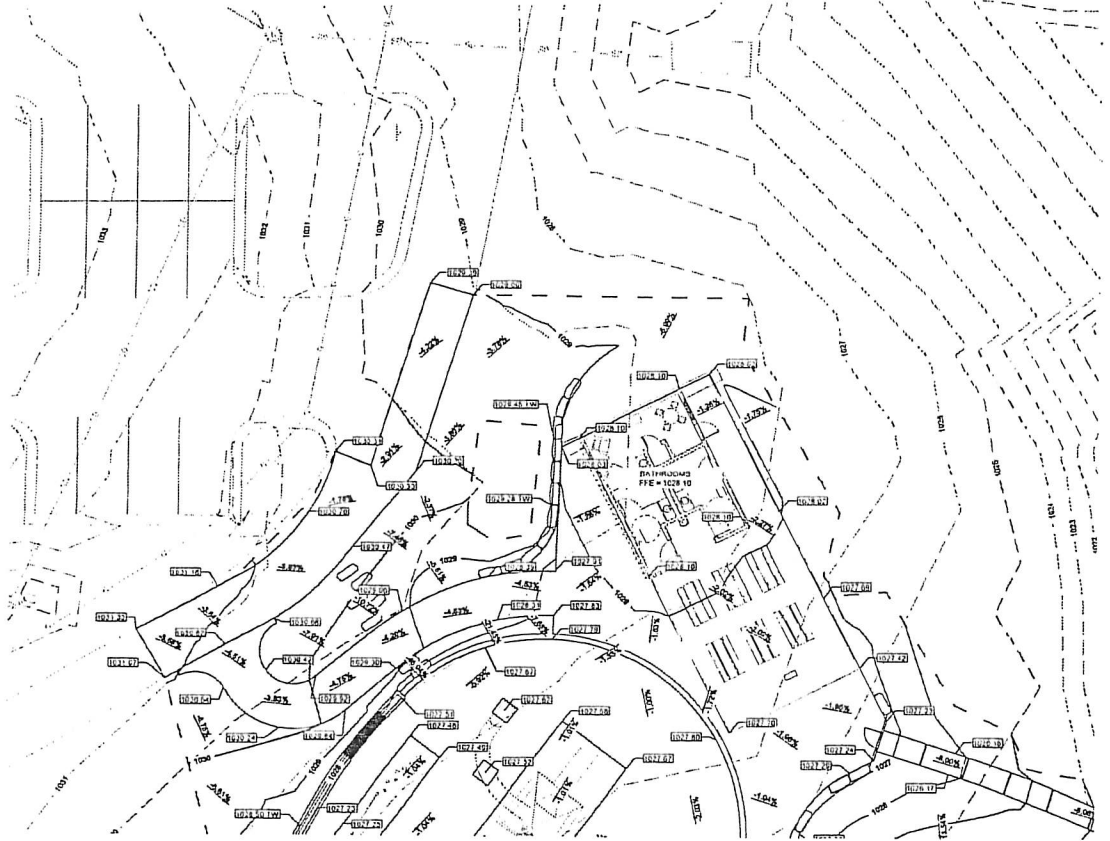


Mead & Hunt

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

Revisions:		
No.	Date	Description

Set Type	DESIGN DEVELOPMENT
Date Issued	8/1/2025
Sheet Number	C301

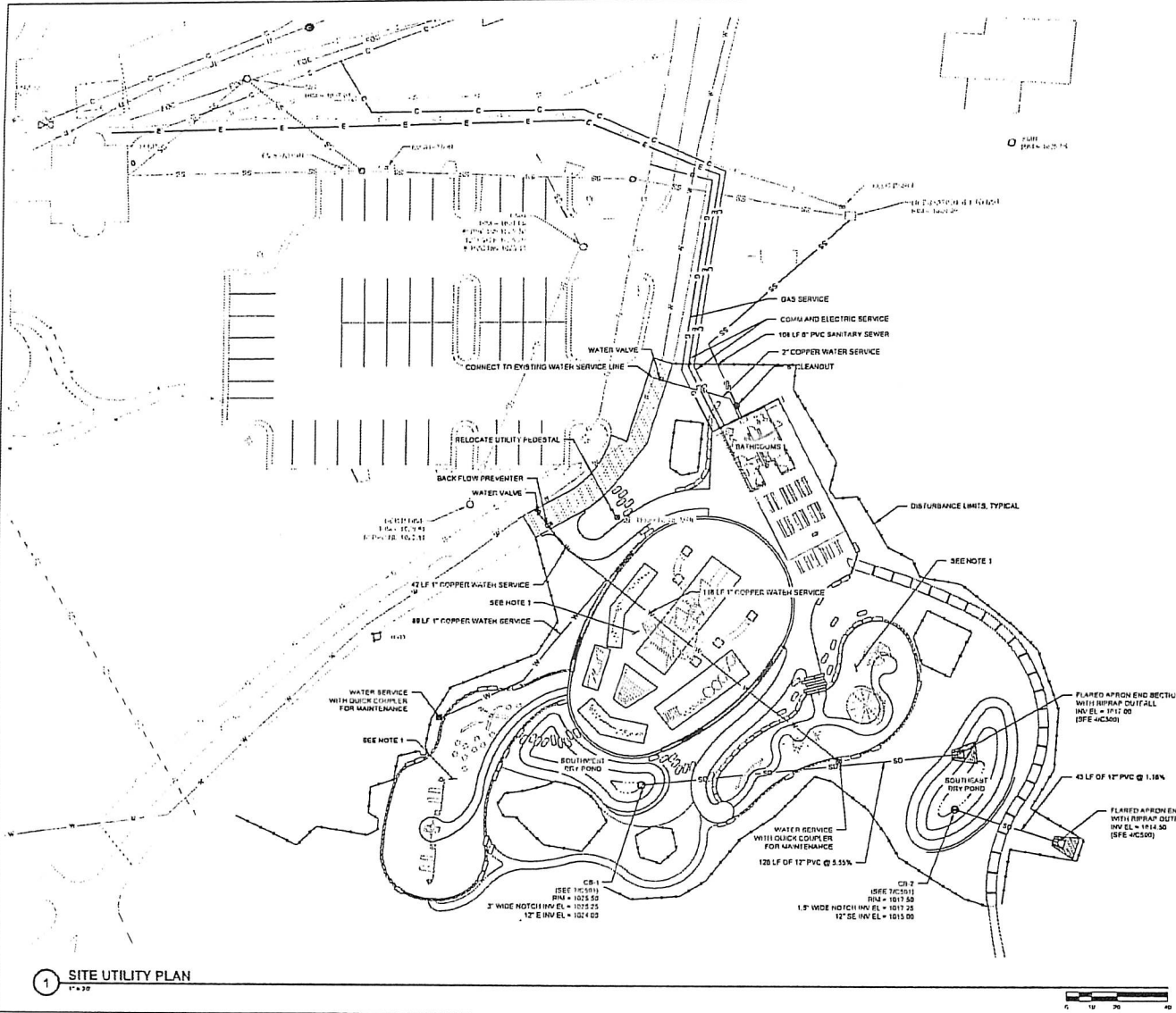


1 PLAY SPACE GRADING PLAN ENLARGEMENT
1" = 10'



K:\MADISON\7489\DWG\TECHNICAL\DWG
PLOT0031 8/1/25 10:15 AM

X:\WORK\2021\4818\DWG\4818\4818_SITELAYOUT.dwg
10/10/21 8:37:23 AM



SITE UTILITY PLAN NOTES:
1. INSTALL 2,800 LF OF 8\"/>

LEGEND:

	RIPRAP OUTFALL
	STORM DRAINAGE OVERFLOW STRUCTURE
	FLARED APRON END SECTION
	WATER VALVE
	ELECTRIC, UNDERGROUND
	GAS
	SANITARY SEWER
	STORM DRAIN PIPE
	UNDERDRAIN
	WATER

Mc

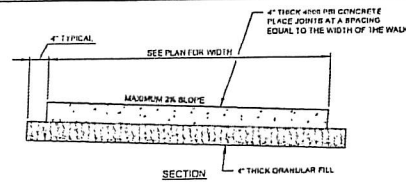
PLAYSPACE
YERKES OBSERVATORY
WILLIAMS BAY
WALWORTH COUNTY, WI
SITE UTILITY PLAN

Revisions:		
#	Date	Description

Set Type	DESIGN DEVELOPMENT
Date Issued	8/1/2023
Sheet Number	C400

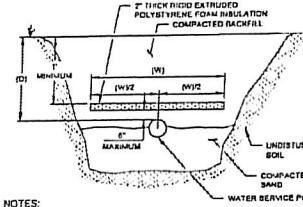
1 SITE UTILITY PLAN
1" = 30'





- NOTES:**
1. PROVIDE 3/4" FIBER EXPANSION JOINT WHERE NEW WALK ABUTS EXISTING WALK OR CURB.
 2. FINISH GRADE ADJACENT TO SIDEWALK - 1/2" TO 1" BELOW TOP OF SIDEWALK.

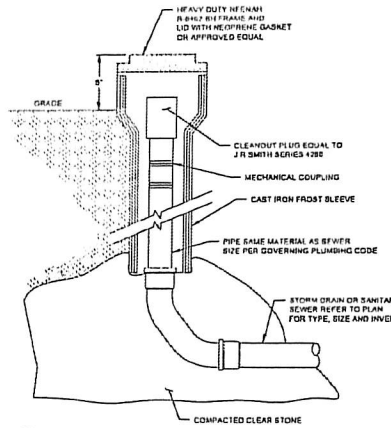
5 CONCRETE SIDEWALK DETAIL
NOT TO SCALE



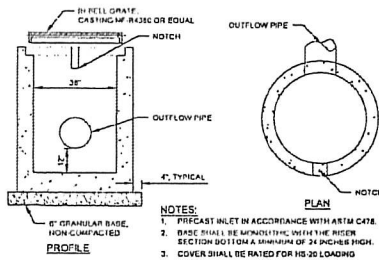
- NOTES:**
1. WHERE TOP OF WATER SERVICE PIPE IS LOCATED LESS THAN 6'-0" BELOW THE GROUND SURFACE OR STORM SEWER CROSSES ABOVE MAIN OR LATERAL PROVIDE INSULATION AS SHOWN ON DETAIL.

WATER SERVICE DEPTH (D)	2'-0"	3'-0"	4'-0"	5'-0"	6'-0" TO 8'-0"	MORE THAN 8'-0"
INSULATION WIDTH (W)	6'-0"	7'-0"	8'-0"	8'-0"	8'-0"	8'-0"

1 WATER LINE INSULATION DETAIL
NOT TO SCALE



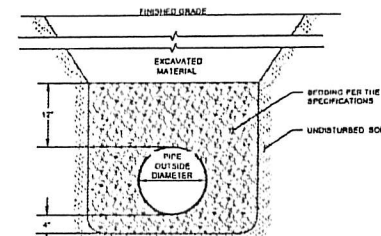
6 CLEANOUT DETAIL
NOT TO SCALE



- NOTES:**
1. PRECAST INLET IN ACCORDANCE WITH ASTM C478.
 2. BASE SHALL BE 6 INCHES HIGH, WITH THE RISER SECTION BOTTOM A MINIMUM OF 24 INCHES HIGH.
 3. COVER SHALL BE RATED FOR HS 20 LOADING.

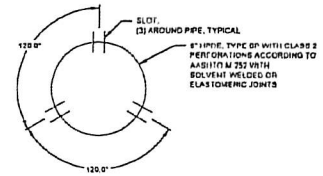
	RIM ELEVATION	NOTCH INVERT ELEVATION	OUTFLOW PIPE SIZE	OUTFLOW PIPE INVERT ELEVATION	
CR 1	1025.56	3"	1025.23	12"	1024.00
CR 2	1017.80	1 1/2"	1017.23	12"	1016.00

7 DRY POND CATCH BASIN DETAIL
NOT TO SCALE

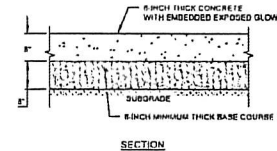


- NOTES:**
1. BOTTOM OF TRENCH SHALL BE THE PIPE OUTSIDE DIAMETER PLUS 18 INCHES.

2 PVC PIPE BEDDING DETAIL
NOT TO SCALE



3 DRAIN TILE DETAIL
NOT TO SCALE



- NOTES:**
1. PROVIDE 3/4" FIBER EXPANSION JOINT WHERE NEW PAVEMENT ABUTS EXISTING CONCRETE PAVEMENT, OR CURB.

4 CONCRETE APRON PAVEMENT DETAIL
NOT TO SCALE



Mead & Hunt

PLAYSPACE
YERKES OBSERVATORY
WILLIAMS BAY
WALWORTH COUNTY, WI
SITE DETAILS

Revisions:

No.	Date	Description

Sheet Title: DESIGN DEVELOPMENT
Date Issued: 01/12/25

Sheet Number: C501










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20250112.DWG

NOTES

1. FIELD VERIFY SURVEY INFORMATION, EXISTING SITE CONDITIONS, AND UTILITIES PRIOR TO STARTING WORK. REPORT ANY DISCREPANCIES TO OWNER'S REPRESENTATIVE.
2. CONTACT IOWA 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 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.

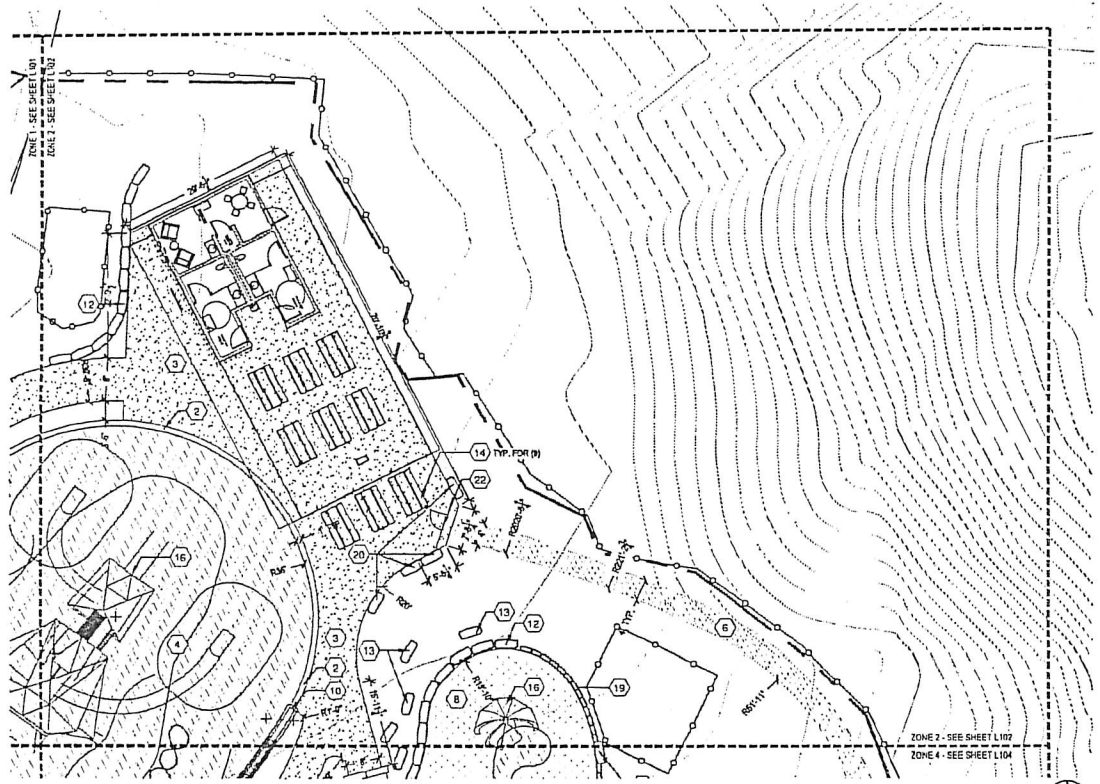
8. PROVIDE FINISHED GROUND JOINT WHERE NEW CONCRETE TIES INTO EXISTING CONCRETE. ENSURE FLUSH TRANSITION BETWEEN WEARING SURFACES.
9. ALL WORK IN CITY RIGHT OF WAY SHALL CONFORM TO CITY STANDARDS, SPECIFICATIONS, PERMITTING, AND ORDINANCES.
10. SEE PROJECT MANUAL SECTION "SPECIAL PROVISIONS" FOR INFORMATION REGARDING SHPO EXCAVATION REQUIREMENTS.
11. IDENTIFICATION LAYOUT 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 - YERKES 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 - 10.501
- 3 STANDARD CONCRETE PAVING WITH GLOW STONES - 10.501 (YERKES STAFF TO FINALIZE GLOW STONE DESIGN AND LAYOUT WITH CONTRACTOR)
- 4 PIP SURFACING OVER TYPE 1 BASE - 40.501 (11 COLOR MIXES, 1-3 COLORS PER MIX, SEE 30.502)
- 5 PIP SURFACING OVER TYPE 2 BASE - 60.501 (11 COLOR MIX, 3 COLORS PER MIX)
- 6 WOOD CHIP PATH - 50.501
- 7 MATCH INTO EXISTING WOOD CHIP PATH
- 8 ENGINEERED WOOD FIBER - 20.501
- 9 CONCRETE STAIR WITH PRECAST TREADS AND HANDRAIL - 10.502
- 10 CAST-IN-PLACE CONCRETE SEAT WALL WITH PRECAST CAP - 10.501
- 11 WOOD BENCH TOP - 60.501
- 12 STONE TYPE 1 WALL - 10.503
- 13 STONE TYPE 1 SCRAMBLE - 20.503
- 14 OFDI PICNIC TABLE
- 15 SWING SET & FALL ZONE - 20.502
- 16 OFDI MONSTROM PLAY ELEMENTS
- 17 OFDI SALVAGED STUMPS
- 18 OFDI SALVAGED LOGS
- 19 STONE TYPE 2 EDGE - 20.501
- 20 STONE TYPE 1 SEAT - 30.503
- 21 STANDARD ASPHALT PAVEMENT
- 22 CUSTOM METAL FENCE AND GATE - 40.503



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



saiki
DESIGN

Mead
& Hunt

PLAYSPACE
YERKES OBSERVATORY
WILLIAMS BAY
WALWORTH COUNTY, WI
SITE PLAN ZONE 2

Revisions:

No.	Date	Description

Set Type	DESIGN DEVELOPMENT
Date Issued	08/01/2025
Sheet Number	L102

NOTES

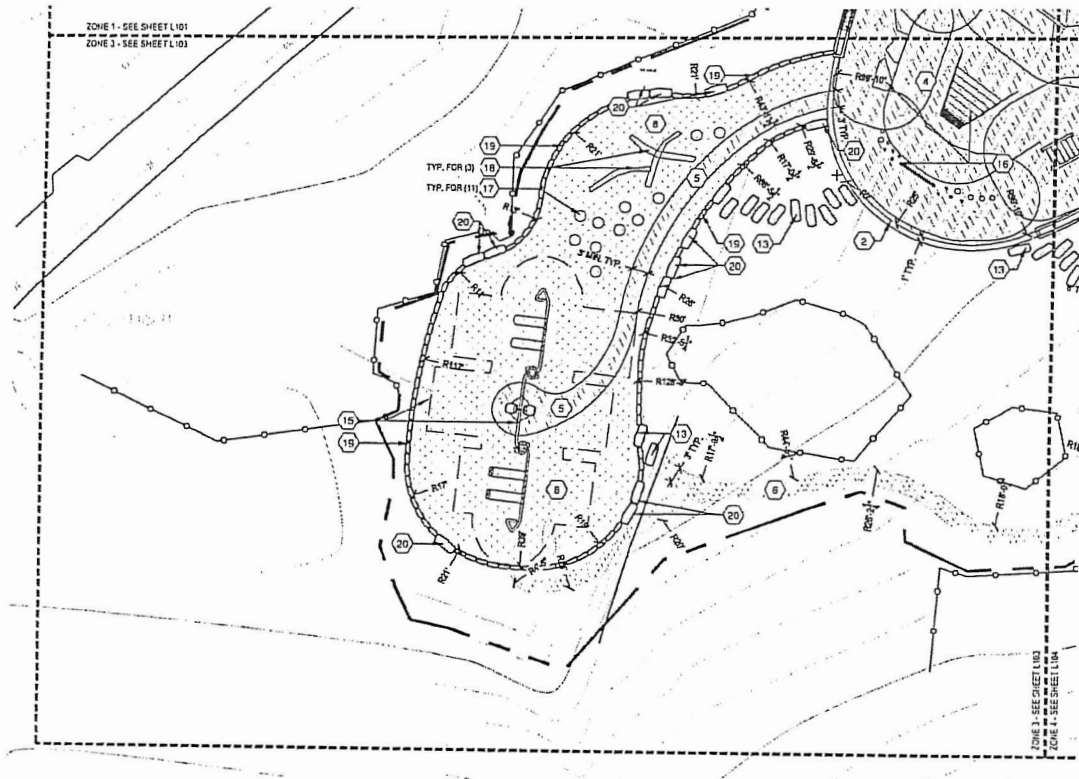
1. FIELD VERIFY SURVEY INFORMATION, EXISTING SITE CONDITIONS, AND UTILITIES PRIOR TO STARTING WORK. REPORT ANY DISCREPANCIES TO OWNER'S REPRESENTATIVE.
2. CONTACT IDWA ONE CALL TO LOCATE ALL UTILITIES PRIOR TO STARTING WORK.
3. VERIFY ALL DIMENSIONS IN FIELD. ANY DEVIATION FROM OR MODIFICATIONS OF LAYOUT AND DIMENSIONS SHOWN ON THIS PLAN SHALL REQUIRE APPROVAL BY THE 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-EXISTENCE 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 COLD 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 SHPO 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

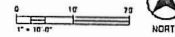
- PROJECT LIMITS
- TREE PROTECTION FENCE
- PLAY EQUIPMENT FALL ZONE
- STANDARD CONCRETE
- STANDARD CONCRETE WITH GLOW STONES - YERKES STAFF TO FINALIZE GLOW STONE DESIGN AND LAYOUT WITH CONTRACTOR
- POURED IN PLACE RUBBER SURFACING
- ENGINEERED WOOD FIBER
- MULCH PATH
- STANDARD ASPHALT PAVEMENT

REFERENCE SCHEDULE

1. MATCH INTO EXISTING ASPHALT PAVEMENT
2. STANDARD CONCRETE PAVING - 1L501
3. STANDARD CONCRETE PAVING WITH GLOW STONES - 1L501 (YERKES STAFF TO FINALIZE GLOW STONE DESIGN AND LAYOUT WITH CONTRACTOR)
4. PIP SURFACING OVER TYPE 1 BASE - 4L501 (11 COLOR MIXES, 1-3 COLORS PER MIX, SEE 3L532)
5. PIP SURFACING OVER TYPE 2 BASE - 4L501 (1 COLOR MIX, 3 COLORS PER MIX)
6. WOOD CHIP PATH - 6L501
7. MATCH INTO EXISTING WOOD CHIP PATH
8. ENGINEERED WOOD FIBER - 2L501
9. CONCRETE BARR WITH PRECAST TRENDS AND HANDRAIL - 1L502
10. CAST-IN-PLACE CONCRETE SEAT WALL WITH PRECAST CAP - 7L501
11. WOOD BENCH TOP - 6L501
12. STONE TYPE 1 WALL - 1L503
13. STONE TYPE 1 SCRAMBLE - 2L503
14. ODOF PICNIC TABLE
15. SWING SET & FALL ZONE - 2L502
16. ODOF MONSTRUM PLAY ELEMENTS
17. ODOF SALVAGED STUMPS
18. ODOF SALVAGED LOGS
19. STONE TYPE 2 EDGE - 2L501
20. STONE TYPE 1 SEAT - 3L6A5
21. STANDARD ASPHALT PAVEMENT
22. CUSTOM METAL FENCE AND GATE - 4L503



1 SITE PLAN ZONE 3
SCALE: 1" = 10'-0"



saiki
DESIGN

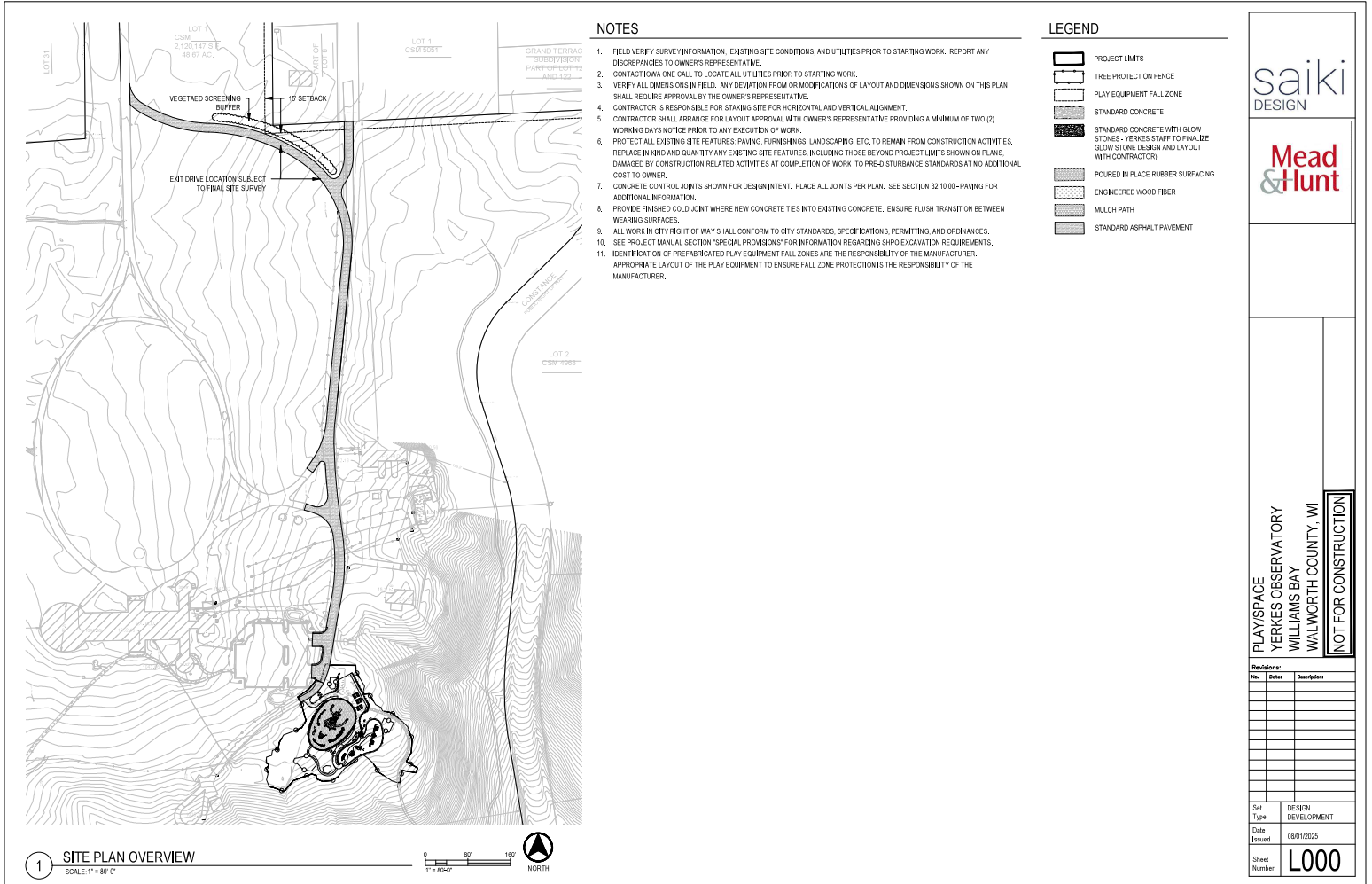
Mead
& Hunt

PLAYSPACE
YERKES OBSERVATORY
WILLIAMS BAY
WALWORTH COUNTY, WI
SITE PLAN ZONE 3

Revisions:

No.	Date	Description

Set Type	DESIGN DEVELOPMENT
Date Issued	08/11/2023
Sheet Number	L103



EXHIBIT

B

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.

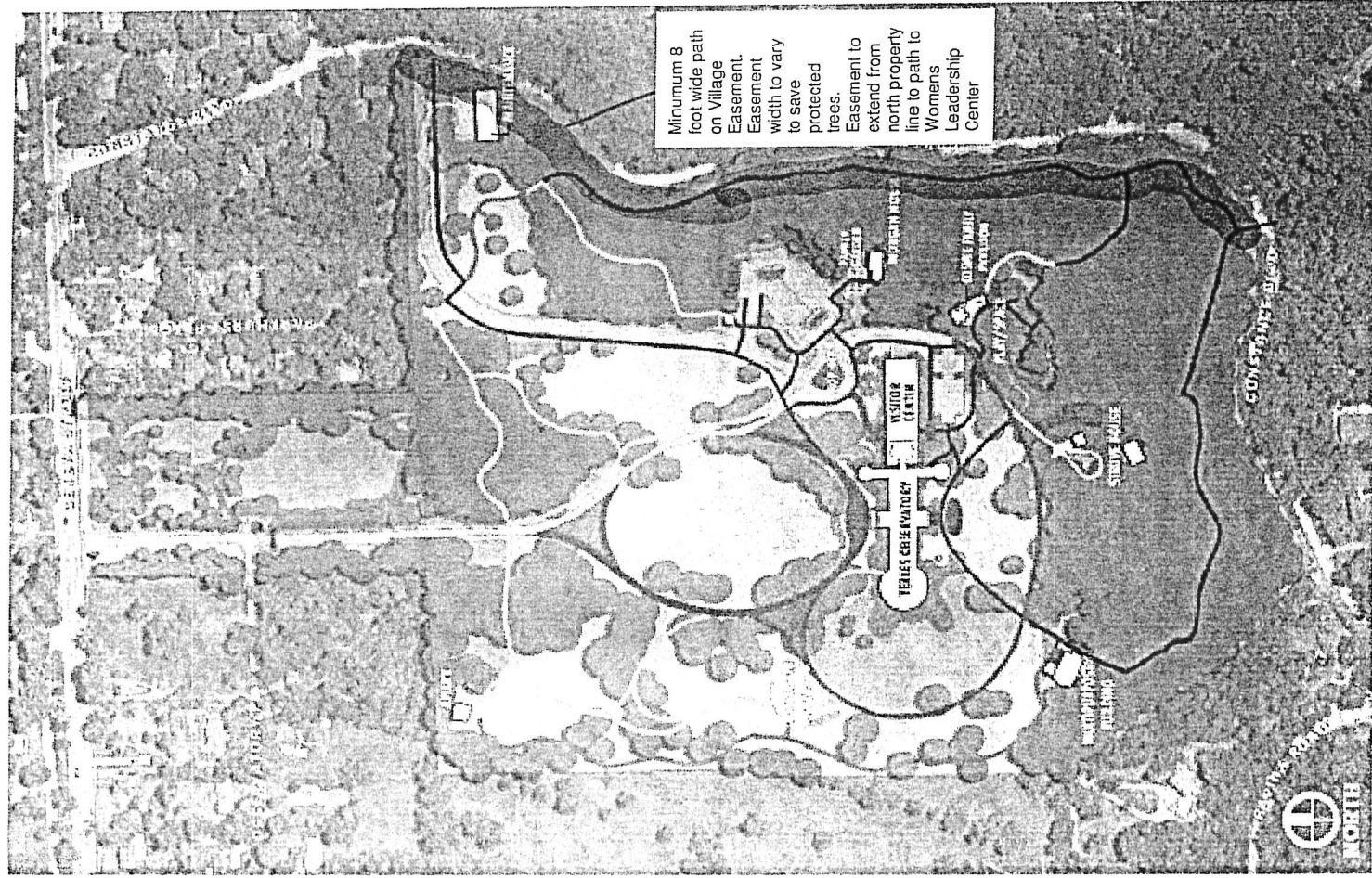
Exhibit B Path Easement

05-06-2026

BAXTER & WOODMAN

MAP KEY

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



Appendix O: Site Development Plan Pedestrian Circulation and Path Typologies





VILLAGE OF WILLIAMS BAY
Office of Zoning Administrator

EXHIBIT
C

**Evaluation Report
Plan Commission Meeting
June 9, 2026**

Prepared: June 4, 2026

APPLICANT: Yerkes Future Foundation Inc. (Owner)

TAX KEYS: WA518500001

STREET ADDRESS: 373 W Geneva Street, Williams Bay, WI 53191

The applicant is requesting approval of a Site Plan Review per Section 390-1206, and a conditional use permit per Section 390-0223 Conditional Use Permit, and Section 390-0223(C) (14) Large Developments, for the construction of a new playground space; and a pavilion building that includes a patio area, two family restrooms, and nursing/sensory room. Originally the proposal also included the relocation of an existing building onto Yerke's property, however at this time the applicant has withdrawn this request and will no longer be considered as part of the submittal. Yerkes plans to request this again in the future as they continue to develop their Master Plan.

On October 7, 2025, the proposed project was tabled at the Plan Commission meeting and feedback was given that more information on the overall Master Plan for Yerkes should be provided in addition to more information on traffic, parking, and how construction traffic be controlled. It was suggested a traffic study be completed, and that the applicant address where individuals will park to utilize the newly constructed playground area.

On December 2, 2025, the proposed project was tabled at the Plan Commission meeting once again, as commissioners felt a traffic study was crucial. The applicant stated that a traffic study had been ordered, and they would be receiving it back in the near future. Additional feedback was given regarding the future traffic flow/pattern of the site, and discussion was had about how the current proposal for the play space, and pavilion was connected to the Future Master Plan for Yerkes Observatory.

On February 3, 2026, the proposed project was once again tabled at the Plan Commission meeting, as the Plan Commission requested more information about a final plan for ingress and egress from the existing site and suggested that Yerke's Future Foundation work with the Village of Williams Bay on a Development Agreement.

As of today's date the Village Board has approved the final format of the Development Agreement for the Yerkes Observatory, which addresses the construction of a driveway for egress that reroutes to Observatory Place to occur within 18 months. At this time the applicant is

seeking approval of the Site Plan and Conditional Use Permit for the outdoor pavilion and play space proposed to be constructed.

Site Plan Review Procedure:

1. Review by the Zoning Administrator.

(a) The Zoning Administrator shall determine whether the site plan application is complete and fulfills the requirements of this chapter. If the application is determined to be incomplete, the Zoning Administrator shall notify the applicant.

The application is complete.

(b) The Zoning Administrator shall review the application and evaluate the proposal for compliance with the following data sources:

- i. Official Zoning Map.
- ii. The Village of Williams Bay Comprehensive Plan.
- iii. Applicable FEMA and related floodplain maps.
- iv. Applicable federal and state wetland inventory maps.

The application is in compliance and in accordance with the official zoning map, and comprehensive plan. The parcel is not within a floodplain, or wetland area.

(c) The Zoning Administrator shall prepare a written report addressing items above and forward said report to the Plan Commission for the Commission's review and use in making its recommendation to the Village Board. If the Zoning Administrator determines that the proposal may conflict with the provisions of this chapter or the Comprehensive Plan, the Zoning Administrator shall note this determination in the report.

Please refer to this report as such document.

2. Review and recommendation by the Plan Commission.

(a) The Plan Commission, in its consideration of the submitted application, shall take into account the basic intent of this chapter to ensure attractive, efficient, and appropriate development of land in the Village, and to ensure that every reasonable step has been taken to avoid depreciating effects on surrounding property and the natural environment. In its review, the Plan Commission may require such additional measures and/or modifications as it deems necessary to accomplish this objective. If such additional measures and/or modifications are required, the Plan Commission may withhold approval of the site plan until revisions depicting such additional measures and/or modifications are submitted to the satisfaction of the Plan Commission, or may approve the application subject to the satisfaction of the Zoning Administrator. Such amended plans and conditions applicable to the proposed use shall be made part of the official record, and development activity on the subject property may not proceed until the revised application has been approved by one of the two above procedures as directed by the Plan Commission.

(b) In its review of the application, the Plan Commission may make findings on each of the following criteria to determine whether the site plan shall be approved, approved with modification, or denied:

- i. All standards of this chapter and other applicable Village, state, and federal regulations are met.
- ii. The public health and safety is not endangered.

- iii. Adequate public facilities, utilities, and open space areas are provided.
- iv. Adequate control of stormwater and erosion is provided and the disruption of existing topography, drainage patterns, and vegetative cover is minimized insofar as is practical.
- v. Appropriate traffic control and parking are provided.
- vi. Applicable performance standards, per Article 8, are met.

(c) The Plan Commission may make a written report to the Village Board and/or may state in the minutes its findings regarding Subsection E(7)(b) above and its recommendations regarding the application as a whole. Said report and/or minutes may include formal findings of fact developed and approved by the Plan Commission concerning the requirements of this section, and that the public benefits outweigh any and all potential adverse impacts of the proposed site plan.

3. Review and action by the Village Board.

(a) The Village Board shall consider the Plan Commission's recommendation regarding the proposed site plan. The Village Board may request additional information and/or reports from the Plan Commission, Zoning Administrator, and/or the applicant. The Board may take final action on the application at the time of its initial meeting, or may continue the proceedings.

(b) The Village Board may approve the site plan as originally proposed, may approve the proposed site plan with conditions (per the recommendations of the Zoning Administrator, the Plan Commission, authorized outside experts, or its own members), or may deny approval of the proposed site plan.

Conditional Use Review Procedure:

1. Review by the Zoning Administrator.

(a) The Zoning Administrator shall determine whether the application is complete and fulfills the requirements of this chapter. If the application is determined to be incomplete, the Zoning Administrator shall notify the applicant.

The application is complete.

(b) The Zoning Administrator shall review the application and evaluate whether the proposed amendment meets the following criteria:

- i. Is in harmony with the recommendations of the Comprehensive Plan. If the Zoning Administrator determines that the proposal may be in conflict with the provisions of the Comprehensive Plan, the Zoning Administrator shall note this determination in the report.

According to the 2023 Comprehensive Plan, the Village of Williams Bay has many goals and objectives to partner with Yerkes Observatory, and help their continued growth. The proposed project is in line with the Village's cultural objectives of the Comprehensive Plan which states:

“Support the long-term preservation of the Yerkes Observatory building and property, and work with the Yerkes Future Foundation to promote this institution as a national education and outreach center for science education.”

An additional goal within the 2023 Comprehensive plan is to preserve key campuses such as Yerkes to advance the Village’s image as place for education, tourism, and outdoor recreation.

Another important objective of the comprehensive plan is to work with local businesses and institutional uses to promote tourism and economic growth. Some of the Village’s most important economic assets are its existing local businesses. It is generally easier to retain established businesses and industries than to recruit new ones, and most employment growth in any community occurs through existing business expansion. The Village will continue to actively facilitate and encourage the appropriate growth of existing Williams Bay businesses, either at existing or larger sites in the community. In the context of a broader economic development initiative, described elsewhere in this chapter, the Village may also work in collaboration with local business owners to research, identify, and address obstacles to local business development and to develop future economic development strategies and the marketing of the Village for new business. Additionally, the Village could continue to support and pursue partnerships with the community’s unique institutions including the Yerkes Future Foundation. Visitors of this institution can supplement seasonal population loss by supplying more year-round customers to support local businesses.

- ii. Will not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the Village or other governmental agency having jurisdiction to guide development.

The proposed outdoor play space at Yerkes Observatory will not result in a substantial or undue adverse impact on nearby properties, the character of the neighborhood, or matters affecting public health, safety, or general welfare. The project is located within an established institutional campus that has historically accommodated public visitation, educational programming, and outdoor activities. The scale, design, and placement of the play structure are consistent with the existing use and character of the Yerkes property and the surrounding area.

Neighborhood character will be preserved, as the play space is designed as a low-profile, open-air amenity integrated into the landscaped grounds and set back from adjacent residential properties. The use is primarily daytime and

family-oriented, minimizing potential noise or disturbance. Existing tree cover, open space, and site design elements further buffer nearby properties and maintain the visual and environmental character of the area.

Environmental impacts are expected to be minimal. The project does not involve significant grading or impervious surface expansion beyond what is typical for a play area, and it has been planned to respect existing natural features and drainage patterns. No adverse effects on environmentally sensitive areas or public lands are anticipated.

Traffic and parking impacts are also expected to be minor, as indicated by the revised traffic study focusing on the play space enclosed in your packet. The play space will function as an accessory amenity to the observatory rather than a standalone attraction, with visitation largely overlapping existing peak use periods. Existing on-site parking and access points are sufficient to accommodate anticipated use without negatively impacting public rights-of-way or requiring additional public improvements.

The proposed use aligns with the Village's Comprehensive Plan and applicable zoning objectives by supporting educational, recreational, and cultural opportunities while maintaining compatibility with surrounding land uses. With appropriate operational oversight and any conditions imposed through the CUP process, the project will not create adverse impacts now or in the future as the area continues to develop in accordance with adopted plans and ordinances.

- iii. Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

The proposed project is consistent and in line with the P&I zoning designation and all its requirements.

- iv. The conditional use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities, or services provided by public agencies serving the subject property.

The proposed conditional use is located in an area, and on a parcel that is already developed and adequately served by public facilities and utilities. The proposed development will not negatively impact any services or public facilities.

- v. The potential public benefits outweigh any and all potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts.

The proposed outdoor play space at Yerkes Observatory provides substantial public benefits that outweigh any potential adverse impacts. The project expands educational and recreational opportunities for residents and visitors by

offering an inclusive, accessible, astronomy-themed play environment that supports learning, family engagement, and healthy outdoor activity. It complements Yerkes Observatory's established mission of science education and public outreach while enhancing the site as a community asset.

Potential impacts, such as increased visitation, noise, or traffic are limited in scope and duration and are consistent with existing public use of the observatory grounds. The applicant has incorporated thoughtful site planning, appropriate location and scale, and operational considerations to minimize impacts on neighboring properties and preserve the historic and natural character of the site. Any additional conditions imposed through the CUP process can further ensure compatibility and mitigation as needed.

When weighed against the clear educational, recreational, and community benefits, the proposed conditional use represents a positive enhancement to the Village of Williams Bay and the broader region. Accordingly, the public benefits of the project outweigh any potential adverse impacts.

2. The Zoning Administrator shall prepare a written report addressing items above, to be forwarded to the Plan Commission for the Commission's review and use in making its recommendation to the Village Board. If the Zoning Administrator determines that the proposal may be in conflict with the provisions of the Comprehensive Plan, the Zoning Administrator shall note this determination in the report.
Please refer to this report as such document.

The property located at 373 W Geneva Street is currently zoned P&I, Public and Institutional District. There are currently existing buildings on site along with parking areas for the facilities. As the property continues to be developed, each project shall meet the following criteria:

Figure 390-0223

Density, Intensity, and Bulk Regulations in the Public and Institutional Zoning District	
Minimum lot area	12,000 square feet
Maximum building coverage of lot	30%
Minimum landscape surface ratio (LSR)	40%
Minimum lot width	90 feet
Minimum front and street side yard setback	30 feet 100 feet from the following streets: Geneva Street west of Dartmouth Road North Lakeshore Drive Theater Road Elkhorn Road north of Stark Street
Minimum shore yard (lake) setback	150 feet
Minimum shore yard (navigable stream or watercourse) setback	75 feet
Minimum interior side yard setback	15 feet
Minimum rear yard setback	30 feet
Maximum principal building height	35 feet 45 feet with conditional use permit
Minimum principal building separation (multi-structure developments on shared lots)	30 feet
Minimum pavement setback (lot line to pavement; excludes driveway entrances)	3 feet
Minimum off-street parking requirement	Per Article 3
Accessory structure interior side yard setback	5 feet
Accessory structure rear yard setback	5 feet
Maximum accessory structure height	15 feet

After a review of the submitted application and materials the proposed project appears to be in compliance with all of the following requirements of the P& I Zoning District.

Per Section 390-0309 pertaining to parking requirements the minimum required off-street parking is as follows: One space per four expected patrons at maximum capacity for any use requiring over five spaces.

It appears that there are currently approximately 46 parking spaces located on site, which would accommodate up to 184 patrons.

The P&I Zoning District requires a Conditional Use Permit for all Large Developments and Group Developments. Per Section 390-0821 a Large Development is defined as Any institutional, business, or mixed residential and nonresidential development containing any single structure or combination of structures on one or more contiguous lots or building sites devoted to land uses on which the total combined gross floor area of all development exceeds 10,000 square feet. The calculation of gross floor area shall include indoor and outdoor storage and display areas. The proposed development is required to adhere to all requirements set forth in Section 390-0821 including building style,

architectural design, building color, traffic, parking, pedestrian access, landscaping, and lighting.

The proposed outdoor play space at Yerkes Observatory complies with the requirements of the Public & Institutional (P&I) Zoning District and Section 390-0821 of the Village Code. The project appropriately seeks a Conditional Use Permit (CUP) as required for Large and Group Developments within the P&I District.

While the proposed play space consists primarily of outdoor recreational features rather than enclosed buildings, it is part of an institutional campus where the total combined gross floor area of existing and proposed development exceeds 10,000 square feet, thereby meeting the definition of a Large Development under Section 390-0821. Accordingly, the applicant has submitted the project for CUP review and has designed the improvements to meet all applicable Large Development standards.

Building Style and Architectural Design:

The play structure and associated site elements are intentionally designed to be open-air, minimizing visual mass and avoiding conflict with the historic architecture of the Yerkes Observatory. Materials, forms, and layout are compatible with the existing institutional character of the campus and are subordinate to the landmark observatory buildings, and the theme of the play space matches the characteristics and theme of an observatory but is designed in a way that will be inviting to children.

Traffic and Parking:

The play space functions as an accessory use to existing observatory operations rather than as a standalone destination. Anticipated visitation largely overlaps with current public use patterns, and existing on-site parking and access points are adequate to accommodate projected demand without creating adverse impacts to surrounding roadways or public rights-of-way, which was also indicated in the enclosed traffic study completed for this project. For now, Parkhurst Place will continue to be a suitable option for exiting the site. The applicant is not seeking to change the existing ingress/egress of the site as a part of this application or proposed development. The applicant has however indicated that in the future, as a part of their Master Plan, and as the development continues to grow and expand they understand the need to re-route traffic and find an alternative exit from the site, other than Parkhurst Place. The applicant has prepared 3 different options for the Plan Commission to review and consider. The Plan Commission is not voting on this item as part of this submittal; however, the applicant has included this information to provide future options for the site. The options include installation of a new exit off Constance Boulevard, installation of a new exit off West Geneva Street, and the third option being to continue using Parkhurst Place.

As a part of this submittal the applicant has indicated that temporary construction traffic will not be using Parkhurst Place and instead will use the one-way entrance on West Geneva Street to enter and exit the site during construction. The applicant would not like to add a permanent two-way entrance and exit to the site off West Geneva

Street, as it compromises the historical Olmstead design. Enclosed in your packet you will find a letter from the Olmstead Network.

Pedestrian Access:

Safe and convenient pedestrian circulation is provided through existing and planned walkways that connect the play space to parking areas, observatory buildings, and other site amenities. The design prioritizes accessibility and complies with applicable ADA standards. The Village Engineer is seeking an easement on Constance Boulevard for a future walking path to be established.

Landscaping:

The project preserves existing landscaping and incorporates additional plantings where appropriate to soften visual impacts, provide buffering, and maintain the park-like character of the site. Landscaping is designed to complement natural features and enhance the visitor experience.

Lighting:

Any proposed lighting will be limited, low-level, and shielded to ensure safety while minimizing light spillover to neighboring properties. Lighting design will be consistent with the observatory's historic and scientific mission, including sensitivity to dark-sky considerations.

By seeking a Conditional Use Permit and designing the project in accordance with the standards set forth in Section 390-0821, the proposed development meets the intent and requirements of the P&I Zoning District. The project integrates educational and recreational improvements in a manner that is compatible with the existing campus, surrounding neighborhood, and the Village's adopted planning policies.

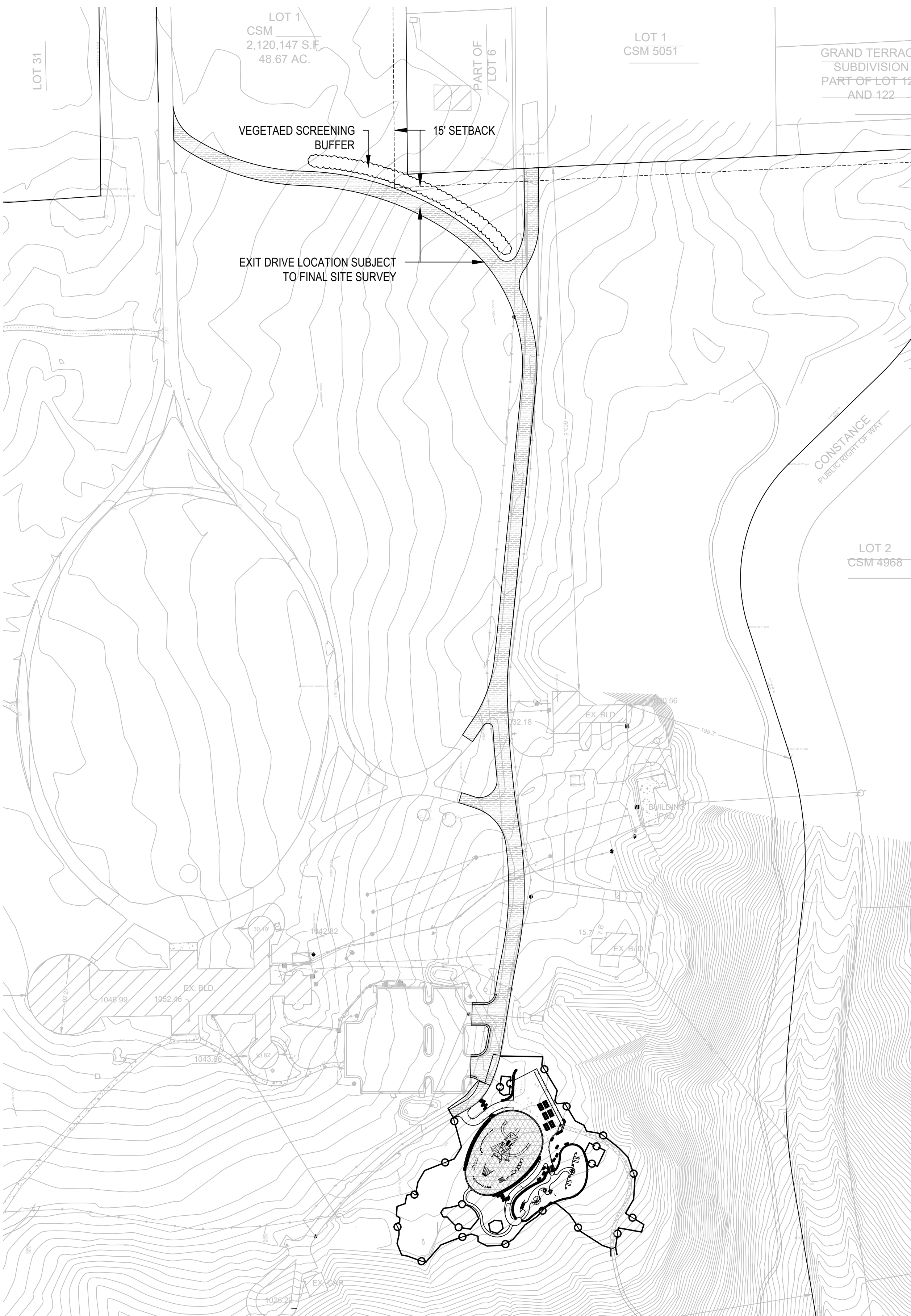
Based on the foregoing findings, the proposed outdoor play space at Yerkes Observatory satisfies the applicable standards for a Conditional Use Permit within the P&I Zoning District and meets the requirements of Section 390-0821 of the Village Code.

The Conditional Use Permit may be approved, subject to any conditions deemed appropriate by the Village to ensure ongoing compliance with applicable ordinances and the protection of public health, safety, and welfare. If approved the following conditions shall be included:

- 1. The temporary gravel parking and staging area shall be removed 30 days after construction is completed.*
- 2. All requirements of the approved Development Agreement be adhered to.*

Respectfully submitted,

Allison Schwark
Zoning Administrator



NOTES

1. FIELD VERIFY SURVEY INFORMATION, EXISTING SITE CONDITIONS, AND UTILITIES PRIOR TO STARTING WORK. REPORT ANY DISCREPANCIES TO OWNER'S REPRESENTATIVE.
2. CONTACT IOWA 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 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 COLD 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 SHPO 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 - YERKES STAFF TO FINALIZE GLOW STONE DESIGN AND LAYOUT WITH CONTRACTOR)
- POURED IN PLACE RUBBER SURFACING
- ENGINEERED WOOD FIBER
- MULCH PATH
- STANDARD ASPHALT PAVEMENT

saiki
DESIGN

Mead
& Hunt

PLAY/SPACE
YERKES OBSERVATORY
WILLIAMS BAY
WALWORTH COUNTY, WI

NOT FOR CONSTRUCTION

Revisions:

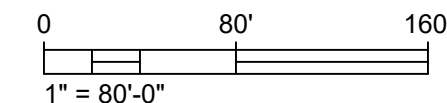
No.	Date:	Description:

Set Type DESIGN DEVELOPMENT

Date Issued 08/01/2025

Sheet Number **L000**

1 SITE PLAN OVERVIEW
SCALE: 1" = 80'-0"



YERKES
OBSERVATORY

PARKING LOT

Play/Space Site Plan

COSMIC FAMILY PAVILION

PICNIC/SEATING

CHILDPROOF GATE

NATURAL STONE
SEATWALLS

SUPERNOVA

CONCRETE SEATWALLS
WITH WOOD BENCHES

BOARDWALK

NATURE PLAY

STORMWATER
MANAGEMENT

STORMWATER
MANAGEMENT

PLANETARY
ZONE

SWINGSET

'SECRET' FOREST
PLAY PATH

'STONE SCRAMBLE'

VIEW FROM THE PATHS





Supernova Play Area

Ages 5-12

Planetary Zone

Ages 3 - 8



YERKES OBSERVATORY

MONSTRUM

Cosmic Family Pavilion

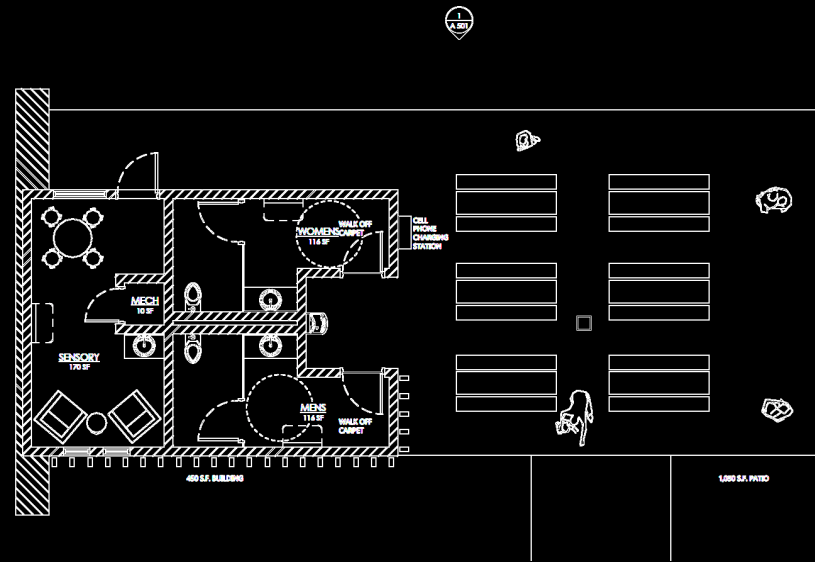
Visitor amenities for all: Play/Space families, trail walkers, pets

Two family restrooms

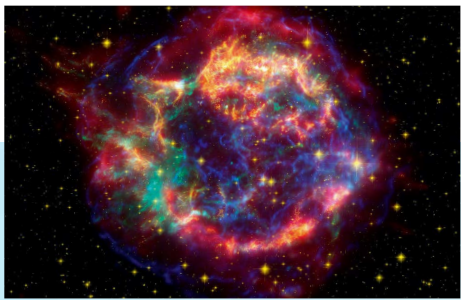
Water fountain, free phone charging station, picnic tables

Private-access quiet room doubles as:

- A nursing room for new moms, with space for other children to play
- A sensory break room for children with autism or sensory processing challenges



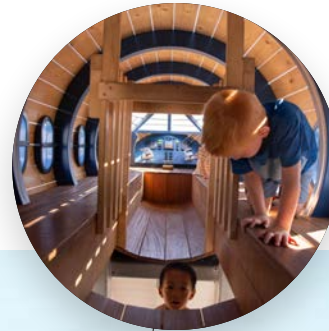
THE SUPERNOVA



THREE DIFFERENT SLIDES



STEEL MESH BRIDGE



PLATFORMS INSIDE



OBSTACLE COURSES



THE SUPERNOVA

STEEL MESH BRIDGE



CLIMBING WALL



SLIDE



THE SUPERNOVA THEATER

The main structure combines play and education seamlessly. The exploratory 3D maze also leads to two slides, a climbing net and educational stage seating 32.

With various accessible features, this is a playground that embraces **inclusivity and encourages exploration for all.**



ACCESSIBLE PLAY ELEMENTS



Climb the stardust and try moving the wooden circles. The climbing bars can be reached from a wheelchair.

Jump, sit and wobble! supernova remnants are translated into the shape of the bouncy boards on springs.



SWINGSET

Feel the gravitational pull! Here you'll find a swing for everyone including a fun basket swing for the younger ones or those with limited mobility.



YERKES OBSERVATORY - PLAY/SPACE

WILLIAMS BAY, WI

SHEET INDEX

C000	COVER SHEET
C100	GENERAL
C110	EXISTING CONDITIONS PLAN
C111	DEMO PLAN
C112	TREE PROTECTION AND DEMOLITION PLAN
C210	EROSION CONTROL PLAN
C300	OVERALL SITE GRADING PLAN
C301	GRADING PLAN ENLARGEMENT
C302	GRADING PLAN ENLARGEMENT
C400	SITE UTILITY PLAN
C500	SITE DETAILS
C501	SITE DETAILS
L100	SITE PLAN OVERVIEW
L101	SITE PLAN - ZONE 1
L102	SITE PLAN - ZONE 2
L103	SITE PLAN - ZONE 3
L104	SITE PLAN - ZONE 4
L200	LANDSCAPE PLAN OVERVIEW
L201	LANDSCAPE PLAN - ZONE 1
L202	LANDSCAPE PLAN - ZONE 2
L203	LANDSCAPE PLAN - ZONE 3
L204	LANDSCAPE PLAN - ZONE 4
L500	LANDSCAPE DETAILS
L501	SITE DETAILS
L502	SITE DETAILS
L503	SITE DETAILS
S100	STRUCTURAL PLAN
S200	STRUCTURAL DETAILS

PROFESSIONAL SEALS

OWNER'S REPRESENTATIVE
CONTACT: DENNIS KOIS
PHONE: 917-572-2426

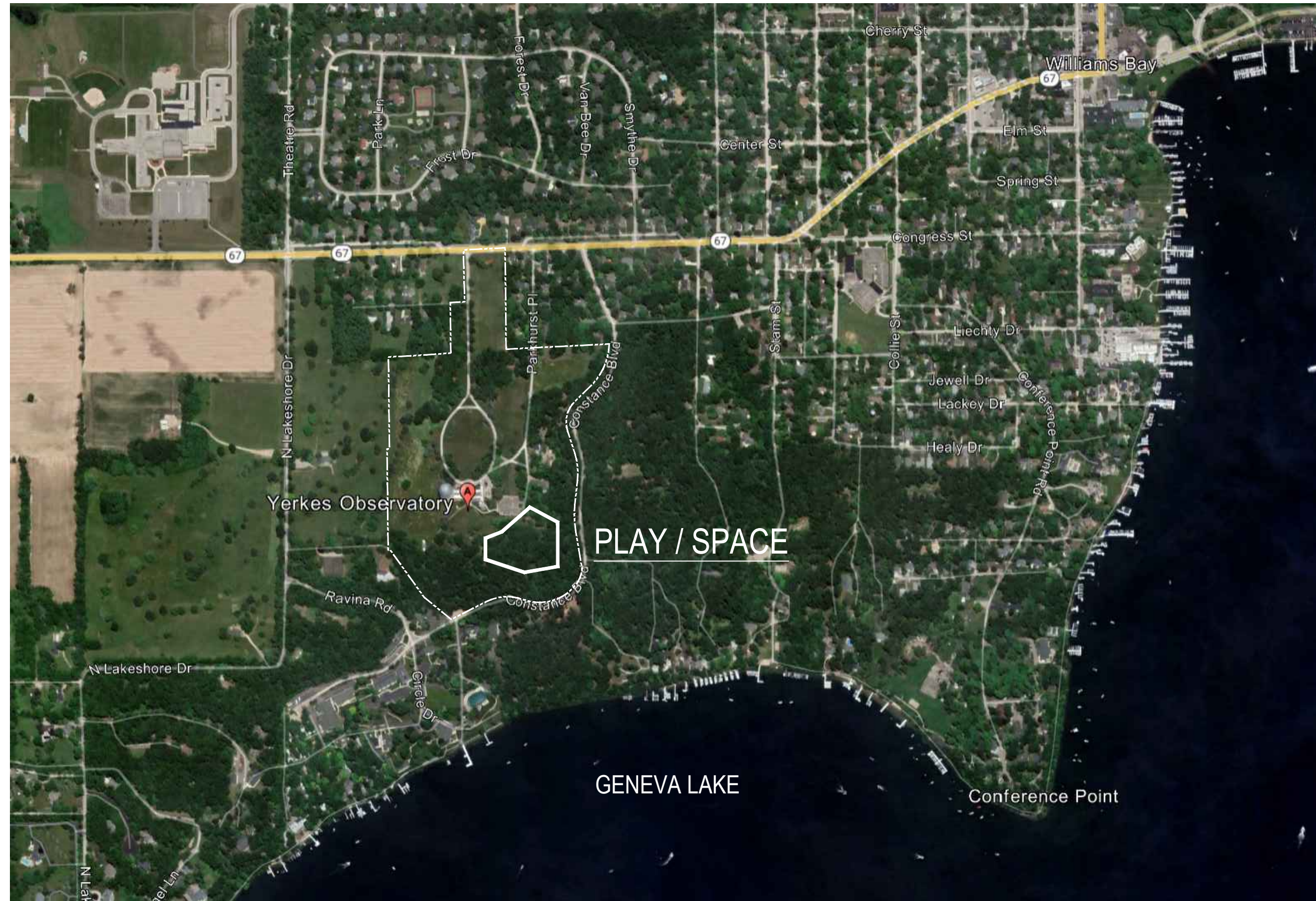
LANDSCAPE ARCHITECT OF RECORD
SAIKI DESIGN
CONTACT: ABBIE MOILIE
PHONE: 608-405-8149

CIVIL ENGINEER OF RECORD
MEAD & HUNT
CONTACT: ANNE ANDERSON
PHONE: 608-443-0491

STRUCTURAL ENGINEER OF RECORD
MEAD & HUNT
CONTACT: ISAAC PANTTI
PHONE: 608-443-0499

PROJECT INFORMATION

PROPERTY ADDRESS: 373 W. GENEVA ST.
WILLIAMS BAY, WI



saiki
DESIGN

Mead
& Hunt

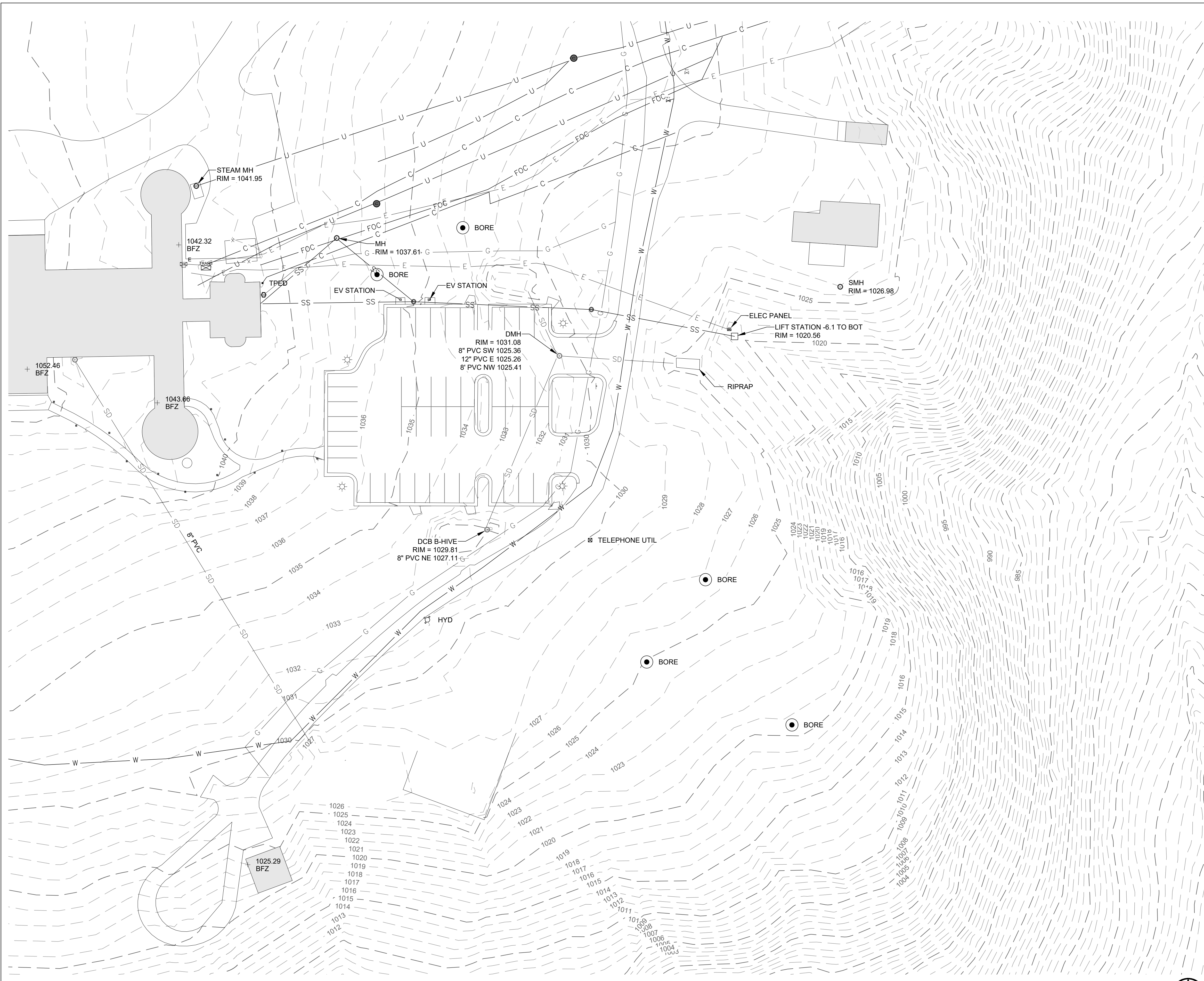
PLAY/SPACE
YERKES OBSERVATORY
WILLIAMS BAY
WALWORTH COUNTY, WI
COVER SHEET

Revisions:

No.	Date:	Description:

Set Type	DESIGN DEVELOPMENT
Date Issued	08/01/2025
Sheet Number	L000

**PLAY/SPACE
YERKES OBSERVATORY
WILLIAMS BAY
WALWORTH COUNTY, WI
EXISTING CONDITIONS PLAN**



LEGEND:

- BENCHMARK
- BOLLARD
- CONTROL POINT
- CLEANOUT,
- ELECTRICAL / COMMUNICATIONS PEDESTAL
- ELECTRICAL TRANSFORMER BOX
- ELECTRICAL SERVICE PANEL
- FIRE HYDRANT
- GAS METER
- INLET, ROUND
- PATH LIGHT
- LIGHT POLE
- MANHOLE, FIBER OPTIC
- MANHOLE, SANITARY SEWER
- MANHOLE, STORM DRAIN
- POWER POLE
- SIGN
- SOIL BORING
- WATER VALVE
- GAS
- 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
- WATER

Revisions:

No.	Date:	Description:

Set Type	DESIGN DEVELOPMENT
Date Issued	8/1/2025
Sheet Number	C110

1 EXISTING CONDITIONS PLAN
1" = 30'



EXISTING TREE INVENTORY

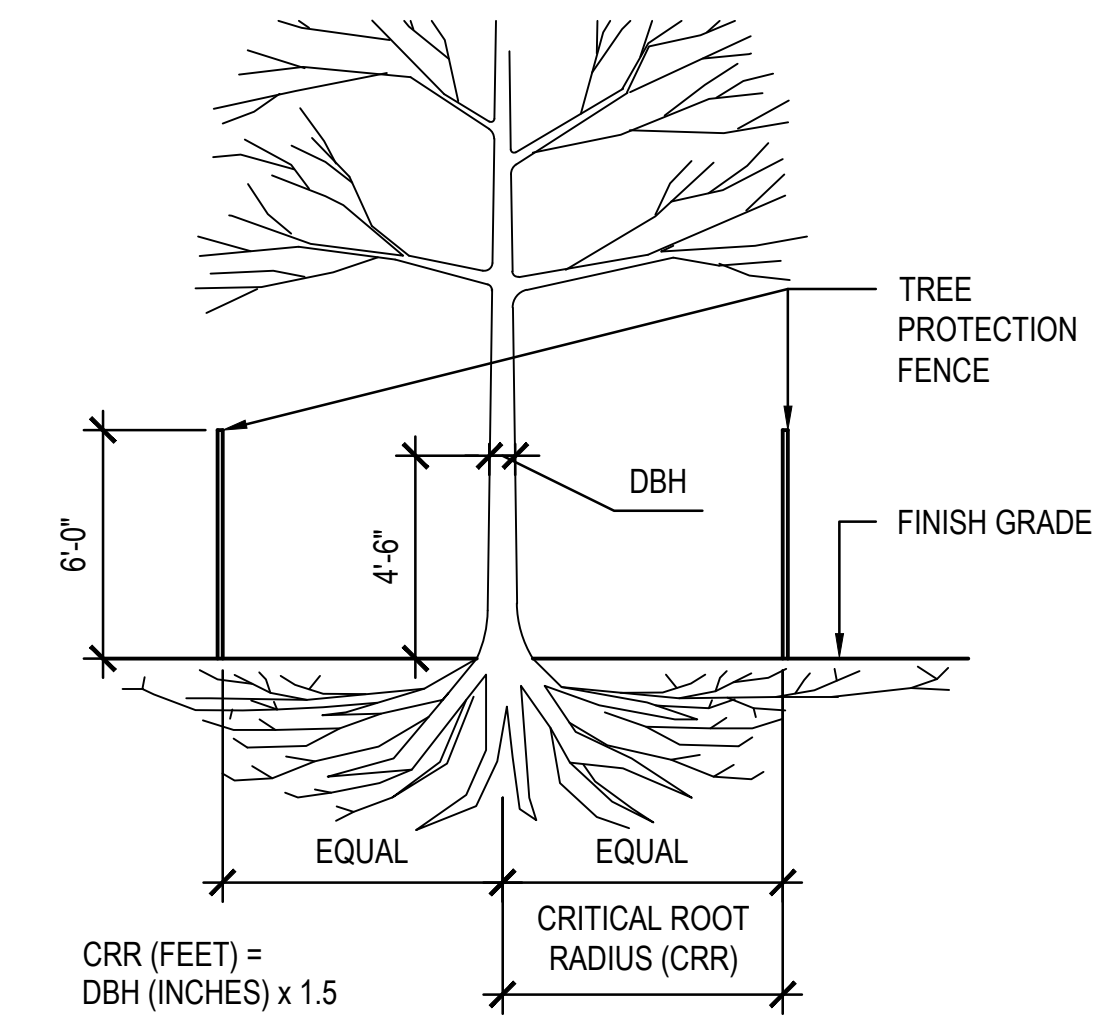
Tree ID	Species	Caliper (in)	Quality
5	Oak	24.18	Fair
6	Oak	18.14	Fair
7	Oak	29.92	Good
8	Maple	8.27	Good
9	Oak - MULTI	21.64	Fair
10	Oak	24.19	Good
11	Maple	16.55	Good
12	Maple	16.55	Good
13	Catalpa - MULTI	21.33	Good
14	Catalpa	8.59	Fair
15	Catalpa	13.69	Good
16	Maple	8.59	Poor
17	Maple	10.82	Good
18	Maple - MULTI	13.37	Poor
19	Maple	11.46	Fair
20	Oak	22.28	Good
21	Hackberry	13.37	Good
22	Oak	57.30	Good
23	Maple - MULTI	15.91	Good
24	Maple	9.55	Good
25	Maple	9.23	Good
26	Shagbark Hickory	21.33	Good
27	Black Walnut	8.28	Good
28	Black Walnut	7.64	Good
29	Maple	5.41	Poor
30	Hackberry	8.28	Good
31	Catalpa	9.23	Good
32	Pine	12.41	Fair
33	Oak	29.60	Good
34	Pine	10.50	Poor
35	Pine	19.10	Fair
36	Oak	33.42	Fair
39	Maple	10.19	Poor
40	Oak	36.29	Good
41	Serviceberry	9.55	Fair
42	Black Locust	11.78	Fair
43	Pine	15.92	Poor
44	Black Locust	11.14	Fair
45	Black Locust	14.96	Fair
49	Pine	12.41	Fair
50	Maple	8.59	Good
51	Maple	6.05	Good
52	Oak	22.92	Good
53	Oak	22.92	Good
54	Oak - MULTI	47.75	Good
55	Eastern Red Cedar	27.06	Good
56	Arborvitae - MULTI	16.55	Poor

57	Pine	17.51	Good
58	Oak - MULTI	54.43	Fair
59	Oak	28.33	Good
60	Black Locust	21.33	Good
61	Oak	20.37	Good
62	Black Locust	8.59	Fair
63	Maple	7.64	Good
64	Maple	9.87	Poor
65	Oak	25.47	Good
66	Black Locust	4.77	Fair
67	Black Locust	7.64	Good
68	Oak	19.74	Good
69	Black Locust	5.09	Good
70	Black Locust	19.42	Good
71	Maple	5.09	Fair
72	Black Locust	18.46	Good
73	Black Locust	8.59	Poor
74	Maple	6.68	Poor
75	Oak	35.65	Good
76	Oak	20.37	Good
77	Maple	12.10	Fair
78	Maple	5.73	Good
79	Maple	5.09	Good
80	Black Locust	19.74	Good
81	Oak	18.46	Fair
82	Eastern Red Cedar	7.96	Good
83	Oak - MULTI	44.56	Good
84	Pine	10.50	Fair
85	Pine	21.33	Good
86	Pine	13.05	Good
87	Arborvitae - MULTI	19.42	Good
88	Black Cherry	7.96	Poor
89	Catalpa	33.74	Good
90	Maple	3.18	Good
91	Maple	5.41	Fair
92	Maple - MULTI	17.12	Poor
93	Maple	6.05	Poor
94	Catalpa	7.00	Fair
95	Catalpa	10.19	Good
96	Maple	17.51	Good
97	Hackberry	12.73	Good
99	Black Locust	6.68	Good
100	Maple	5.41	Good
101	Maple	7.32	Poor
102	Catalpa	10.19	Good
103	Black Walnut	22.28	Good
104	Catalpa	8.59	Good
105	Maple	5.09	Good
106	Oak	25.78	Good

107	Maple	10.50	Good
108	American Elm	7.64	Good
109	Black Walnut	12.41	Good
110	Black Walnut	22.28	Good
111	Maple	11.46	Fair
112	Oak - MULTI	21.96	Fair
113	Oak	14.32	Good
114	Oak	17.83	Good
115	Oak	25.47	Good
116	Maple	12.10	Good
117	Maple	7.32	Good
118	Maple	11.46	Good
121	White Birch	7.96	Fair
122	White Birch	12.41	Fair
123	Black Walnut	5.09	Fair
124	Black Walnut	6.68	Fair

NOTES:

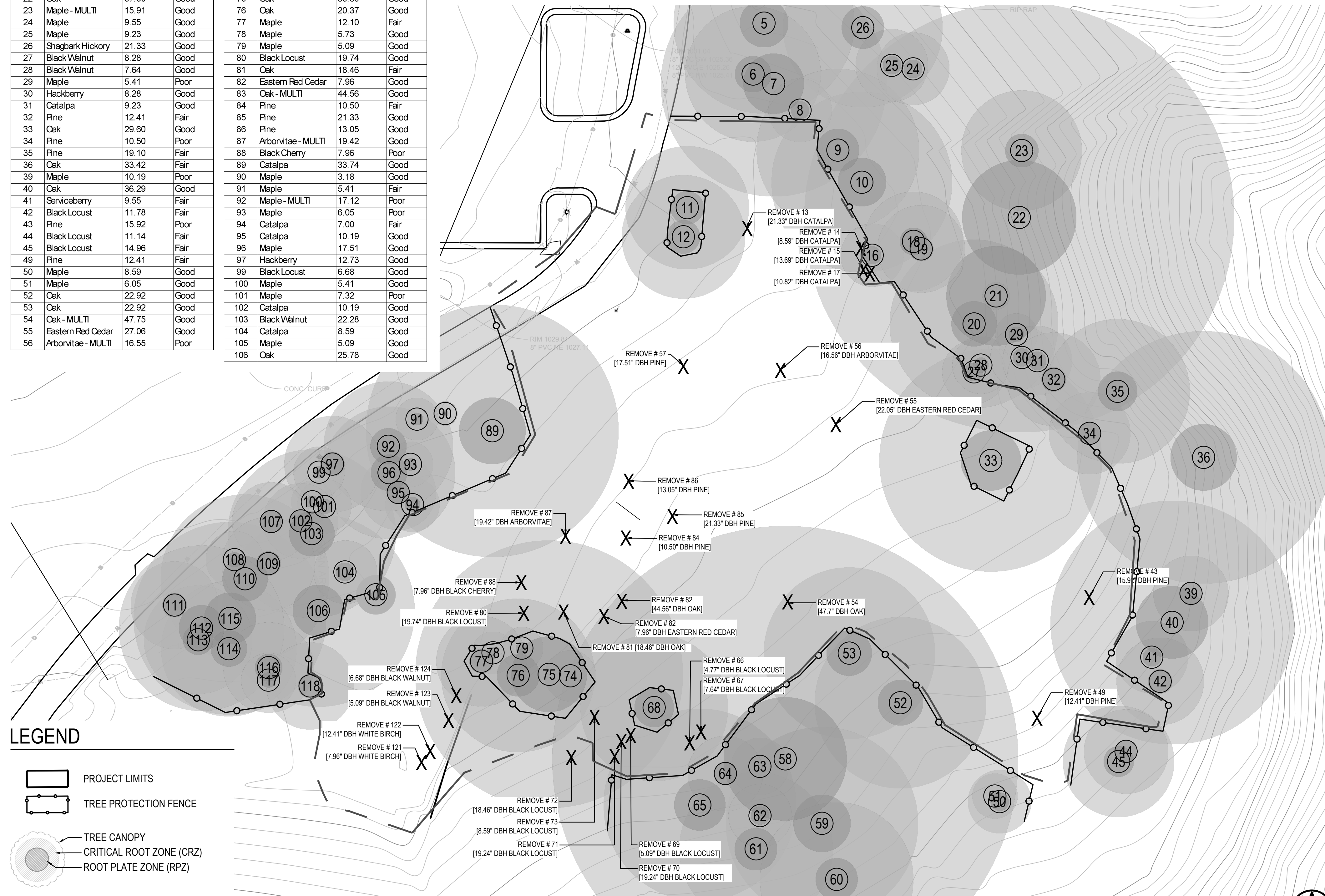
- ALL TREES SHOWN TO BE RETAINED WITHIN THE LIMITS OF CONSTRUCTION ON THE PLANS SHALL BE PROTECTED DURING CONSTRUCTION WITH FENCING.
- PROTECT TREE CANOPIES FROM OVERHEAD DAMAGE.
- TEMPORARY TREE PROTECTION FENCES FOR DEMOLITION PHASE SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE DEMOLITION OR PREPARATION WORK (CLEARING, GRUBBING, OR GRADING). AFTER DEMOLITION ACTIVITIES ARE COMPLETE FENCES SHALL BE RELOCATED TO PERMANENT CONSTRUCTION PHASE LOCATIONS AND SHALL BE MAINTAINED THROUGHOUT REMAINDER OF THE CONSTRUCTION PROJECT.
- DO NOT INSTALL FENCING ANY CLOSER THAN 5' FROM THE TRUNK OF ANY TREE.
- NO STORAGE OF CONSTRUCTION MATERIALS, EQUIPMENT, OR SUPPLIES 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.



2 TREE PROTECTION FENCE SCALE: NTS

NOTES

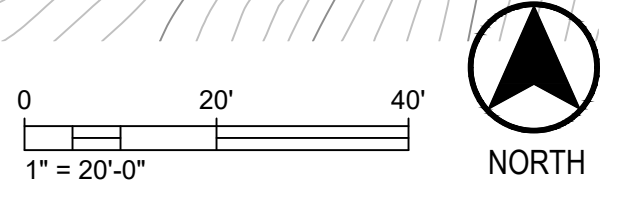
- FIELD VERIFY SITE CONDITIONS AND UTILITIES PRIOR TO STARTING WORK. ANY DAMAGE CAUSED TO EXISTING UTILITIES, EITHER SHOWN OR NOT, SHALL BE REPAIRED AND PAID FOR AT THE CONTRACTOR'S EXPENSE.
- CONTACT DIGGER'S HOTLINE & CITY OF FITCHBURG TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO STARTING WORK.
- PROTECT OR RELOCATE BENCHMARKS. RELOCATED BENCHMARKS TO BE INCLUDED WITH CONTRACTOR AS-BUILTS.
- DO NOT BLOCK ANY DRIVES, WALKS, OR ENTRANCES WITH TREE PROTECTION FENCING, EQUIPMENT, OR MATERIALS UNLESS RECEIVING WRITTEN APPROVAL FOR CLOSURES FROM A PROJECT REPRESENTATIVE.
- ALL TREES SHOWN TO BE RETAINED 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 13 00 "SELECTIVE TREE AND VEGETATION PROTECTION AND REMOVALS" FOR PROTECTION REQUIREMENTS AND ADDITIONAL GENERAL REQUIREMENTS RELATED TO TREE PROTECTION AND REMOVALS. TREE PROTECTION FENCE TO BE INSTALLED WITH EXTRA CARE TO NOT OVERLY COMPACT THE SOIL OR TRAMPLE SHRUBS AND GROUND LAYER PLANTS AT THE FENCE LINE.
- TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR OR IMPAIR THE HEALTH OF ANY TREE, INCLUDING CITY STREET TREES. EQUIPMENT SHALL BE OPERATED IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIAL IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY (EITHER ABOVE OR BELOW GROUND) TO EXISTING TREES SHALL BE REPORTED IMMEDIATELY TO THE PROJECT REPRESENTATIVE. REMEDIATION WILL BE REQUIRED. PENALTIES MAY BE ASSESSED.
- THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN THE TREE PROTECTION ZONE IS PROHIBITED.
- ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300-PART 1, STANDARDS FOR PRUNING.
- MAINTENANCE WITHIN TREE PROTECTION FENCING IS REQUIRED INCLUDING MOWING, WEEDING, WATERING, TRASH, AND SNOW REMOVAL. MAINTAIN HEALTH OF ALL EXISTING VEGETATION TO REMAIN. SEE SPECIFICATION SECTION 31 13 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: #70, #72, #801. UTILIZE REMAINING 6"-9" DIAMETER SECTIONS TO PRODUCE LOGS.
- PRESERVE 1 OF THE FOLLOWING BLACK LOCUST TREES TO PRODUCE 4-8 LOGS, 6"-9" DIAMETER AND 5'-8" LENGTH: #67 OR #62
- CONTRACTOR SHALL REFERENCE AND FOLLOW RECOMMENDATIONS OUTLINES IN THE REPORT, "GEOTECHNICAL EXPLORATION - PROPOSED YERKES OBSERVATORY PLAY SPACE AND BUILDING ADDITION", PREPARED BY CGC, INC., AND DATED JULY 28, 2025 (REPORT AVAILABLE FROM OWNER UPON REQUEST) AT ALL TIMES PRIOR TO AND DURING CONSTRUCTION.



LEGEND

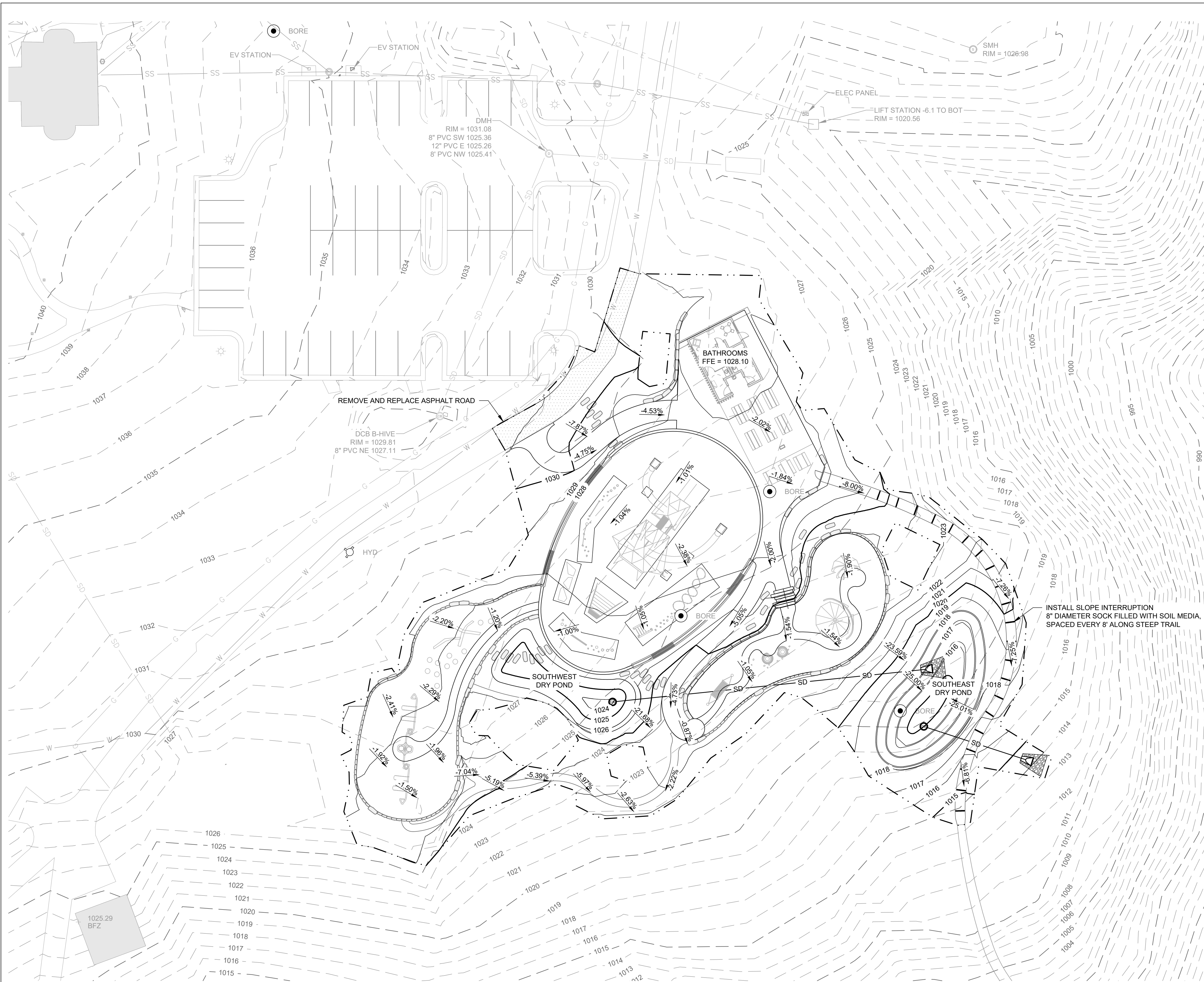
- PROJECT LIMITS
- TREE PROTECTION FENCE
- TREE CANOPY
- CRITICAL ROOT ZONE (CRZ)
- ROOT PLATE ZONE (RPZ)

1 TREE PROTECTION AND DEMOLITION PLAN SCALE: 1"=20'-0"



PLAY/SPACE
YERKES OBSERVATORY
WILLIAMS BAY
WALWORTH COUNTY, WI
TREE PROTECTION AND DEMOLITION PLAN

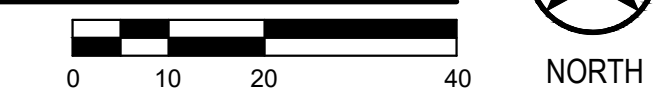
Revisions:		
No.	Date:	Description:
Set Type	DESIGN DEVELOPMENT	
Date Issued	08/01/2025	
Sheet Number	C112	



LEGEND:

- ASPHALT
- EXISTING CONTOUR LINES
- PROPOSED CONTOUR LINES
- GRADING LIMITS
- FINISHED / PROPOSED SPOT ELEVATION
- FINISHED / PROPOSED SLOPE
- FINISHED / PROPOSED SLOPE

1 OVERALL SITE GRADING PLAN
1" = 20'



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

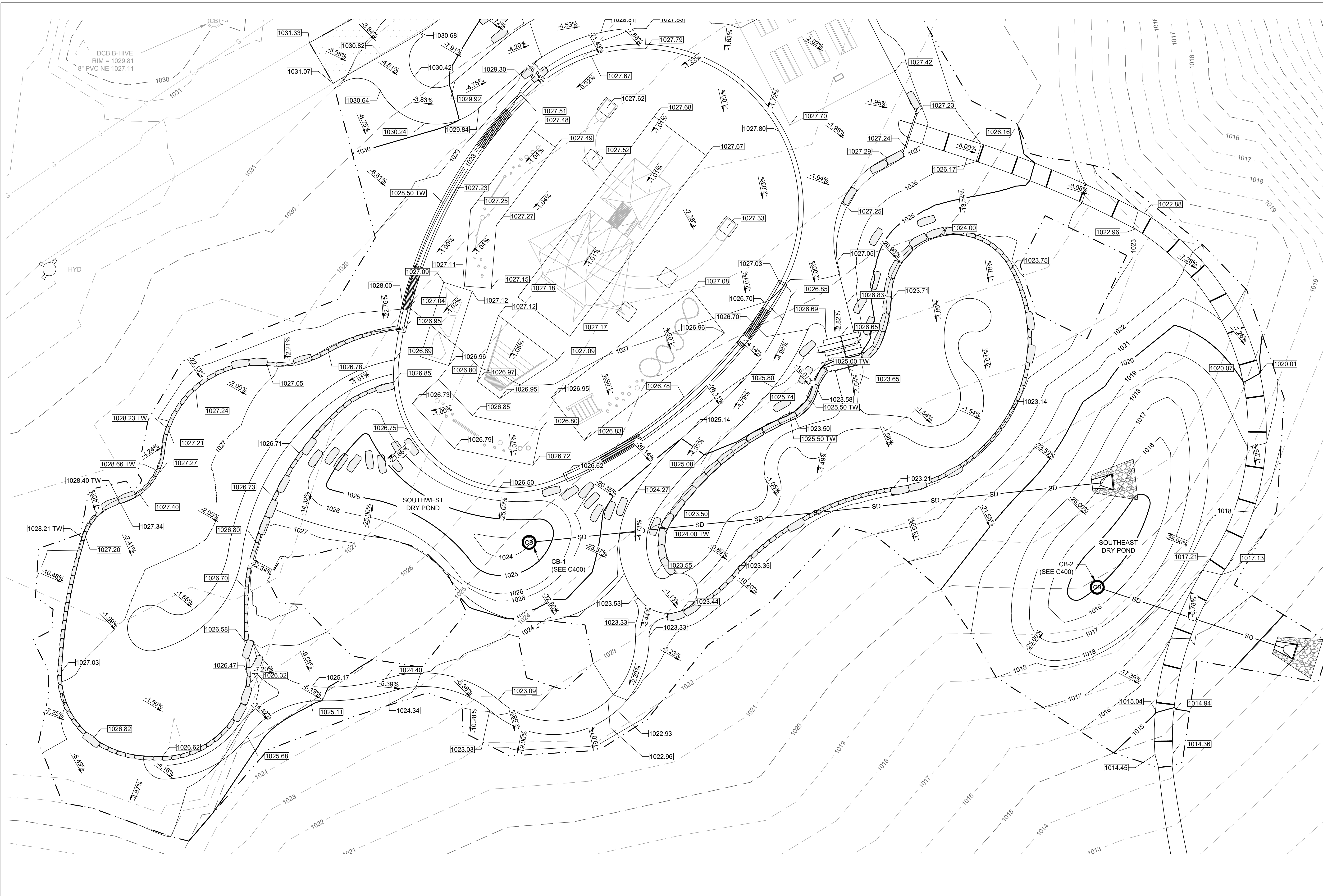
Revisions:
No. Date: Description:

Set Type	DESIGN DEVELOPMENT
Date Issued	8/1/2025
Sheet Number	C300

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

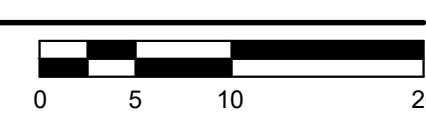


Revisions:

No.	Date	Description

Set Type	DESIGN DEVELOPMENT
Date Issued	8/1/2025
Sheet Number	C302

1 PLAY SPACE GRADING PLAN ENLARGEMENT
 1" = 10'













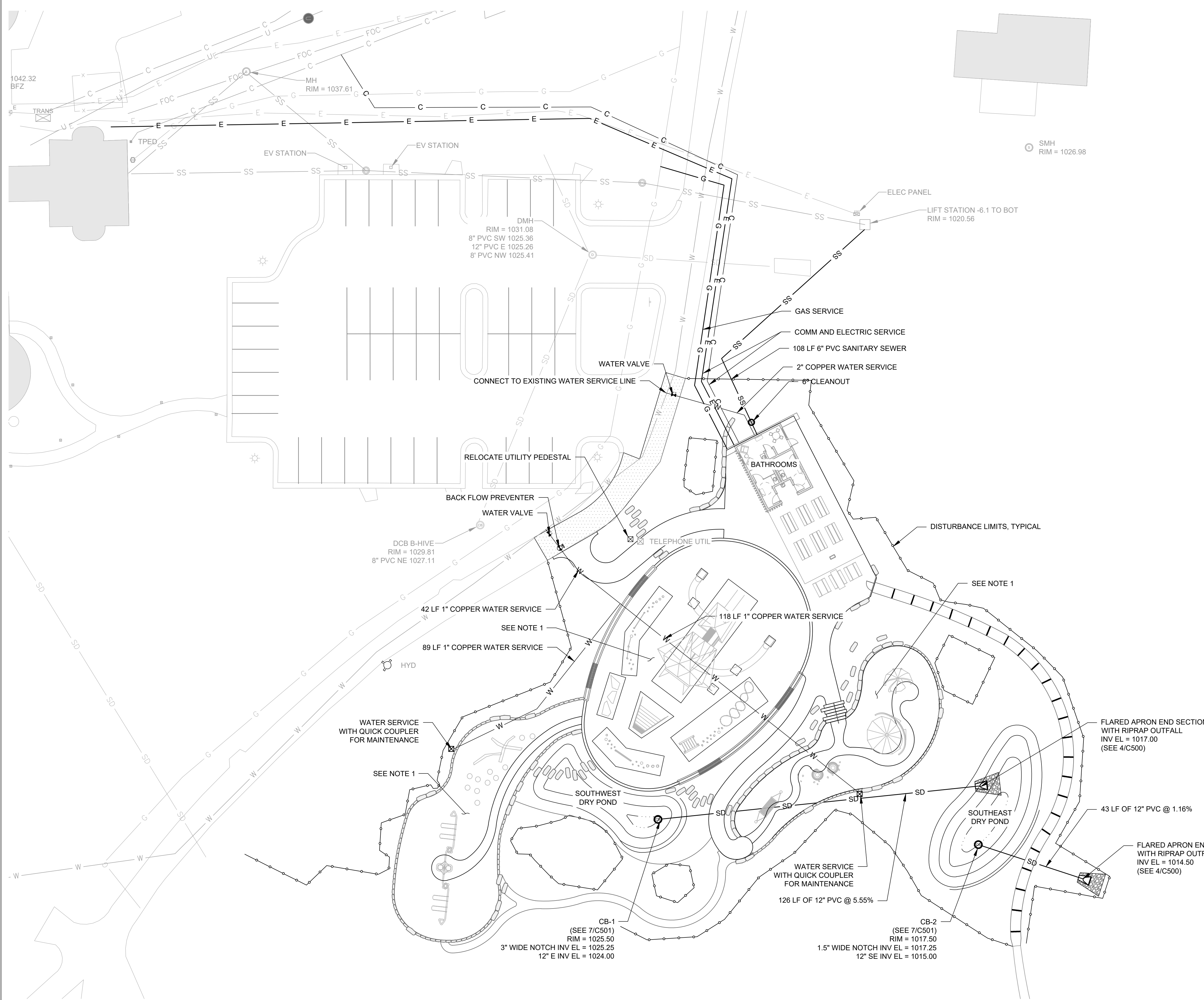
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SITE UTILITY PLAN NOTES:

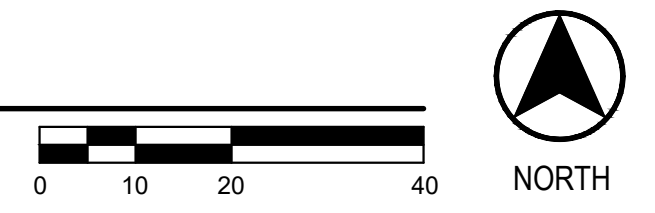
1. INSTALL 2,800 LF OF 6" DRAIN TILE UNDER PLAYGROUND SURFACES.

LEGEND:

-  RIPRAP OFFFALL
-  STORM DRAINAGE OVERFLOW STRUCTURE
-  FLARED APRON END SECTION
-  WATER VALVE
-  E ELECTRIC, UNDERGROUND
-  G GAS
-  SS SANITARY SEWER
-  SD STORM DRAIN PIPE
-  UD UNDERDRAIN
-  W WATER



1 SITE UTILITY PLAN
1" = 20'



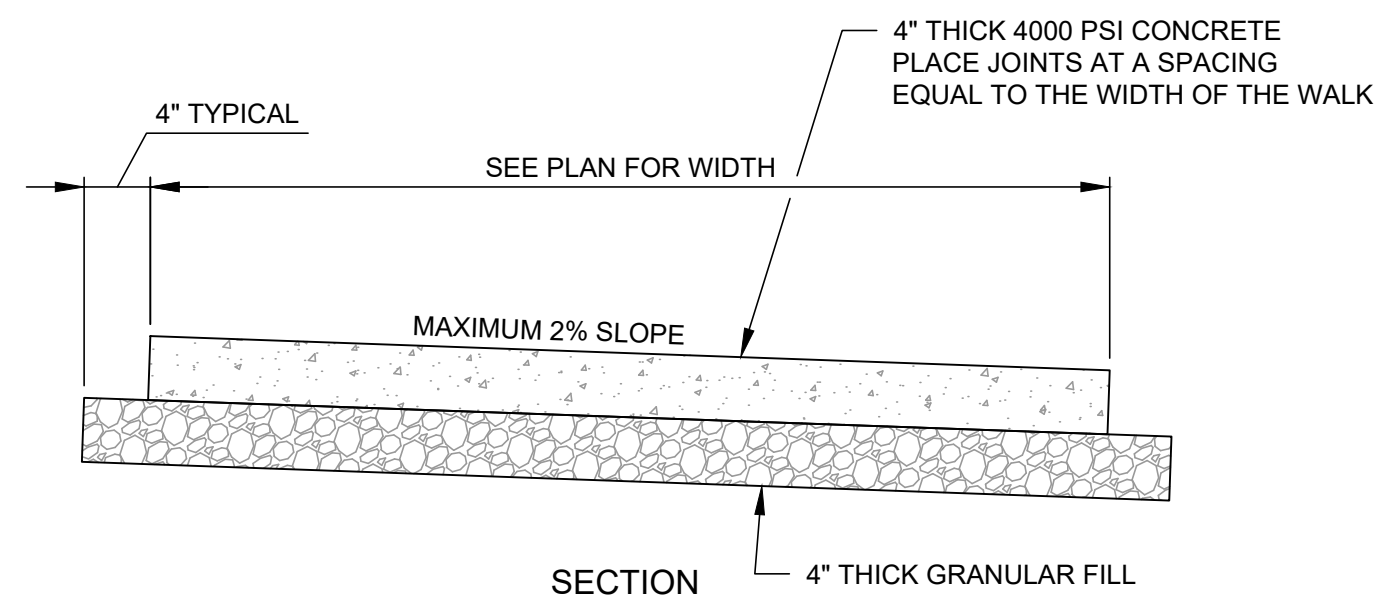
PLAY/SPACE
YERKES OBSERVATORY
WILLIAMS BAY
WALWORTH COUNTY, WI
SITE UTILITY PLAN

Revisions:

No.	Date:	Description:

Set Type	DESIGN DEVELOPMENT
Date Issued	8/1/2025
Sheet Number	C400

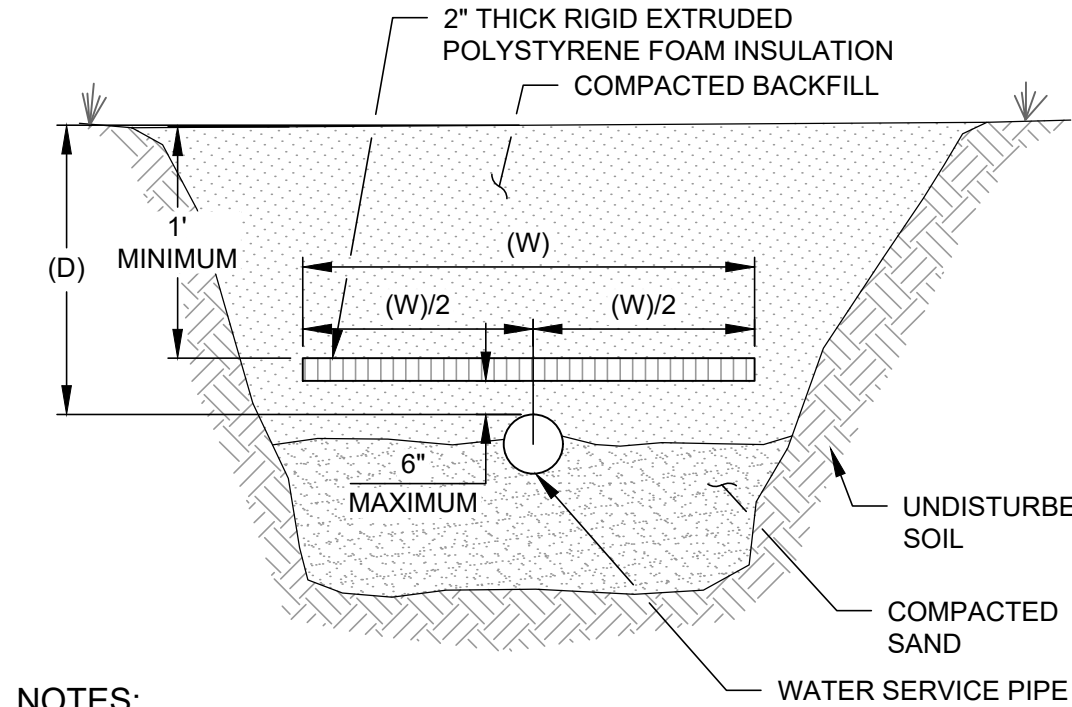
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- NOTES:**
- PROVIDE 3/4" FIBER EXPANSION JOINT WHERE NEW WALK ABUTS EXISTING WALK OR CURB.
 - FINISH GRADE ADJACENT TO SIDEWALK - 1/2" TO 1" BELOW TOP OF SIDEWALK.

5 CONCRETE SIDEWALK DETAIL

NOT TO SCALE

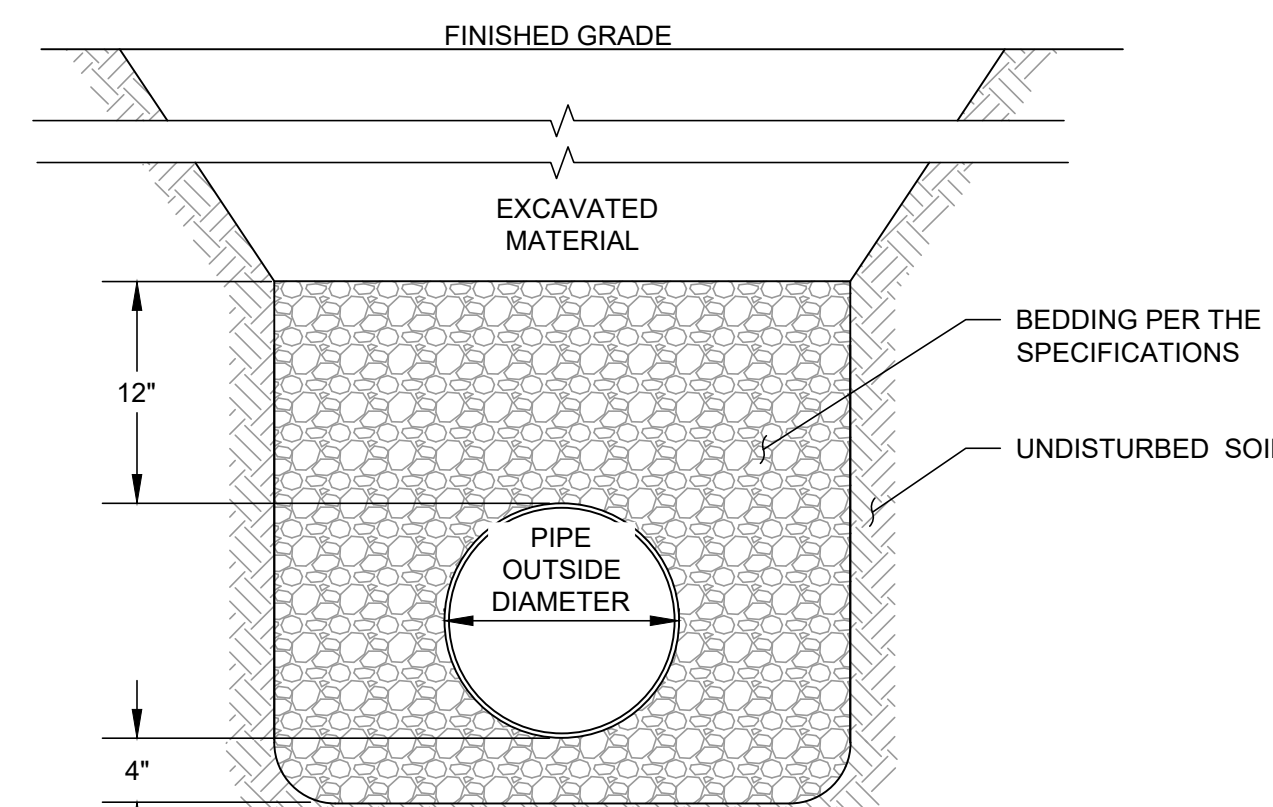


- NOTES:**
- WHERE TOP OF WATER SERVICE PIPE IS LOCATED LESS THAN 6'-0" BELOW THE GROUND SURFACE OR STORM SEWER CROSSES ABOVE MAIN OR LATERAL PROVIDE INSULATION AS SHOWN ON DETAIL.

WATER SERVICE DEPTH (D)	2'-0"	2'-6"	3'-0"	3'-6"	4'-0" TO 6'-0"	MORE THAN 6'-0"
INSULATION WIDTH (W)	8'-0"	7'-0"	6'-0"	5'-0"	4'-0"	0'-0"

1 WATER LINE INSULATION DETAIL

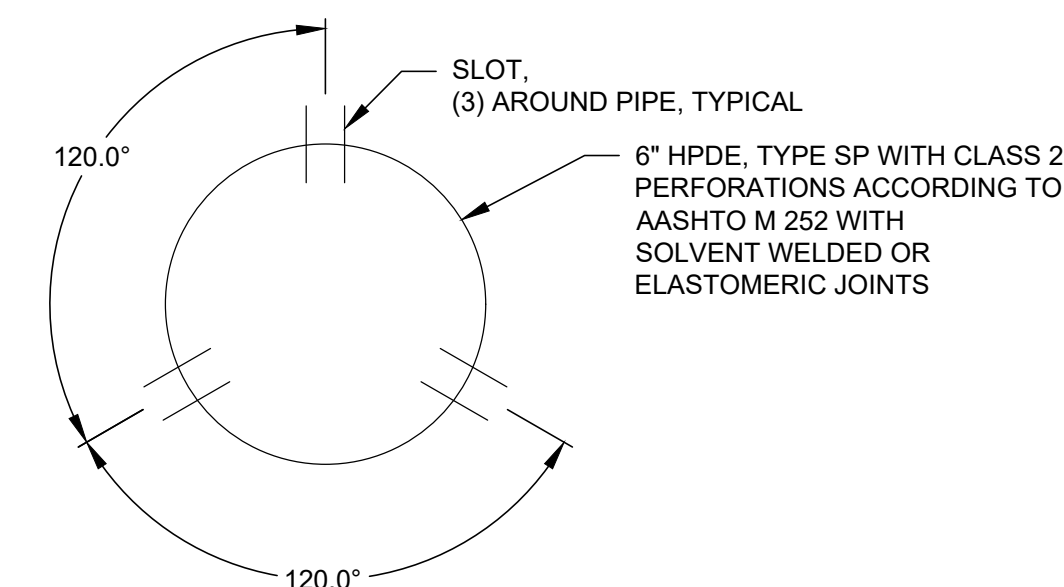
NOT TO SCALE



- NOTES:**
- BOTTOM OF TRENCH SHALL BE THE PIPE OUTSIDE DIAMETER PLUS 16 INCHES.

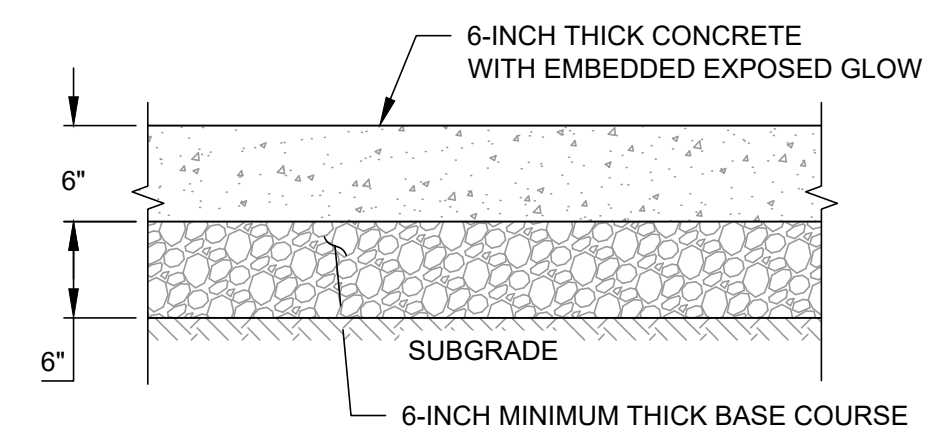
2 PVC PIPE BEDDING DETAIL

NOT TO SCALE



3 DRAIN TILE DETAIL

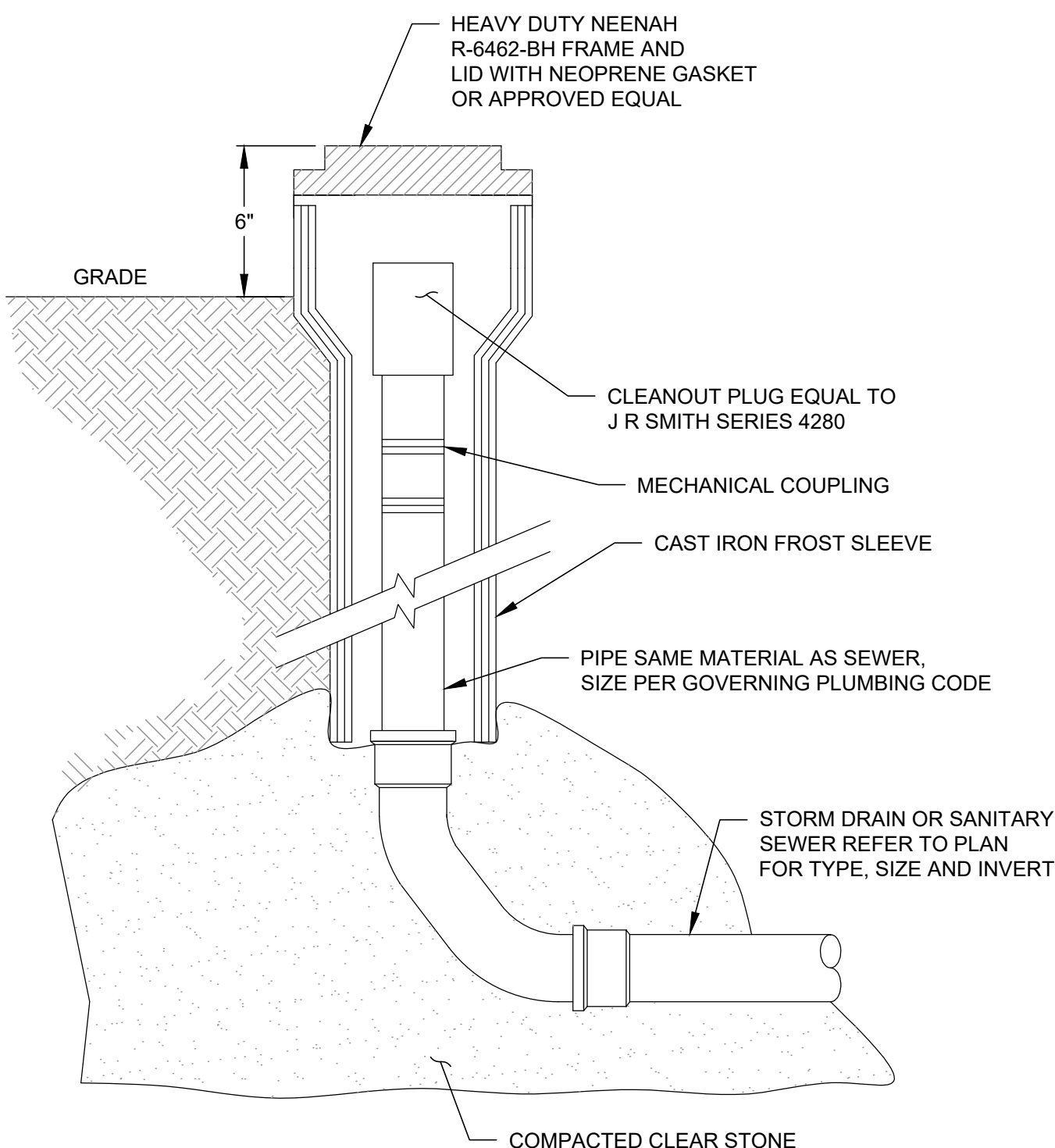
NOT TO SCALE



- NOTES:**
- PROVIDE 3/4" FIBER EXPANSION JOINT WHERE NEW PAVEMENT ABUTS EXISTING CONCRETE PAVEMENT, OR CURB.

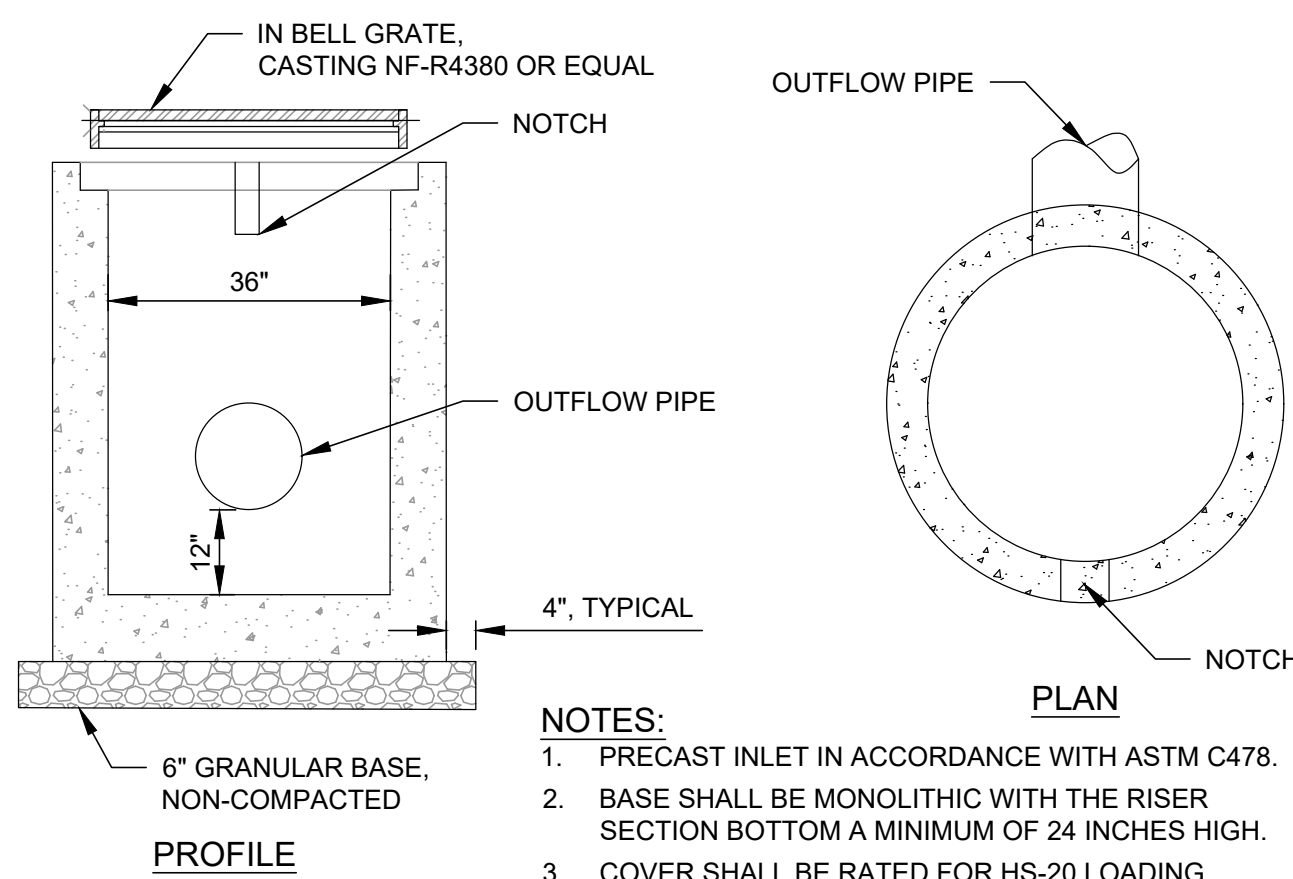
4 CONCRETE APRON PAVEMENT DETAIL

NOT TO SCALE



6 CLEANOUT DETAIL

NOT TO SCALE



	RIM ELEVATION	NOTCH WIDTH	NOTCH INVERT ELEVATION	OUTFLOW PIPE SIZE	OUTFLOW PIPE INVERT ELEVATION
CB-1	1025.50	3"	1025.25	12"	1024.00
CB-2	1017.50	1.5"	1017.25	12"	1015.00

7 DRY POND CATCH BASIN DETAIL

NOT TO SCALE

Revisions:



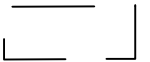
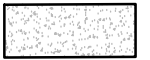





No.	Date:	Description:

Set Type	DESIGN DEVELOPMENT
Date Issued	8/1/2025
Sheet Number	C501























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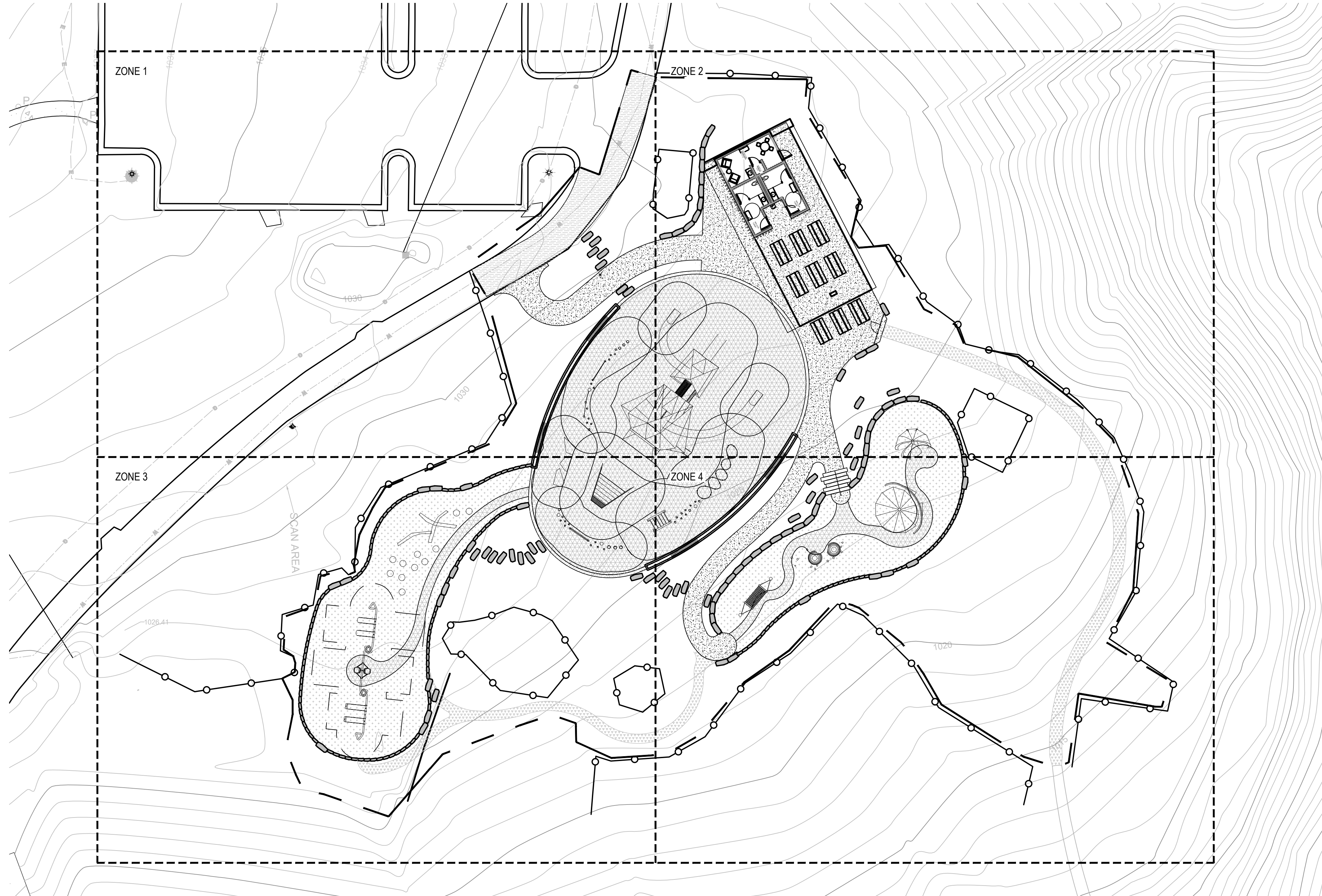
1. FIELD VERIFY SURVEY INFORMATION, EXISTING SITE CONDITIONS, AND UTILITIES PRIOR TO STARTING WORK. REPORT ANY DISCREPANCIES TO OWNER'S REPRESENTATIVE.
2. CONTACT IOWA ONE CALL TO LOCATE ALL UTILITIES PRIOR TO STARTING WORK.
3. VERIFY ALL DIMENSIONS IN FIELD. ANY DEVIATION FROM OR MODIFICATIONS OF LAYOUT AND DIMENSIONS SHOWN ON THIS PLAN SHALL REQUIRE APPROVAL BY THE 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 COLD 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 SHPO 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 - YERKES 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

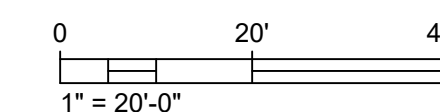
-  1 MATCH INTO EXISTING ASPHALT PAVEMENT
-  2 STANDARD CONCRETE PAVING - 1/L501
-  3 STANDARD CONCRETE PAVING WITH GLOW STONES - 1/L501 (YERKES STAFF TO FINALIZE GLOW STONE DESIGN AND LAYOUT WITH CONTRACTOR)
-  4 PIP SURFACING OVER TYPE 1 BASE - 4/L501 (11 COLOR MIXES, 1-3 COLORS PER MIX, SEE 3/L502)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



1

SITE PLAN OVERVIEW

SCALE: 1" = 20'-0"



saiki
DESIGN

Mead
& Hunt

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

Revisions:

No. Date: Description:

No.	Date:	Description:

Set Type DESIGN DEVELOPMENT

Date Issued 08/01/2025


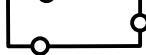
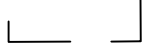






Sheet Number **L100**

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




















1. FIELD VERIFY SURVEY INFORMATION, EXISTING SITE CONDITIONS, AND UTILITIES PRIOR TO STARTING WORK. REPORT ANY DISCREPANCIES TO OWNER'S REPRESENTATIVE.
2. CONTACT IOWA ONE CALL TO LOCATE ALL UTILITIES PRIOR TO STARTING WORK.
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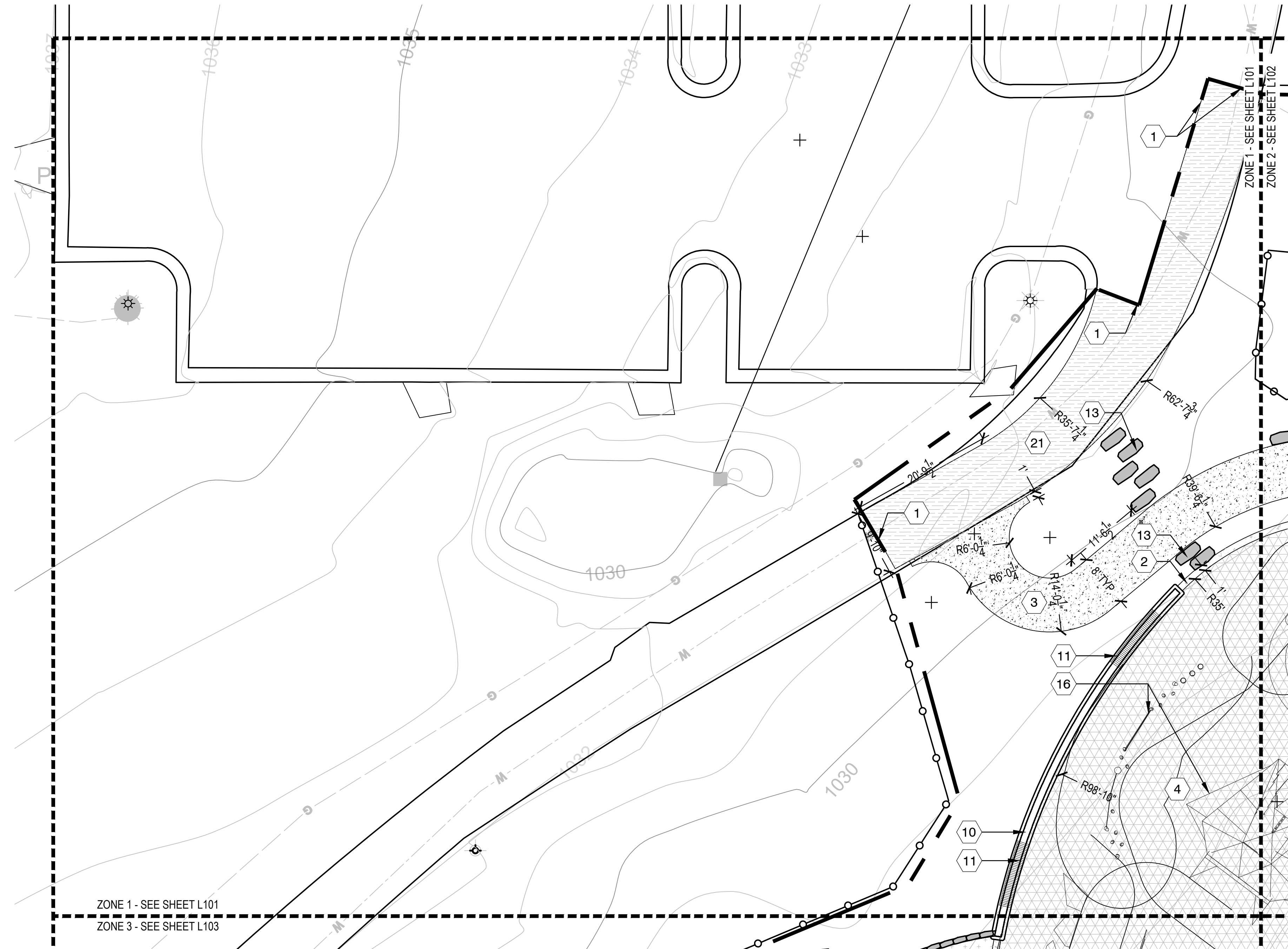
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LEGEND

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

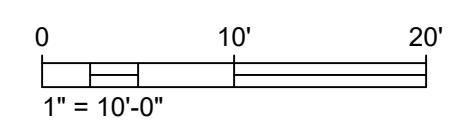
REFERENCE SCHEDULE

-  MATCH INTO EXISTING ASPHALT PAVEMENT
-  STANDARD CONCRETE PAVING - 1/L501
-  STANDARD CONCRETE PAVING WITH GLOW STONES - 1/L501 (YERKES STAFF TO FINALIZE GLOW STONE DESIGN AND LAYOUT WITH CONTRACTOR)
-  PIP SURFACING OVER TYPE 1 BASE - 4/L501 (11 COLOR MIXES, 1-3 COLORS PER MIX, SEE 3/L502)
-  PIP SURFACING OVER TYPE 2 BASE - 6/L501 (1 COLOR MIX, 3 COLORS PER MIX)
-  WOOD CHIP PATH - 5/L501
-  MATCH INTO EXISTING WOOD CHIP PATH
-  ENGINEERED WOOD FIBER - 2/L501
-  CONCRETE STAIR WITH PRECAST TREADS AND HANDRAIL - 1/L502
-  CAST-IN-PLACE CONCRETE SEAT WALL WITH PRECAST CAP - 7/L501
-  WOOD BENCH TOP - 6/L501
-  STONE TYPE 1 WALL - 1/L503
-  STONE TYPE 1 SCRAMBLE - 2/L503
-  OFOI PICNIC TABLE
-  SWING SET & FALL ZONE - 2/L502
-  OFOI MONSTRUM PLAY ELEMENTS
-  OFOI SALVAGED STUMPS
-  OFOI SALVAGED LOGS
-  STONE TYPE 2 EDGE - 2/L501
-  STONE TYPE 1 SEAT - 3/L503
-  STANDARD ASPHALT PAVEMENT
-  CUSTOM METAL FENCE AND GATE - 4/L503



1

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



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

Revisions:

No.	Date:	Description:

Set Type	DESIGN DEVELOPMENT
Date Issued	08/01/2025
Sheet Number	L101

NOTES

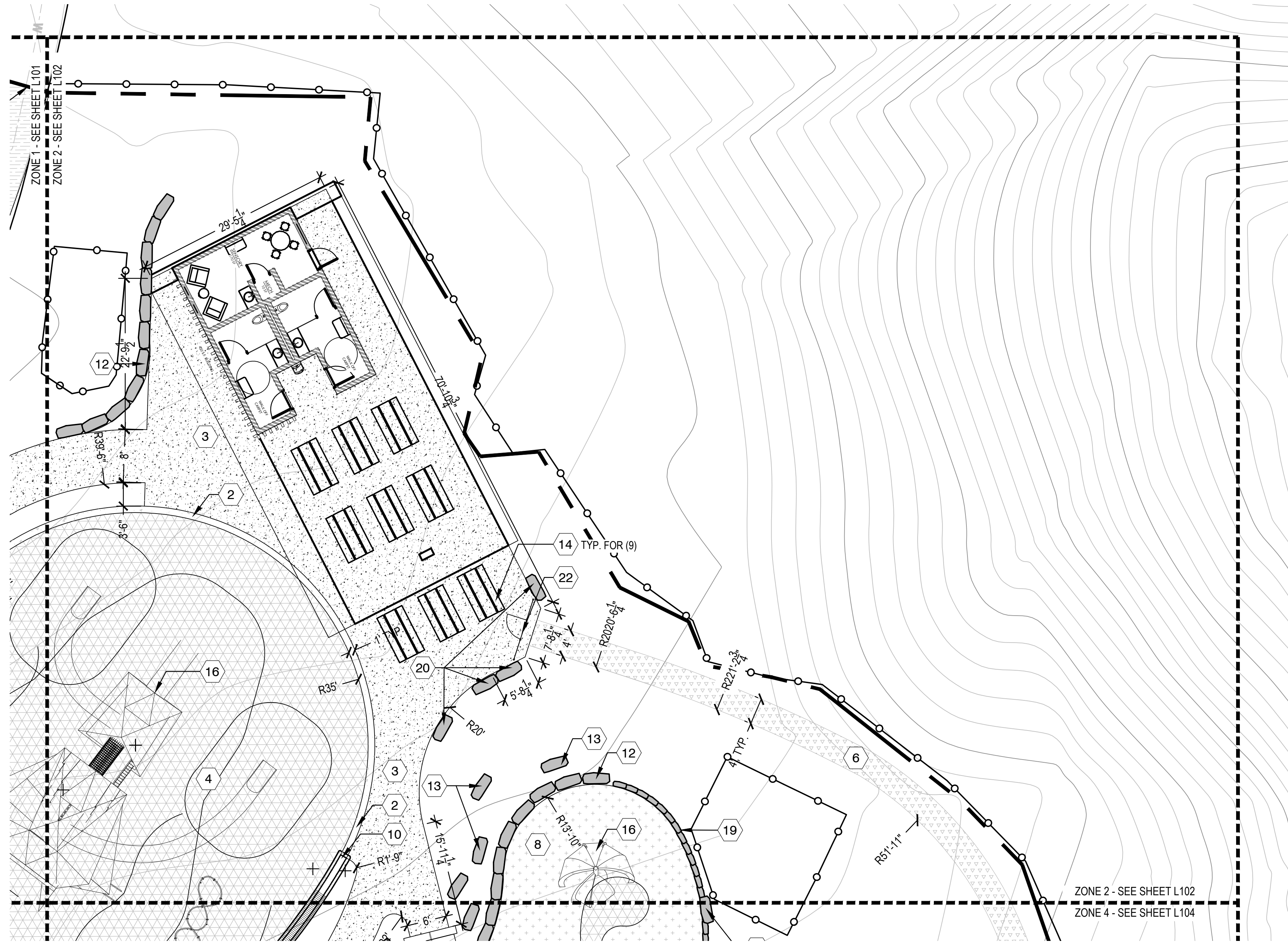
1. FIELD VERIFY SURVEY INFORMATION, EXISTING SITE CONDITIONS, AND UTILITIES PRIOR TO STARTING WORK. REPORT ANY DISCREPANCIES TO OWNER'S REPRESENTATIVE.
2. CONTACT IOWA ONE CALL TO LOCATE ALL UTILITIES PRIOR TO STARTING WORK.
3. VERIFY ALL DIMENSIONS IN FIELD. ANY DEVIATION FROM OR MODIFICATIONS OF LAYOUT AND DIMENSIONS SHOWN ON THIS PLAN SHALL REQUIRE APPROVAL BY THE 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 COLD 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 SHPO 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

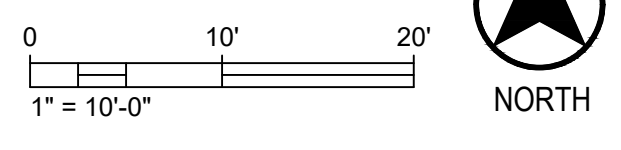
- PROJECT LIMITS
- TREE PROTECTION FENCE
- PLAY EQUIPMENT FALL ZONE
- STANDARD CONCRETE
- STANDARD CONCRETE WITH GLOW STONES - YERKES STAFF TO FINALIZE GLOW STONE DESIGN AND LAYOUT WITH CONTRACTOR)
- POURED IN PLACE RUBBER SURFACING
- ENGINEERED WOOD FIBER
- MULCH PATH
- STANDARD ASPHALT PAVEMENT

REFERENCE SCHEDULE

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



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



Revisions:

No.	Date:	Description:

Set Type	DESIGN DEVELOPMENT
Date Issued	08/01/2025
Sheet Number	L102

NOTES

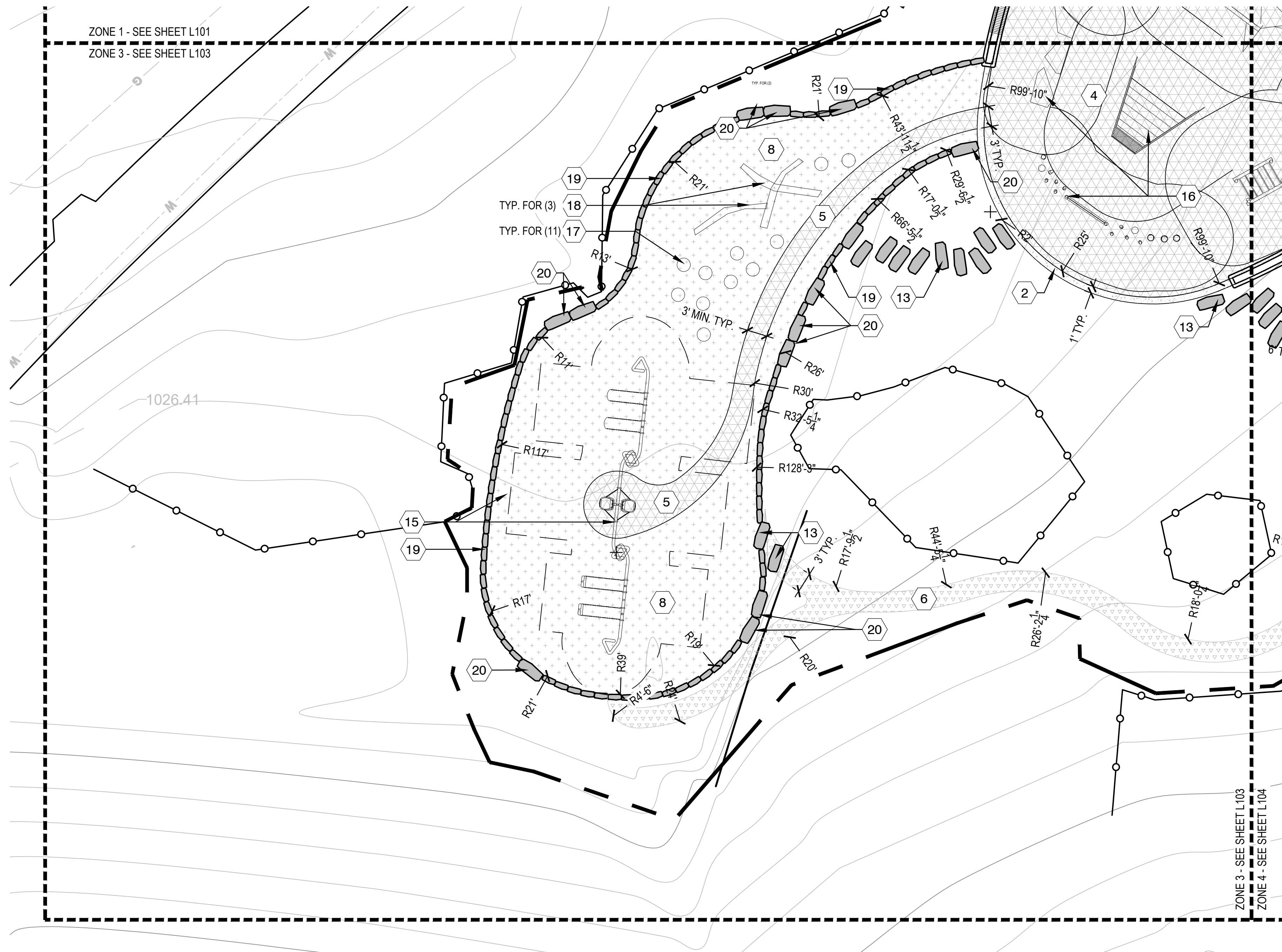
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LEGEND

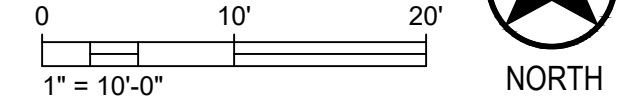
- PROJECT LIMITS
- TREE PROTECTION FENCE
- PLAY EQUIPMENT FALL ZONE
- STANDARD CONCRETE
- STANDARD CONCRETE WITH GLOW STONES - YERKES STAFF TO FINALIZE GLOW STONE DESIGN AND LAYOUT WITH CONTRACTOR)
- POURED IN PLACE RUBBER SURFACING
- ENGINEERED WOOD FIBER
- MULCH PATH
- STANDARD ASPHALT PAVEMENT

REFERENCE SCHEDULE

- MATCH INTO EXISTING ASPHALT PAVEMENT
- STANDARD CONCRETE PAVING - 1/L501
- STANDARD CONCRETE PAVING WITH GLOW STONES - 1/L501 (YERKES STAFF TO FINALIZE GLOW STONE DESIGN AND LAYOUT WITH CONTRACTOR)
- PIP SURFACING OVER TYPE 1 BASE - 4/L501 (11 COLOR MIXES, 1-3 COLORS PER MIX, SEE 3/L502)
- PIP SURFACING OVER TYPE 2 BASE - 6/L501 (1 COLOR MIX, 3 COLORS PER MIX)
- WOOD CHIP PATH - 5/L501
- MATCH INTO EXISTING WOOD CHIP PATH
- ENGINEERED WOOD FIBER - 2/L501
- CONCRETE STAIR WITH PRECAST TREADS AND HANDRAIL - 1/L502
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- WOOD BENCH TOP - 6/L501
- STONE TYPE 1 WALL - 1/L503
- STONE TYPE 1 SCRAMBLE - 2/L503
- OFOI PICNIC TABLE
- SWING SET & FALL ZONE - 2/L502
- OFOI MONSTRUM PLAY ELEMENTS
- OFOI SALVAGED STUMPS
- OFOI SALVAGED LOGS
- STONE TYPE 2 EDGE - 2/L501
- STONE TYPE 1 SEAT - 3/L503
- STANDARD ASPHALT PAVEMENT
- CUSTOM METAL FENCE AND GATE - 4/L503



1 SITE PLAN ZONE 3
SCALE: 1" = 10'-0"



saiki
DESIGN

Mead
& Hunt

PLAY/SPACE
YERKES OBSERVATORY
WILLIAMS BAY
WALWORTH COUNTY, WI
SITE PLAN ZONE 3

Revisions:

No.	Date:	Description:

Set Type	DESIGN DEVELOPMENT
Date Issued	08/01/2025
Sheet Number	L103

NOTES

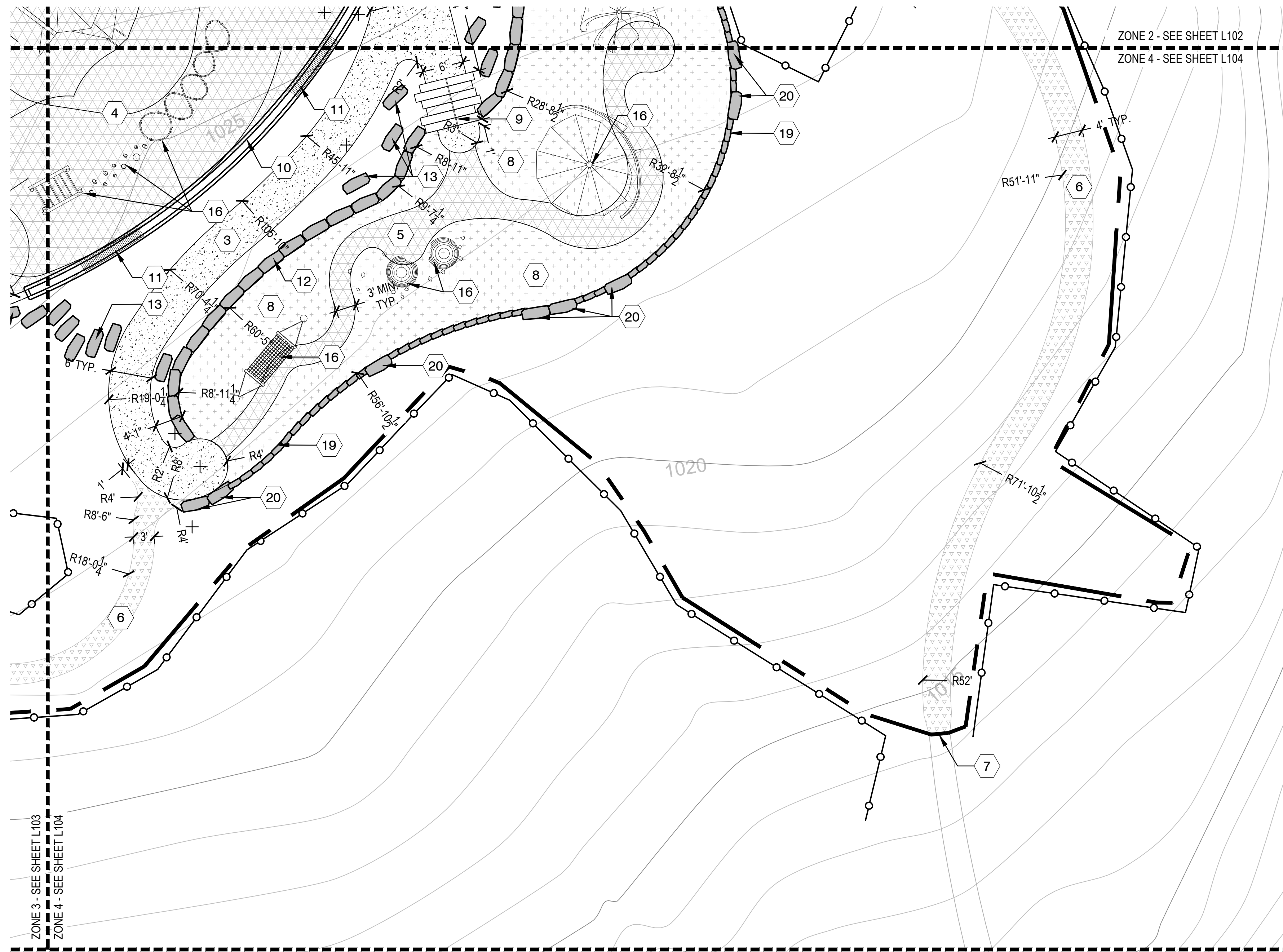
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LEGEND

- PROJECT LIMITS
- TREE PROTECTION FENCE
- PLAY EQUIPMENT FALL ZONE
- STANDARD CONCRETE
- STANDARD CONCRETE WITH GLOW STONES - YERKES 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

- MATCH INTO EXISTING ASPHALT PAVEMENT
- STANDARD CONCRETE PAVING - 1/L501
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- SWING SET & FALL ZONE - 2/L502
- OFOI MONSTRUM PLAY ELEMENTS
- OFOI SALVAGED STUMPS
- OFOI SALVAGED LOGS
- STONE TYPE 2 EDGE - 2/L501
- STONE TYPE 1 SEAT - 3/L503
- STANDARD ASPHALT PAVEMENT
- CUSTOM METAL FENCE AND GATE - 4/L503



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

saiki
DESIGN

Mead
& Hunt

PLAY/SPACE
YERKES OBSERVATORY
WILLIAMS BAY
WALWORTH COUNTY, WI
SITE PLAN ZONE 4

Revisions:

No.	Date:	Description:

Set Type	DESIGN DEVELOPMENT
Date Issued	08/01/2025
Sheet Number	L104

LEGEND

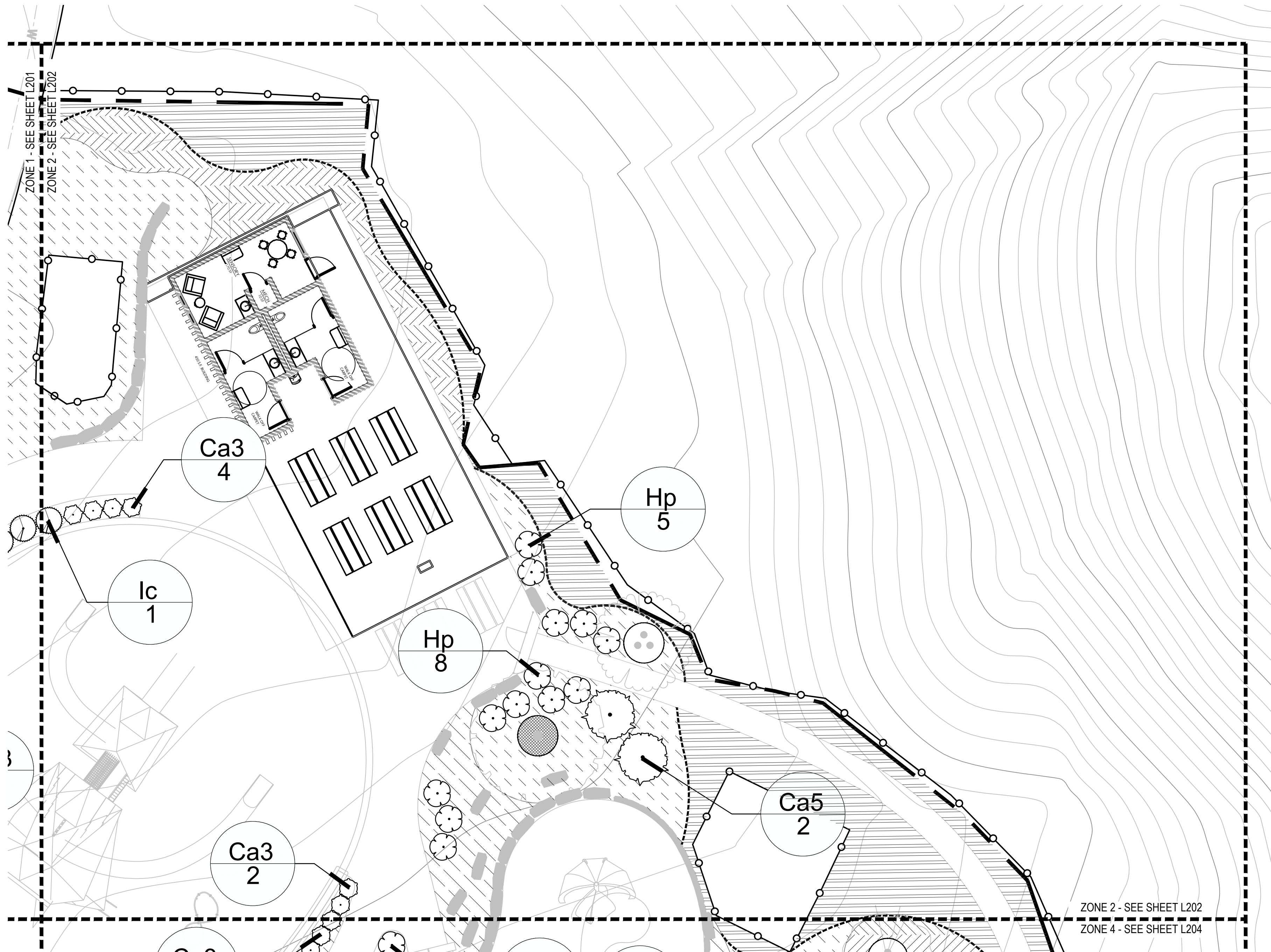
- PROJECT LIMITS
- LAWN
- NATIVE WOODLAND SEEDING
- SHOVEL CUT EDGE
- MULCHED TREE RING

NOTES

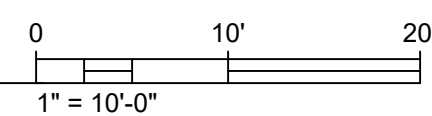
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- RESTORE ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES.

PLANT SCHEDULE - SHRUBS AND PERENNIAL MIXES

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	QTY	
DECIDUOUS SHRUBS							
	Ah	Amelanchier humilis / Low Serviceberry	5 gal	24" HT. (MIN.)	84" o.c.	6	
	Ca3	Ceanothus americanus / New Jersey Tea	3 gal	18" HT (MIN.)	36" o.c.	38	
	Co2	Cephalanthus occidentalis / Buttonbush	3 gal	18" HT (MIN.)	72" o.c.	13	
	Ca5	Corylus americana / American Hazelnut	5 gal	18" HT (MIN.)	96" o.c.	2	
	Hp	Hypericum prolificum / Shrubby St. John's Wort	3 gal	18" HT (MIN.)	48" o.c.	20	
EVERGREEN SHRUBS							
	Ic	Ilex glabra 'Chamzini' / Nordic™ Inkberry Holly	3 gal	18" HT (MIN.)	48" o.c.	18	
GROUND COVERS							
PART SHADE MIX							
Af	Agastache foeniculum / Blue Giant Hyssop	1 gal	12" HT (MIN.)	7% @ 18" o.c.	106	3,290 sf	
As	Allium stellatum / Prairie Onion	1 qt	12" HT (MIN.)	7% @ 12" o.c.	238		
Ac	Anemone canadensis / Canadian Anemone	1 qt	6" HT. (MIN.)	6% @ 12" o.c.	205		
An	Antennaria neglecta / Field Pussytoes	1 qt	6" HT. (MIN.)	6% @ 12" o.c.	205		
Ac2	Aquilegia canadensis / Eastern Columbine	1 gal	6" HT. (MIN.)	7% @ 12" o.c.	238		
Al	Artemisia ludoviciana / White Sagebrush	1 gal	12" HT (MIN.)	6% @ 18" o.c.	92		
At	Asclepias tuberosa / Butterfly Milkweed	1 gal	12" HT (MIN.)	7% @ 12" o.c.	238		
Ba	Baptisia australis / Blue Wild Indigo	1 gal	12" HT (MIN.)	7% @ 18" o.c.	106		
Cb	Carex bicknellii / Prairie Sedge	1 qt	6" HT. (MIN.)	5% @ 12" o.c.	171		
Ce	Carex eburnea / Bristleleaf Sedge	1 qt	6" HT. (MIN.)	5% @ 12" o.c.	171		
Cg	Carex grayi / Gray's Sedge	1 qt	6" HT. (MIN.)	5% @ 12" o.c.	171		
Ep	Eragrostis pectinacea / Tufted Lovegrass	1 gal	12" HT (MIN.)	5% @ 12" o.c.	171		
Gt	Geum triflorum / Prairie Smoke	1 gal	6" HT. (MIN.)	7% @ 12" o.c.	238		
Lp	Lupinus perennis / Wild Lupine	1 gal	12" HT (MIN.)	7% @ 18" o.c.	106		
Pv	Pycnanthemum virginianum / Mountain Mint	1 qt	12" HT (MIN.)	6% @ 12" o.c.	205		
Rh	Rudbeckia hirta / Black-eyed Susan	1 gal	12" HT (MIN.)	7% @ 12" o.c.	238		
PART SHADE STORMWATER MIX							
Af2	Agastache foeniculum / Blue Giant Hyssop	2 1/2" plug	12" HT (MIN.)	7% @ 12" o.c.	167		2,305 sf
Ac3	Allium cernuum / Nodding Onion	2 1/2" plug	12" HT (MIN.)	6% @ 12" o.c.	144		
Cb2	Carex bicknellii / Prairie Sedge	2 1/2" plug	6" HT. (MIN.)	5% @ 12" o.c.	120		
Co	Carex brevior / Oval Sedge	2 1/2" plug	6" HT. (MIN.)	5% @ 12" o.c.	120		
Cs	Carex sprengei / Sprengel's Sedge	2 1/2" plug	6" HT. (MIN.)	5% @ 12" o.c.	120		
Dm	Dodecatheon meadia / Shooting Star	2 1/2" plug	6" HT. (MIN.)	6% @ 12" o.c.	144		
Ep2	Echinacea purpurea / Coneflower	2 1/2" plug	12" HT (MIN.)	7% @ 12" o.c.	167		
Ev	Elymus villosus / Silky Wild Rye	2 1/2" plug	12" HT (MIN.)	6% @ 12" o.c.	144		
Lg	Liatris pycnostachya / Prairie Gayfeather	2 1/2" plug	12" HT (MIN.)	7% @ 12" o.c.	167		
Mv	Mertensia virginica / Virginia Bluebells	2 1/2" plug	6" HT. (MIN.)	7% @ 12" o.c.	167		
Mb	Monarda fistulosa / Bergamot	2 1/2" plug	12" HT (MIN.)	7% @ 12" o.c.	167		
Pl	Penstemon laevigatus / Eastern Smooth Beardtongue	2 1/2" plug	12" HT (MIN.)	7% @ 12" o.c.	167		
Rt	Rudbeckia triloba / Brown Eyed Susan	2 1/2" plug	12" HT (MIN.)	7% @ 12" o.c.	167		
So	Solidago ohioensis / Ohio Goldenrod	2 1/2" plug	12" HT (MIN.)	6% @ 12" o.c.	144		
Su	Symphoricarpos urophyllum / Arrow-leaved Aster	2 1/2" plug	12" HT (MIN.)	6% @ 12" o.c.	144		
Za	Zizia aurea / Golden Alexander	2 1/2" plug	12" HT (MIN.)	6% @ 12" o.c.	144		
FULL SHADE MIX							
Aa	Adiantum aethiopicum / Maidenhair Fern	1 gal	6" HT. (MIN.)	6% @ 12" o.c.	175	2,809 sf	
Ac5	Aquilegia canadensis / Eastern Columbine	1 gal	12" HT (MIN.)	6% @ 12" o.c.	175		
Ae	Aruncum dioicum / Goat's Beard	1 gal	12" HT (MIN.)	5% @ 18" o.c.	65		
Ao4	Asarum canadense / Wild Ginger	1 qt	6" HT. (MIN.)	6% @ 12" o.c.	175		
Ae2	Asclepias exaltata / Poke Milkweed	1 qt	12" HT (MIN.)	6% @ 12" o.c.	175		
Af2	Aster lateriflorus / Calico Aster	1 gal	12" HT (MIN.)	6% @ 12" o.c.	175		
Am	Aster macrophyllus / Bigleaf Aster	1 gal	12" HT (MIN.)	6% @ 18" o.c.	77		
Af3	Athyrium filix-femina / Common Lady Fern	1 gal	6" HT. (MIN.)	6% @ 12" o.c.	175		
Ca	Campanula americana / Tall Bellflower	1 gal	12" HT (MIN.)	6% @ 12" o.c.	175		
Ca2	Carex albicans / White-tinged Sedge	1 qt	6" HT. (MIN.)	5% @ 12" o.c.	145		
Ca2	Carex eburnea / Bristleleaf Sedge	1 qt	6" HT. (MIN.)	5% @ 12" o.c.	145		
Cp	Carex pensylvanica / Pennsylvania Sedge	1 qt	6" HT. (MIN.)	5% @ 12" o.c.	145		
Cp2	Carex plantaginea / Plantain-leaved Sedge	1 qt	6" HT. (MIN.)	5% @ 12" o.c.	145		
Gm	Geranium maculatum / Spotted Geranium	1 gal	6" HT. (MIN.)	6% @ 12" o.c.	175		
Ms	Maianthemum stellatum / False Lily of the Valley	1 qt	6" HT. (MIN.)	5% @ 12" o.c.	145		
Mp	Matteuccia pensylvanica / Ostrich Fern	1 gal	12" HT (MIN.)	5% @ 18" o.c.	65		
Pa	Packera aurea / Golden Groundsel	1 qt	12" HT (MIN.)	5% @ 12" o.c.	145		
Ph	Penstemon hirsutus / Hairy Beardtongue	1 gal	12" HT (MIN.)	6% @ 12" o.c.	175		
FULL SUN MIX							
Af4	Agastache foeniculum / Blue Giant Hyssop	1 gal	12" HT (MIN.)	6% @ 18" o.c.	58	2,099 sf	
Ao6	Allium cernuum / Nodding Onion	1 gal	12" HT (MIN.)	6% @ 12" o.c.	132		
Af2	Asclepias tuberosa / Butterfly Milkweed	1 gal	12" HT (MIN.)	7% @ 12" o.c.	153		
Ba3	Baptisia australis / Blue Wild Indigo	1 gal	12" HT (MIN.)	7% @ 18" o.c.	68		
Bc	Bouteloua curtipendula / Side Oats Gramma	1 gal	12" HT (MIN.)	6% @ 18" o.c.	58		
Ce3	Carex eburnea / Bristleleaf Sedge	1 qt	6" HT. (MIN.)	6% @ 12" o.c.	132		
Cp3	Carex pensylvanica / Pennsylvania Sedge	1 qt	6" HT. (MIN.)	6% @ 12" o.c.	132		
Ep3	Echinacea purpurea / Coneflower	1 gal	12" HT (MIN.)	7% @ 12" o.c.	153		
Ey	Eryngium yuccifolium / Rattlesnake Master	1 gal	12" HT (MIN.)	6% @ 18" o.c.	58		
Gt2	Geum triflorum / Prairie Smoke	1 gal	6" HT. (MIN.)	6% @ 12" o.c.	132		
Lg2	Liatris pycnostachya / Prairie Gayfeather	1 gal	12" HT (MIN.)	6% @ 12" o.c.	132		
Lp2	Lupinus perennis / Wild Lupine	1 gal	12" HT (MIN.)	6% @ 18" o.c.	58		
Pd	Penstemon digitalis / Beardtongue	1 gal	12" HT (MIN.)	6% @ 12" o.c.	132		
Rs	Rudbeckia subtomentosa / Sweet Black-eyed Susan	1 gal	12" HT (MIN.)	7% @ 18" o.c.	68		
So2	Solidago ohioensis / Ohio Goldenrod	1 gal	12" HT (MIN.)	6% @ 12" o.c.	132		
Sh	Sporobolus heterolepis / Prairie Dropseed	1 gal	12" HT (MIN.)	6% @ 18" o.c.	58		



1 PLANTING PLAN ZONE 2
SCALE: 1" = 10'-0"



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

Revisions:		
No.	Date:	Description:

Set Type	DESIGN DEVELOPMENT
Date Issued	08/01/2025
Sheet Number	L202

LEGEND

- PROJECT LIMITS
- LAWN
- NATIVE WOODLAND SEEDING
- SHOVEL CUT EDGE
- MULCHED TREE RING

NOTES

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6. SEE PROJECT MANUAL SECTION "SPECIAL PROVISIONS" FOR INFORMATION REGARDING SHPO EXCAVATION REQUIREMENTS.
7. RESTORE ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES.

PLANT SCHEDULE - SHRUBS AND PERENNIAL MIXES

SYMBOL CODE BOTANICAL / COMMON NAME CONT SIZE SPACING QTY

DECIDUOUS SHRUBS

	Ah	Amelanchier humilis / Low Serviceberry	5 gal	24" HT. (MIN.)	84" o.c.	6
	Ca3	Ceanothus americanus / New Jersey Tea	3 gal	18" HT (MIN.)	36" o.c.	38
	Co2	Cephalanthus occidentalis / Buttonbush	3 gal	18" HT (MIN.)	72" o.c.	13
	Ca5	Corylus americana / American Hazelnut	5 gal	18" HT (MIN.)	96" o.c.	2
	Hp	Hypericum prolificum / Shrubby St. John's Wort	3 gal	18" HT (MIN.)	48" o.c.	20

EVERGREEN SHRUBS

	Ic	Ilex glabra 'Chamzini' / Nordic™ Inkberry Holly	3 gal	18" HT (MIN.)	48" o.c.	18
--	----	---	-------	---------------	----------	----

SYMBOL CODE BOTANICAL / COMMON NAME CONT SIZE SPACING QTY

GROUND COVERS

PART SHADE MIX						3,290 sf
	Af	Agastache foeniculum / Blue Giant Hyssop	1 gal	12" HT (MIN.)	7% @ 18" o.c.	106
	As	Allium stellatum / Prairie Onion	1 qt	12" HT (MIN.)	7% @ 12" o.c.	238
	Ac	Anemone canadensis / Canadian Anemone	1 qt	6" HT. (MIN.)	6% @ 12" o.c.	205
	An	Antennaria neglecta / Field Pussytoes	1 qt	6" HT. (MIN.)	6% @ 12" o.c.	205
	Ac2	Aquilegia canadensis / Eastern Columbine	1 gal	6" HT. (MIN.)	7% @ 12" o.c.	238
	Al	Artemisia ludoviciana / White Sagebrush	1 gal	12" HT (MIN.)	6% @ 18" o.c.	92
	At	Asclepias tuberosa / Butterfly Milkweed	1 gal	12" HT (MIN.)	7% @ 12" o.c.	238
	Ba	Baptisia australis / Blue Wild Indigo	1 gal	12" HT (MIN.)	7% @ 18" o.c.	106
	Cb	Carex bicknellii / Prairie Sedge	1 qt	6" HT. (MIN.)	5% @ 12" o.c.	171
	Cc	Carex eburnea / Bristleleaf Sedge	1 qt	6" HT. (MIN.)	5% @ 12" o.c.	171
	Cg	Carex grayi / Gray's Sedge	1 qt	6" HT. (MIN.)	5% @ 12" o.c.	171
	Ep	Eragrostis pectinacea / Tufted Lovegrass	1 gal	12" HT (MIN.)	5% @ 12" o.c.	171
	Gt	Geum triflorum / Prairie Smoke	1 gal	6" HT. (MIN.)	7% @ 12" o.c.	238
	Lp	Lupinus perennis / Wild Lupine	1 gal	12" HT (MIN.)	7% @ 18" o.c.	106
	Pv	Pycnanthemum virginianum / Mountain Mint	1 qt	12" HT (MIN.)	6% @ 12" o.c.	205
	Rh	Rudbeckia hirta / Black-eyed Susan	1 gal	12" HT (MIN.)	7% @ 12" o.c.	238

PART SHADE STORMWATER MIX

	Af2	Agastache foeniculum / Blue Giant Hyssop	2 1/2" plug	12" HT (MIN.)	7% @ 12" o.c.	167
	Ac3	Allium cernuum / Nodding Onion	2 1/2" plug	12" HT (MIN.)	6% @ 12" o.c.	144
	Cb2	Carex bicknellii / Prairie Sedge	2 1/2" plug	6" HT. (MIN.)	5% @ 12" o.c.	120
	Co	Carex brevior / Oval Sedge	2 1/2" plug	6" HT. (MIN.)	5% @ 12" o.c.	120
	Cs	Carex sprengei / Sprengel's Sedge	2 1/2" plug	6" HT. (MIN.)	5% @ 12" o.c.	120
	Dm	Dodecatheon meadia / Shooting Star	2 1/2" plug	6" HT. (MIN.)	6% @ 12" o.c.	144
	Ep2	Echinacea purpurea / Coneflower	2 1/2" plug	12" HT (MIN.)	7% @ 12" o.c.	167
	Ev	Elymus villosus / Silky Wild Rye	2 1/2" plug	12" HT (MIN.)	6% @ 12" o.c.	144
	Lg	Liatris pycnostachya / Prairie Gayfeather	2 1/2" plug	12" HT (MIN.)	7% @ 12" o.c.	167
	Mv	Mertensia virginica / Virginia Bluebells	2 1/2" plug	6" HT. (MIN.)	7% @ 12" o.c.	167
	Mb	Monarda fistulosa / Bergamot	2 1/2" plug	12" HT (MIN.)	7% @ 12" o.c.	167
	Pi	Penstemon laevigatus / Eastern Smooth Beardtongue	2 1/2" plug	12" HT (MIN.)	7% @ 12" o.c.	167
	Rt	Rudbeckia triloba / Brown Eyed Susan	2 1/2" plug	12" HT (MIN.)	7% @ 12" o.c.	167
	So	Solidago ohioensis / Ohio Goldenrod	2 1/2" plug	12" HT (MIN.)	6% @ 12" o.c.	144
	Su	Symphoricarpon urophyllum / Arrow-leaved Aster	2 1/2" plug	12" HT (MIN.)	6% @ 12" o.c.	144
	Za	Zizia aurea / Golden Alexander	2 1/2" plug	12" HT (MIN.)	6% @ 12" o.c.	144

FULL SHADE MIX

	Aa	Adiantum aethiopicum / Maidenhair Fern	1 gal	6" HT. (MIN.)	6% @ 12" o.c.	175
	Ac5	Aquilegia canadensis / Eastern Columbine	1 gal	12" HT (MIN.)	6% @ 12" o.c.	175
	Ae	Aruncus dioicus / Goat's Beard	1 gal	12" HT (MIN.)	5% @ 18" o.c.	65
	Ac4	Asarum canadense / Wild Ginger	1 qt	6" HT. (MIN.)	6% @ 12" o.c.	175
	Ae2	Asclepias exaltata / Poke Milkweed	1 qt	12" HT (MIN.)	6% @ 12" o.c.	175
	Ai2	Aster lateriflorus / Calico Aster	1 gal	12" HT (MIN.)	6% @ 12" o.c.	175
	Am	Aster macrophyllus / Bigleaf Aster	1 gal	12" HT (MIN.)	6% @ 18" o.c.	77
	Af3	Athyrium filix-femina / Common Lady Fern	1 gal	6" HT. (MIN.)	6% @ 12" o.c.	175
	Ca	Campanula americana / Tall Bellflower	1 gal	12" HT (MIN.)	6% @ 12" o.c.	175
	Ca2	Carex albicans / White-tinged Sedge	1 qt	6" HT. (MIN.)	5% @ 12" o.c.	145
	Co2	Carex eburnea / Bristleleaf Sedge	1 qt	6" HT. (MIN.)	5% @ 12" o.c.	145
	Cp	Carex pensylvanica / Pennsylvania Sedge	1 qt	6" HT. (MIN.)	5% @ 12" o.c.	145
	Cp2	Carex plantaginea / Plantain-leaved Sedge	1 qt	6" HT. (MIN.)	5% @ 12" o.c.	145
	Gm	Geranium maculatum / Spotted Geranium	1 gal	6" HT. (MIN.)	6% @ 12" o.c.	175
	Ms	Maianthemum stellatum / False Lily of the Valley	1 qt	6" HT. (MIN.)	5% @ 12" o.c.	145
	Mp	Matteuccia pensylvanica / Ostrich Fern	1 gal	12" HT (MIN.)	5% @ 18" o.c.	65
	Pa	Packera aurea / Golden Groundsel	1 qt	12" HT (MIN.)	5% @ 12" o.c.	145
	Ph	Penstemon hirsutus / Hairy Beardtongue	1 gal	12" HT (MIN.)	6% @ 12" o.c.	175

FULL SUN MIX

	Af4	Agastache foeniculum / Blue Giant Hyssop	1 gal	12" HT (MIN.)	6% @ 18" o.c.	58
	Ac6	Allium cernuum / Nodding Onion	1 gal	12" HT (MIN.)	6% @ 12" o.c.	132
	Ai2	Asclepias tuberosa / Butterfly Milkweed	1 gal	12" HT (MIN.)	7% @ 12" o.c.	153
	Ba3	Baptisia australis / Blue Wild Indigo	1 gal	12" HT (MIN.)	7% @ 18" o.c.	68
	Bc	Bouteloua curtipendula / Side Oats Grama	1 gal	12" HT (MIN.)	6% @ 18" o.c.	58
	Ce3	Carex eburnea / Bristleleaf Sedge	1 qt	6" HT. (MIN.)	6% @ 12" o.c.	132
	Cp3	Carex pensylvanica / Pennsylvania Sedge	1 qt	6" HT. (MIN.)	6% @ 12" o.c.	132
	Ep3	Echinacea purpurea / Coneflower	1 gal	12" HT (MIN.)	7% @ 12" o.c.	153
	Ey	Eryngium yuccifolium / Rattlesnake Master	1 gal	12" HT (MIN.)	6% @ 18" o.c.	58
	Gt2	Geum triflorum / Prairie Smoke	1 gal	6" HT. (MIN.)	6% @ 12" o.c.	132
	Lg2	Liatris pycnostachya / Prairie Gayfeather	1 gal	12" HT (MIN.)	6% @ 12" o.c.	132
	Lp2	Lupinus perennis / Wild Lupine	1 gal	12" HT (MIN.)	6% @ 18" o.c.	58
	Pd	Penstemon digitalis / Beardtongue	1 gal	12" HT (MIN.)	6% @ 12" o.c.	132
	Rs	Rudbeckia subtomentosa / Sweet Black-eyed Susan	1 gal	12" HT (MIN.)	7% @ 18" o.c.	68
	So2	Solidago ohioensis / Ohio Goldenrod	1 gal	12" HT (MIN.)	6% @ 12" o.c.	132
	Sh	Sporobolus heterolepis / Prairie Dropseed	1 gal	12" HT (MIN.)	6% @ 18" o.c.	58



1 PLANTING PLAN ZONE 4
SCALE: 1" = 10'-0"

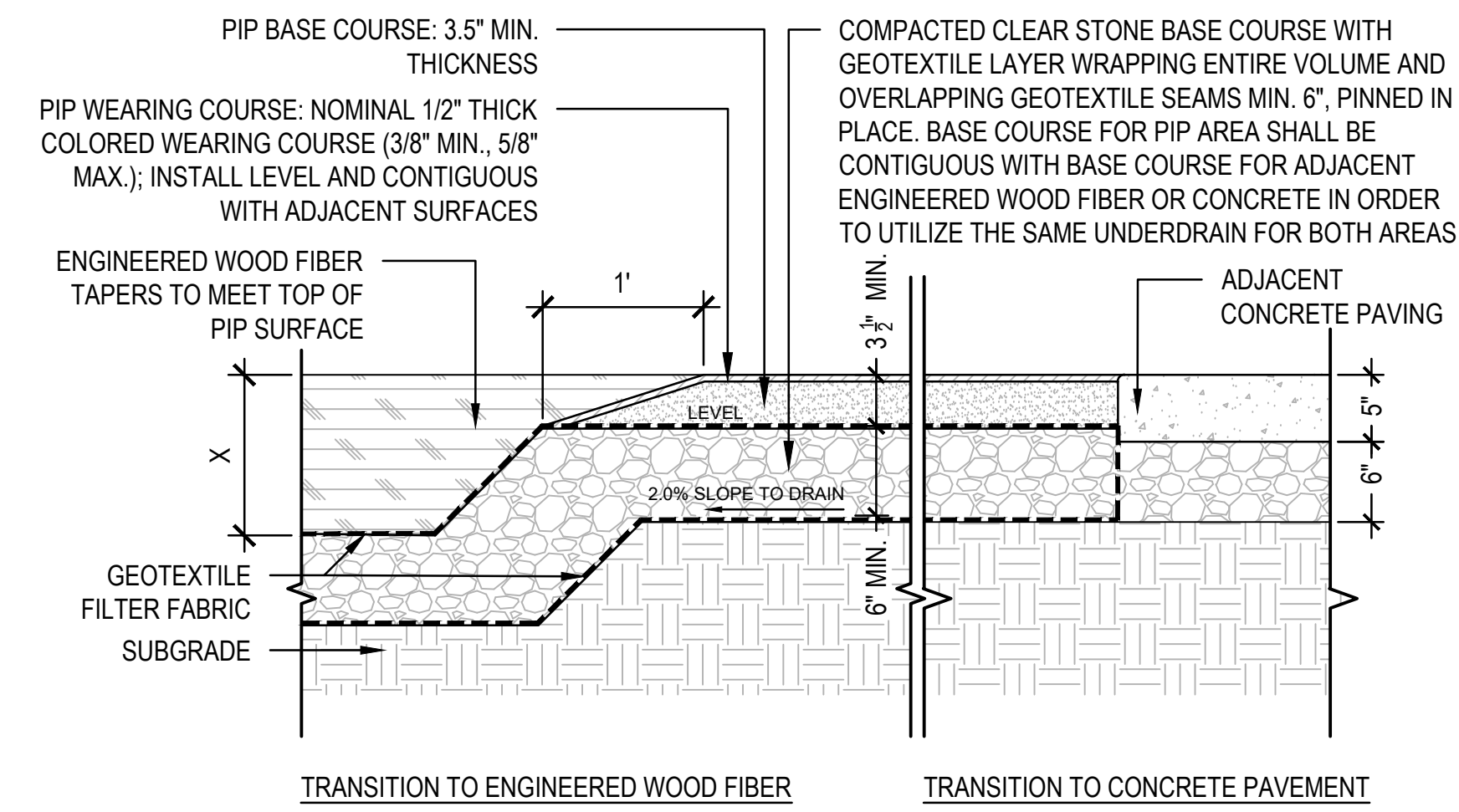
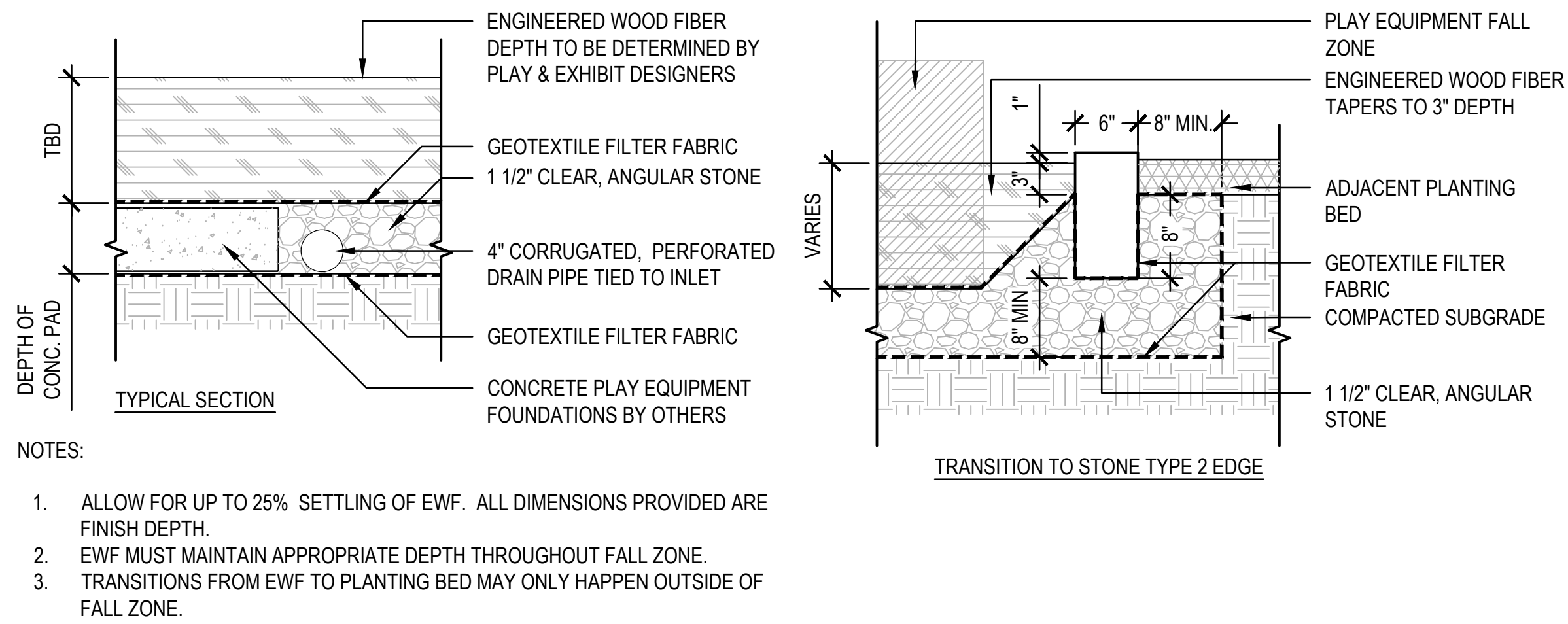


PLAYSPACE
YERKES OBSERVATORY
WILLIAMS BAY
WALWORTH COUNTY, WI
LANDSCAPE PLAN ZONE 4

Revisions:

No.	Date:	Description:

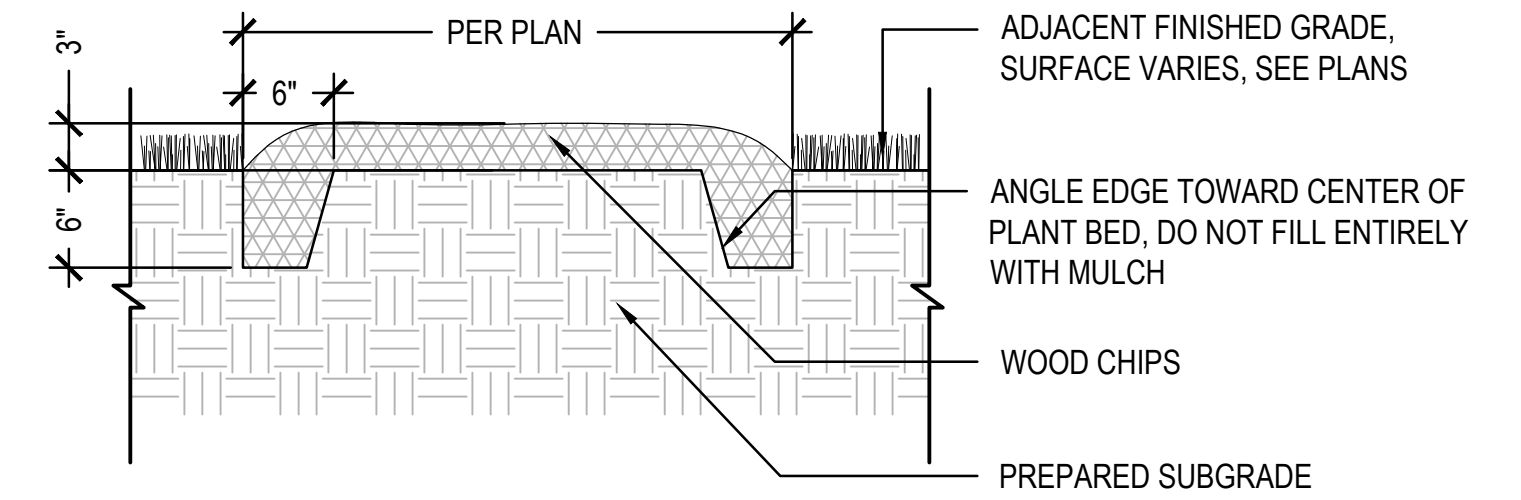
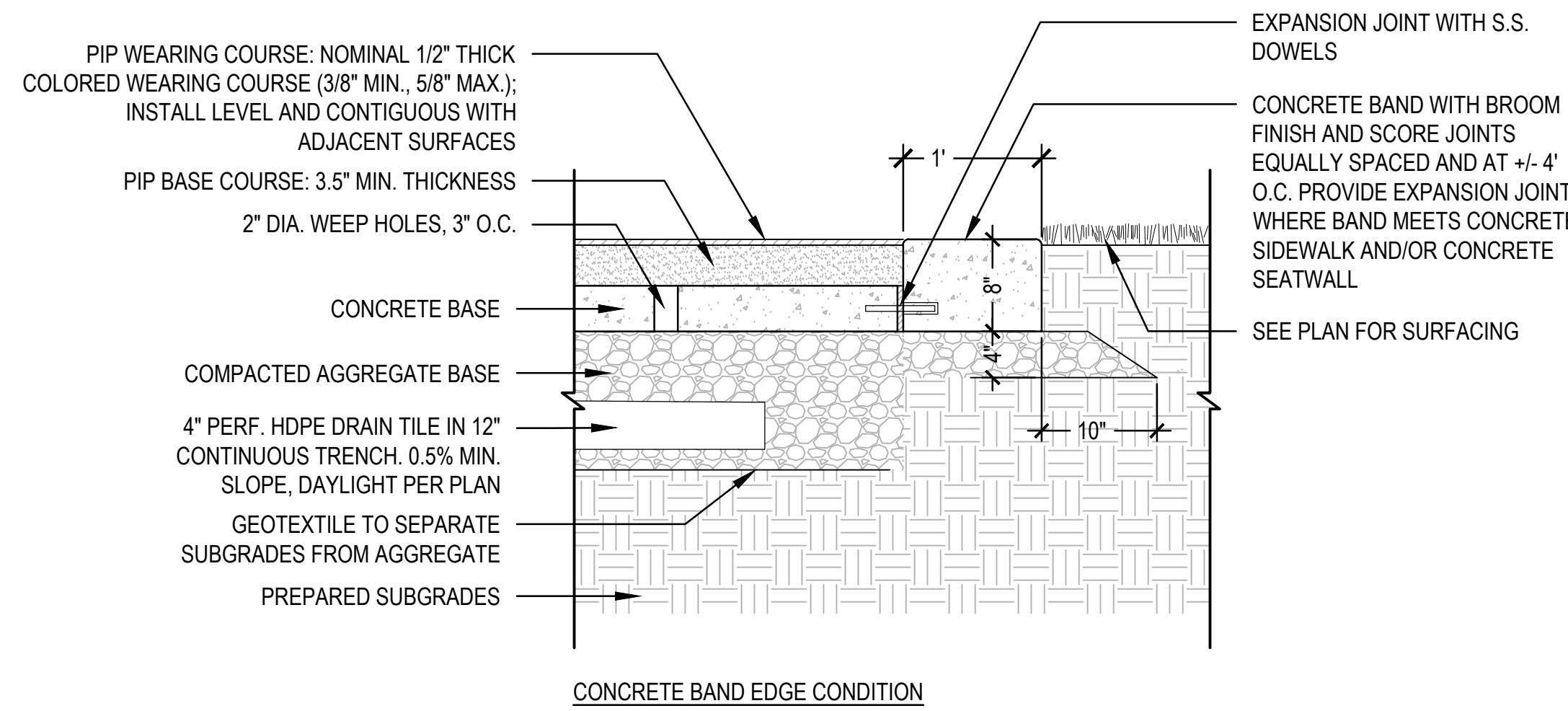
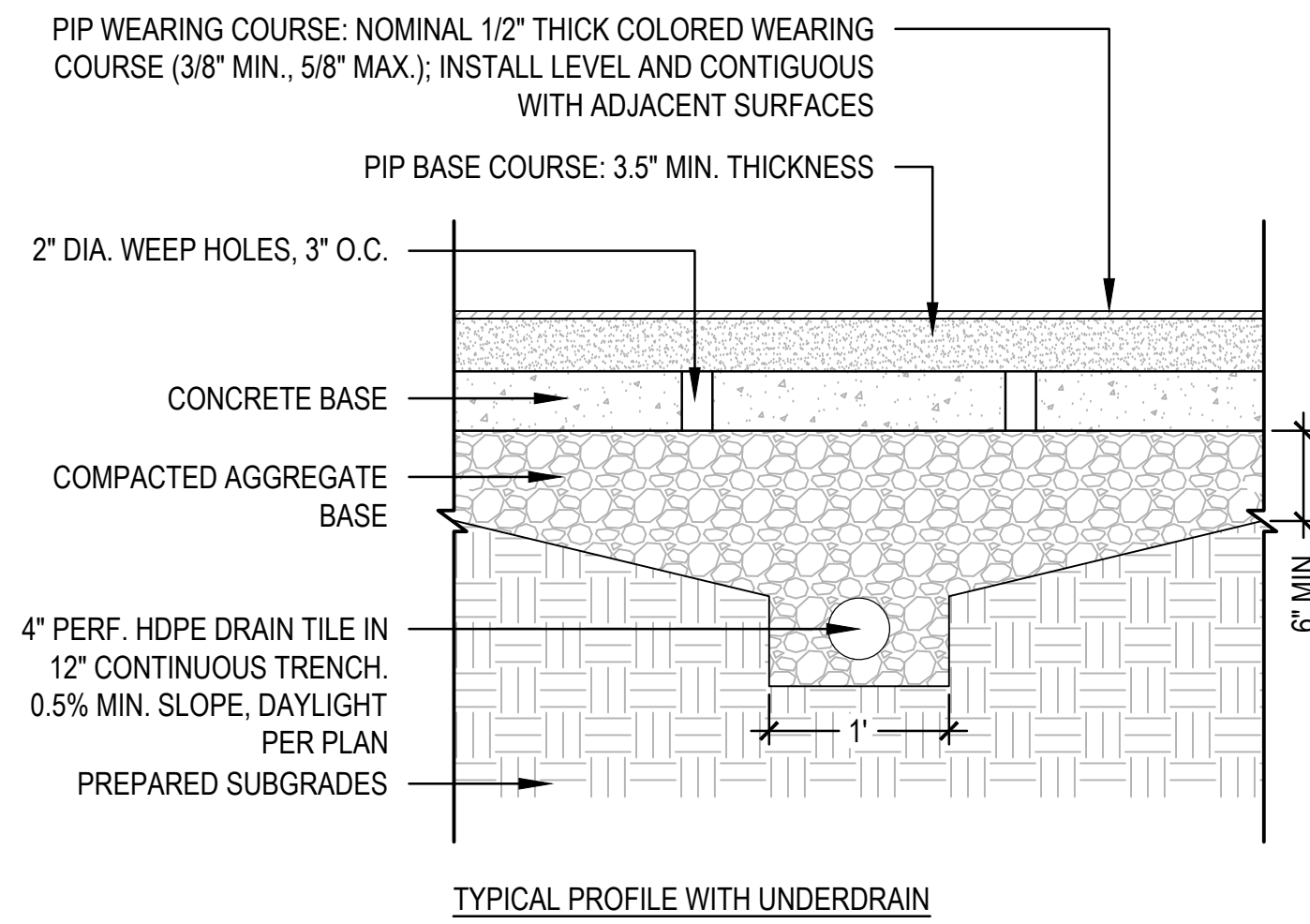
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Date Issued	08/01/2025
Sheet Number	L204



1 STANDARD CONCRETE PAVING
SCALE: NTS

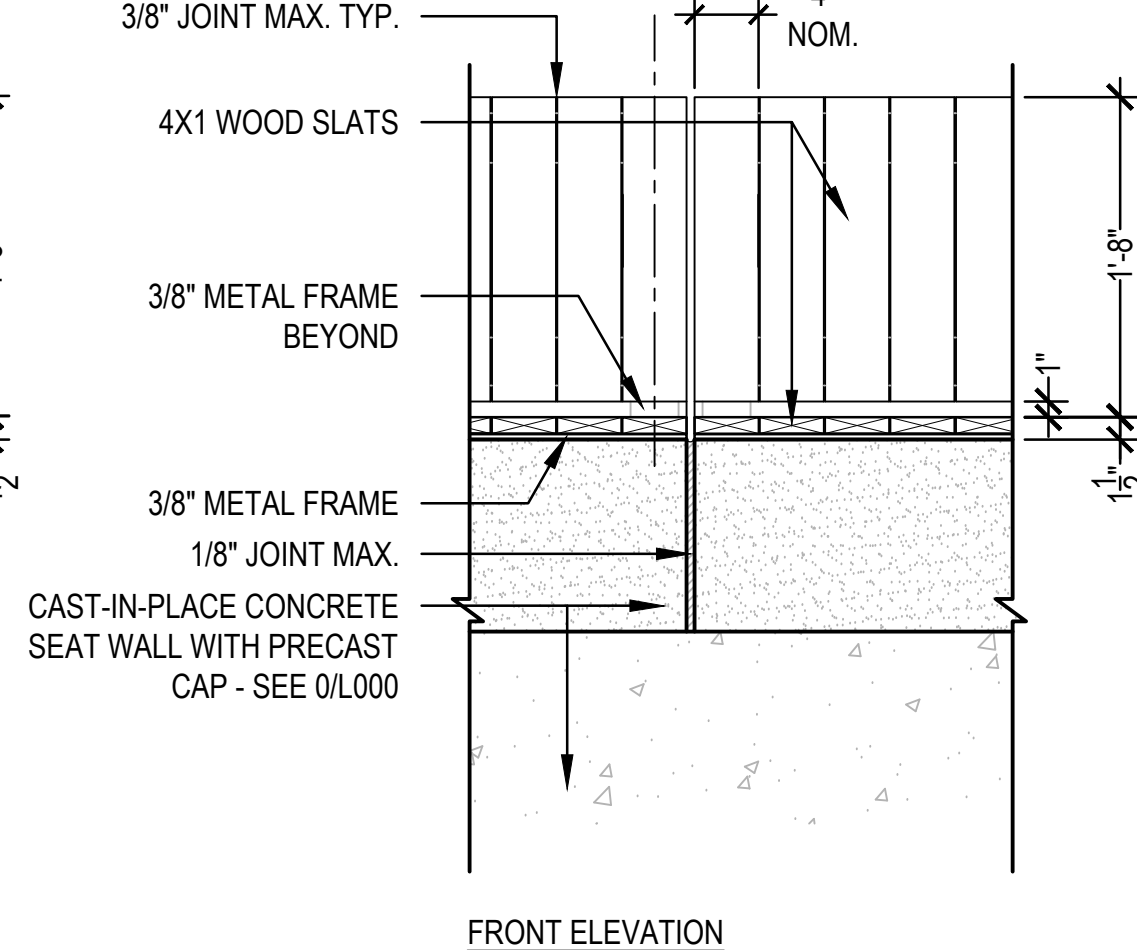
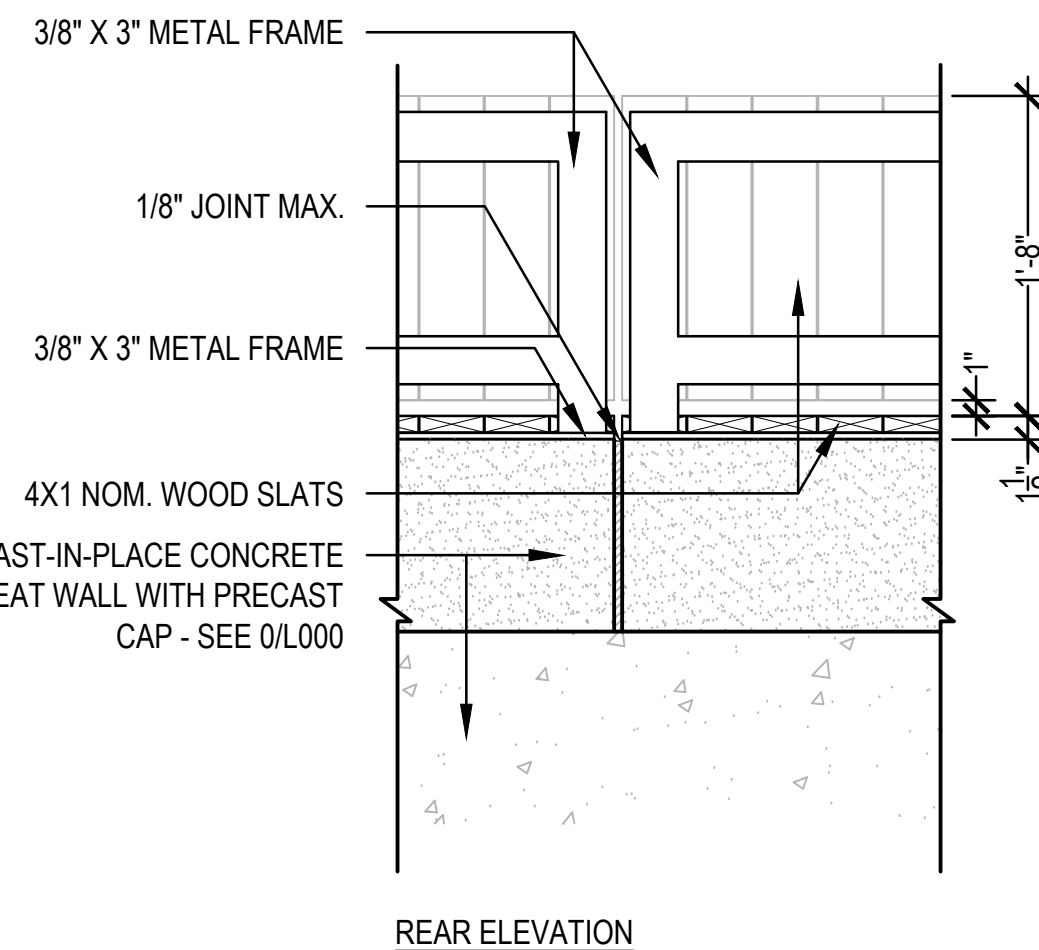
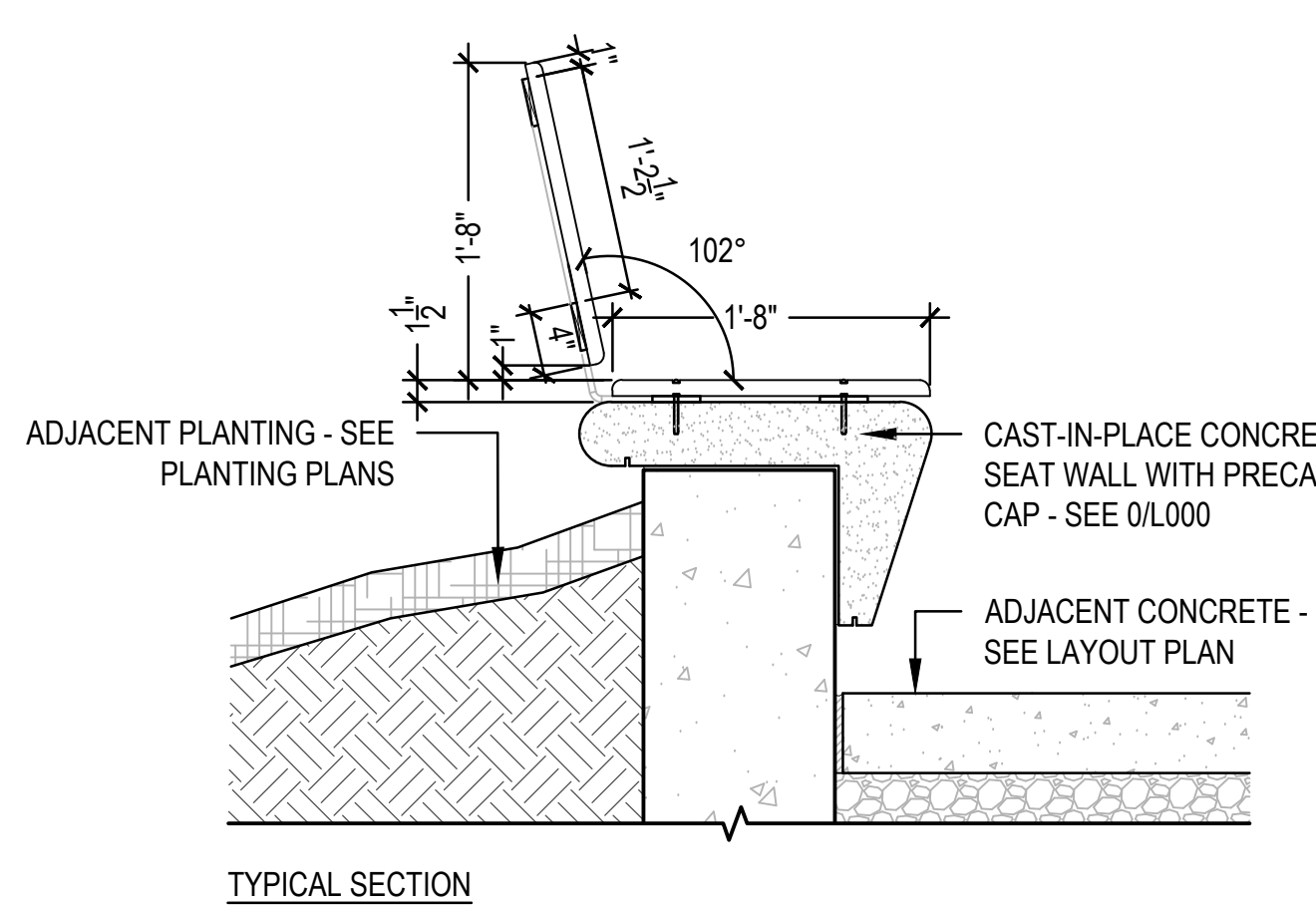
2 ENGINEERED WOOD FIBER
SCALE: NTS

3 PIP SURFACING OVER TYPE 2 BASE
SCALE: NTS

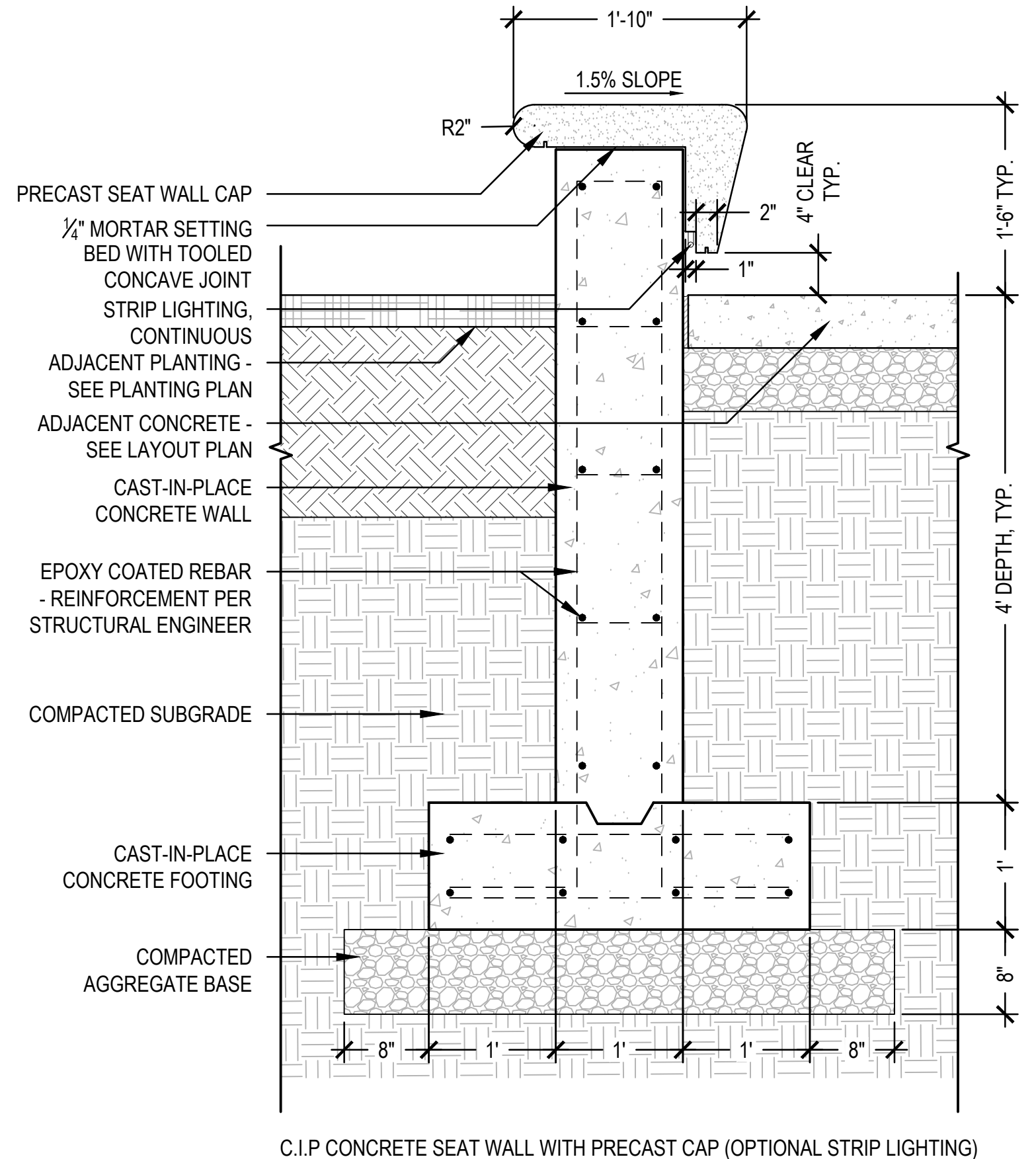


5 WOOD CHIP PATH
SCALE: NTS

4 PIP SURFACING OVER TYPE 1 BASE
SCALE: NTS



6 WOOD BENCH TOP
SCALE: NTS



7 C.I.P. CONCRETE SEAT WALL WITH PRECAST CAP
SCALE: NTS

PLAY/SPACE
YERKES OBSERVATORY
WILLIAMS BAY
WALWORTH COUNTY, WI
SITE DETAILS

Revisions:		
No.	Date:	Description:

Set Type	DESIGN DEVELOPMENT
Date Issued	08/01/2025
Sheet Number	L501

NEW BUILDING:

YERKES FAMILY PAVILION

WILLIAMS BAY, WI



REVISIONS:

△	DATE	ISSUE

NOTICE TO BIDDERS
 BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK

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ISSUE DATE: 04-28-2025
 NEW BUILDING:

YERKES FAMILY PAVILION

WILLIAMS BAY, WI
 1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 640 N VEL R., PHILLIPS AVE. SUITE 210, MILWAUKEE, WI 53203

PRELIMINARY - NOT FOR CONSTRUCTION

ARCHITECTURAL		STRUCTURAL
ABACUS ARCHITECTS, INC. 1135A MICHIGAN AVENUE SHEBOYGAN, WISCONSIN 53081 P: 920-452-4444		COMPANY NAME STREET ADDRESS CITY, STATE, ZIP PHONE:
A1	SHEET NAME	
A 101	TITLE SHEET	
A 102	WALL TYPES, ABBREVIATIONS, AND SYMBOLS	
A 301	FLOOR PLAN	
A 401	SCHEDULES	
A 501	EXTERIOR ELEVATIONS	
A 601	BUILDING SECTIONS	

PROJECT INFORMATION

CLIENT SIGN-OFF

PRINT NAME:	DATE:
SIGNATURE	
PRINT NAME:	DATE:
SIGNATURE:	

BY SIGNING THIS DOCUMENT, I ACKNOWLEDGE THAT I HAVE RECEIVED THE DESIGN INTENT DELIVERABLES FOR THIS PHASE OF THE PROJECT.

PROJECT NOTES

EXTENT OF WORK
 THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK BY THE CONTRACTOR. PERFORMANCE BY THE CONTRACTOR SHALL BE REQUIRED TO THE EXTENT CONSISTENT WITH THE CONTRACT DOCUMENTS AND REASONABLY INFERRABLE FROM THEM AS BEING NECESSARY TO PRODUCE THE INTENDED RESULTS.

SITE VISIT
 THE CONTRACTOR SHALL VISIT THE SITE, BECOME FAMILIAR WITH LOCAL CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND CORRELATE PERSONAL OBSERVATIONS WITH REQUIREMENTS OF THE CONTRACT DOCUMENTS.

NOTICE TO BIDDERS
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DRAWN BY: EH

CHECKED BY: EH

TITLE SHEET

A
 101

PROJ. NO. 2025-51

ABBREVIATIONS

A.B.	ANCHOR BOLT	CORR	CORRIDOR	FAB	FABRICATED	L.L.	LIVE LOAD	R.C.	ROOF CONDUCTOR	THK	THICK
A.D.A.	AMERICAN WITH DISABILITIES ACT	CPT	CORRIGATED	FDN	FOUNDATION	LAM	LAMINATE(D)	R.D.	ROOF DRAIN	TOT	TOTAL
A.F.F.	ABOVE FINISHED FLOOR	D	DEPTH	FL	FLOOR	LAV	LAVATORY	R.H.	RIGHT HAND	TV	TELEVISION
A/C	AIR CONDITIONING	D.L.	DEAD LOAD	FT	FOOT, FEET	L.B.	POUND	R.O.	ROUGH OPENING	TYP	TYPICAL
ACOUS	ACOUSTIC(AL)	D.F.	DRINKING FOUNTAIN	FTG	FOOTING	LOUV	LOUVER	REF	REFERENCE	UNFN	UNFINISHED
ADD	ADDITION	D.G.	DEGREE	FURN	FURNACE, FURNITURE	M.B.	MARKER BOARD	REG	REGISTER	UNO	UNLESS NOTED OTHERWISE
ADJ	ADJUSTABLE	DEG	DEGREE	FURR	FURRING	M.O.	MASONRY OPENING	RENF	REINFORC(ING,MENT)	UTIL	UTILITIES
ALT	ALTERNATE	DEPT	DEPARTMENT	G	GAS	MACH	MACHINE	RESIL	RESILIENT	V	VINYL
ALUM	ALUMINUM	DET	DETAIL	G.B.	GRAB BAR	MAINT	MAINTENANCE	REV	REVISION	V.B.	VINYL BASE
APPROX	APPROXIMATE	DIA	DIAMETER	G.C.	GENERAL CONTRACTOR	MATL	MATERIAL	RM	ROOM	V.C.T.	VINYL COMPOSITION TILE
ARCH	ARCHITECT(URAL)	DIAG	DIAGONAL	G.M.	GAS METER	MECH	MECHANICAL	S.C.	SOLID CORE	VENT	VENTILATION
ATTEN	ATTENUATION	DM	DIMENSION	GA	GAUGE	MEHB	MEMBRANE	S.S.	STAINLESS STEEL	VERT	VERTICAL
AUTO	AUTOMATED	DISP	DISPENSER	GA	GAUGE	MEZZ	MEZZANINE	SAN	SANITARY SEWER	VEST	VESTIBULE
B.L.	BORROWED LITE	DIV	DIVISION	GALV	GALVANIZED	MFR	MANUFACTURER	SECT	SECTION	VOL	VOLUME
B.M.	BENCH MARK	DN	DOWN	GYP. BD.	GYP. BOARD	MH	MANHOLE	SECT	SECTION	W	WIDTH, WATER
B.O.	BOTTOM OF BOARD	DR	DOOR	H.HGT	HEIGHT	MIN	MINIMUM	SECUR	SECURITY	W.C.	WATER CLOSET, WATER COOLER
B.T.U.	BRITISH THERMAL UNIT	DS	DOWNSPOUT	H.B.	HOSE BIBB	MISC	MISCELLANEOUS	SERV	SERVICE	W.C.	WATER CLOSET, WATER COOLER
BD	BOARD	DW	DRYWALL	H.M.	HOLLOW METAL	MILL	MILLION	SHT	SHEET	W.C.O.	WALL CLEAN OUT
BLDG	BUILDING	E.J.F.S.	EXTERIOR INSULATION FINISH SYSTEM	H.V.A.C.	HEATING, VENTILATION AND AIR CONDITIONING	MULL	MULLION	SM	SIMILAR SPECIFICATION(S)	W.H.	WATER HEATER
BLK(G)	BLOCK(ING)	E.J.	EXPANSION JOINT	H.W.	HOT WATER	N	NORTH	SPCLR	SPRINKLER	W/J	WITH
BOT	BOTTOM	E.W.	EACH WAY	H.C	HANDICAPPED	N.I.C.	NOT IN CONTRACT	ST	STAIR	W/O	WITH OUT
BRG	BEARING	E.W.C.	ELECTRIC WATER COOLER	HD	HEAD	N.I.S.	NOT TO SCALE	STD	STANDARD	WD	WOOD
C.B.	CATCH BASIN, CHALK BOARD	EA	EACH	HDR	HEADER	NO	NUMBER	STL	STEEL	WT	WEIGHT
C.F.	CUBIC FEET	EL ELEV	ELEVATION, ELEVATOR	HDR	HEADER	NOM	NOMINAL	STRM	STORM SEWER	WWM	WELDED WIRE MESH
C.G.	CORNER GUARD	ELC	ELECTRIC	HDR	HEADER	O.C., O/C	ON CENTER	STRUCT	STRUCTURAL	YD	YARD
C.J.	CONTROL JOINT	EMER	EMERGENCY	HDR	HEADER	O.D.	OUTSIDE DIAMETER	SUSP	SUSPENDED		
C.L.	CENTER LINE	ENCL	ENCLOSED	HDR	HEADER	OH	OVERHEAD	T	TREAD		
C.M.P.	CORRUGATED METAL PIPE	ENG	ENGINEER	HDR	HEADER	P.LAM.	PLASTIC LAMINATE	T&B	TOP AND BOTTOM		
C.O.	CLEAN OUT	EQ	EQUAL	HDR	HEADER	PL	PLATE	T&G	TONGUE AND GROOVE		
C.W.	COLD WATER	EQU	EQUIPMENT	HDR	HEADER	PLAS	PLASTIC	T.B.	TACK BOARD		
CAB	CABINET	EXCAV	EXCAVATE	HDR	HEADER	PLB	PLUMBING	T.O.	TOP OF		
CLG	CEILING	EXIST. (EX)	EXISTING	HDR	HEADER	PR	PLYWOOD	T.O.B.	TOP OF BEAM		
CLR	CLEAR	EXP	EXPOSED	HDR	HEADER	J.B.	JOIST BEARING	T.O.F.	TOP OF FOOTING		
CMU	CONCRETE MASONRY UNIT	EXT	EXTERIOR	HDR	HEADER	JAN	JANITOR	T.O.M.	TOP OF MASONRY		
		F.A.C.E.	FAMILY AND CONSUMER EDUCATION	HDR	HEADER	JST	JOIST	T.O.P.	TOP OF PIER		
				HDR	HEADER	JT	JOINT	T.O.S.	TOP OF STEEL		
				HDR	HEADER	K.O.	KNOCK OUT	T.S.	TUBE STEEL		
				HDR	HEADER	KIP	ONE THOUSAND POUNDS	T.W.	TACK WALL		
				HDR	HEADER	KIT	KITCHEN	TEL	TELEPHONE		
				HDR	HEADER	L	LENGTH	TEMP	TEMPERED		
				HDR	HEADER	L.H.	LEFT HAND	TERR	TERRAZZO		

MATERIALS AND SYMBOLS

	ROUGH LUMBER		ELEVATION MARKER
	FINISH LUMBER		ELEVATION REFERENCE
	STRUCTURAL STEEL		BUILDING SECTION REFERENCE
	BRICK		WALL SECTION REFERENCE
	CONCRETE MASONRY UNIT		PLAN / DETAIL REFERENCE
	POURED-IN-PLACE CONCRETE		CEILING TAG
	METAL / WOOD STUD WALL		DOOR TAG
	GLAZING		WALL TYPE TAG
	SPRAYED FOAM INSULATION		WINDOW TAG
	BATT INSULATION		PLAN NOTE TAG
	RIGID INSULATION		DEMOLITION NOTE TAG
	PLYWOOD / PARTICLE BOARD		COLUMN GRID
	SAND / MORTAR / GYPSUM BOARD		REVISION TAG
	COMPACTED DRAINAGE FILL		
	COMPACTED STRUCTURAL FILL		
	TOPSOIL		
	NON-STRUCTURAL FILL		
	EXISTING CONSTRUCTION / MATERIAL		
	CENTER LINE		
	PROPERTY LINE		
	NEW CONTOURS		
	EXISTING CONTOURS		

VIEW NAME

SCALE: X/X" = X'-XX"

ABACUS ARCHITECTS

REVISIONS:

DATE	ISSUE

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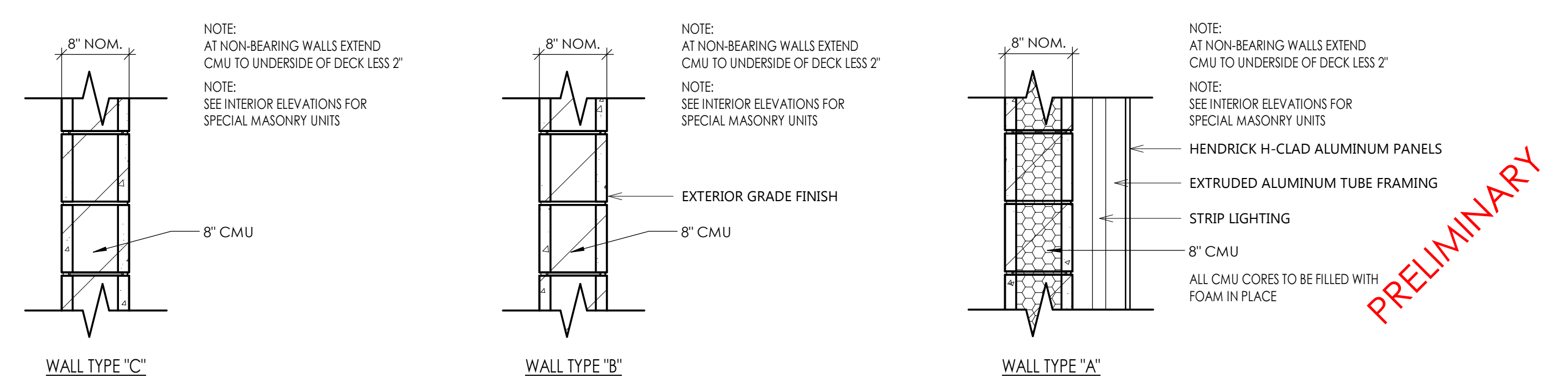
ISSUE DATE: 04-28-2025
 NEW BUILDING:
YERKES FAMILY PAVILION
 WILLIAMS BAY, WI
 1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 640 N. VEL R. PHILLIPS AVE. SUITE 210. MILWAUKEE, WI 53203

DRAWN BY: EH
 CHECKED BY: EH

WALL TYPES, ABBREVIATIONS, AND SYMBOLS

A
102

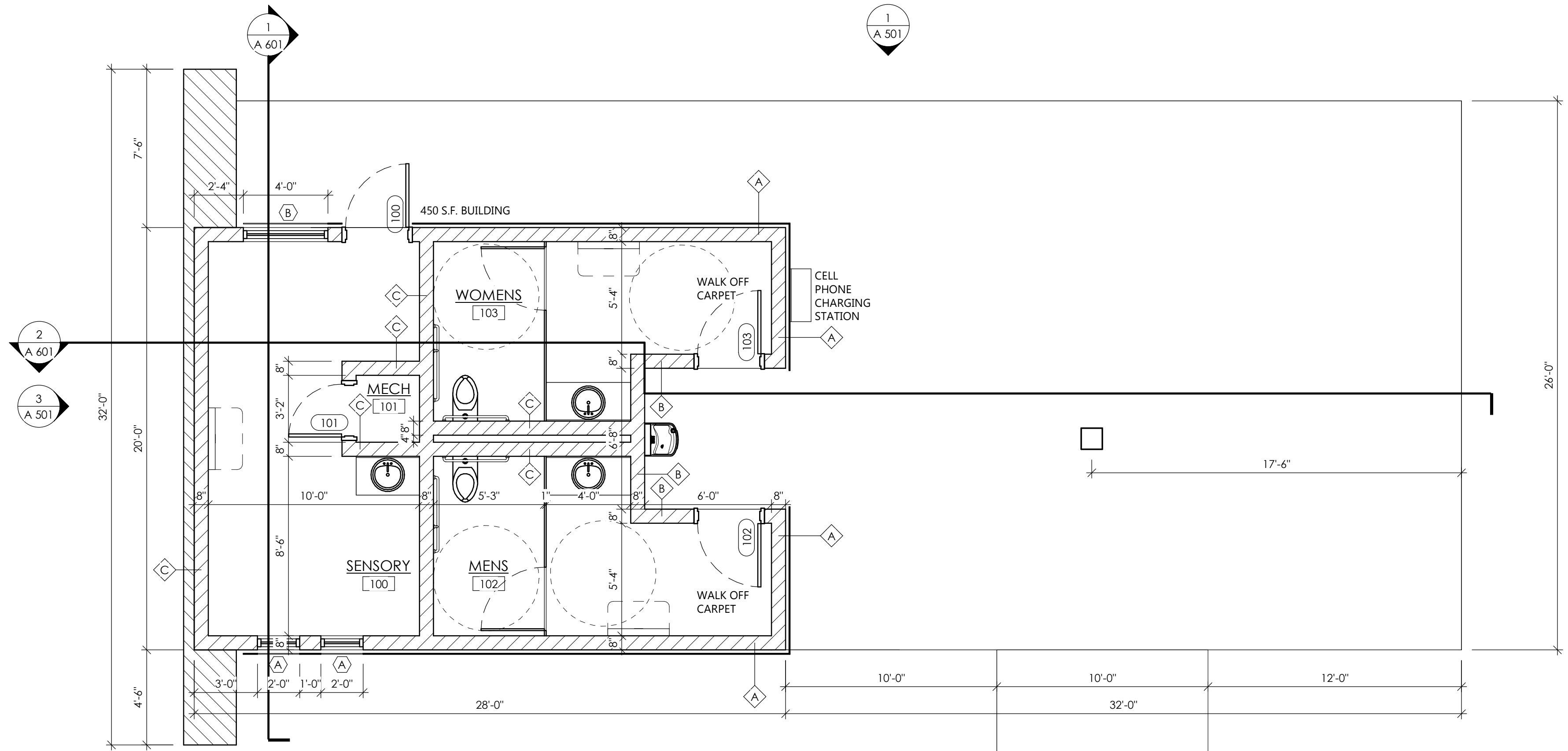
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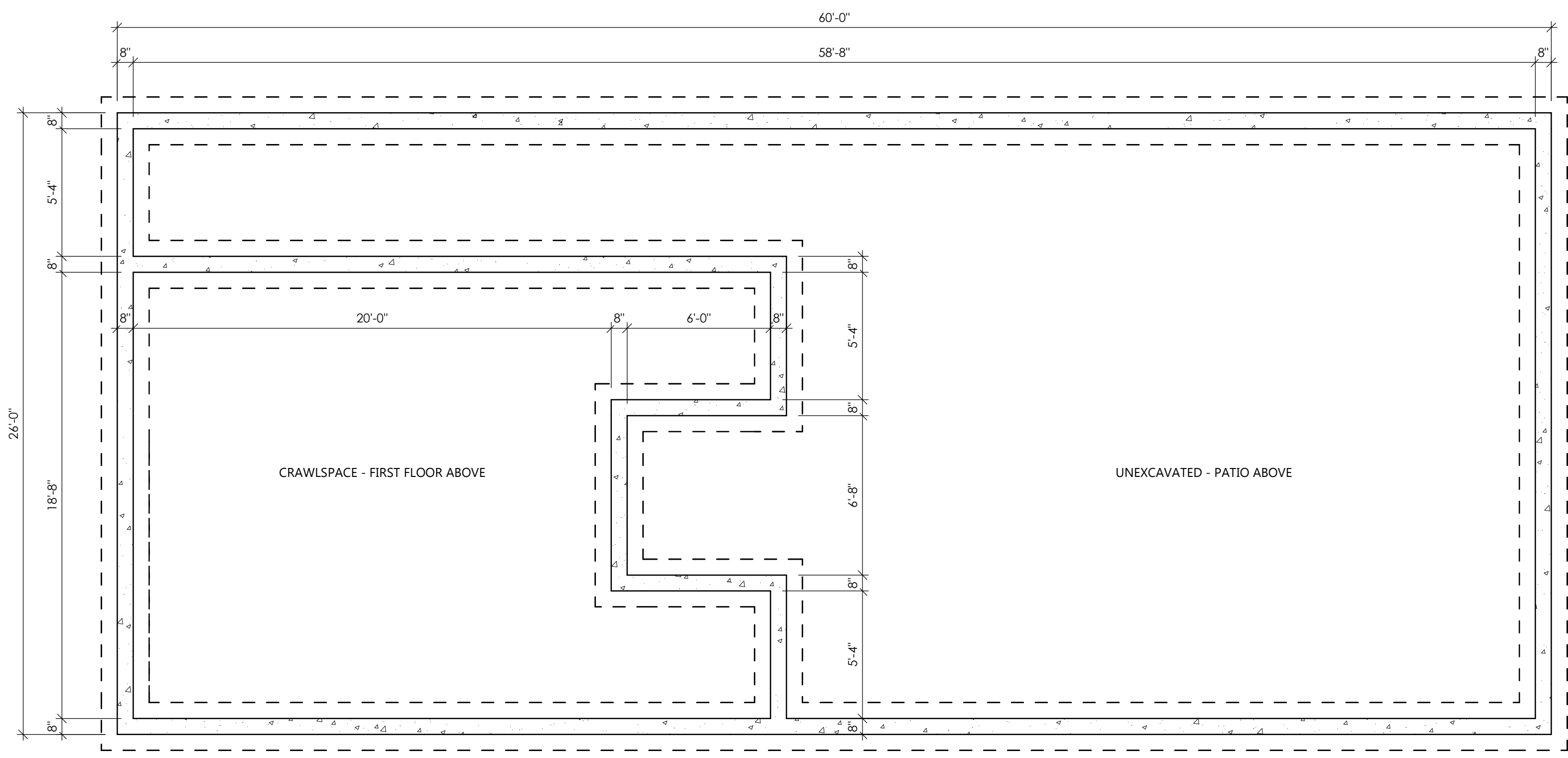
PRELIMINARY

WALL TYPES
 SCALE: 1" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

GENERAL PLAN NOTES

- ALL LOOSE FURNISHINGS SHOWN ON PLANS ARE NOT IN CONTRACT AND ARE SHOWN FOR REFERENCE PURPOSES ONLY. ANY DEVICES OR EQUIPMENT TO BE LOCATED BASED ON LOCATION OR CONFIGURATION OF LOOSE FURNISHINGS SHALL BE VERIFIED WITH THE OWNER PRIOR TO INSTALLATION.
- INTERIOR DIMENSIONS TAKEN FROM FACE OF STUD TO FACE OF STUD.

FLOOR PLAN KEYNOTES

NO.	DESCRIPTION



REVISIONS:

NO.	DATE	ISSUE

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ISSUE DATE: 04-28-2025
NEW BUILDING:

YERKES FAMILY PAVILION

WILLIAMS BAY, WI
1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | 9201 452-4444 | 640 N VEL R. PHILLIPS AVE. SUITE 210. MILWAUKEE, WI 53203

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN BY: EH

CHECKED BY: EH

FLOOR PLAN

A
301

PROJ. NO. 2025-51



ROOM FINISH SCHEDULE												
ROOM		FLOOR	BASE	WALL FINISH / MATERIAL				CEILING	CEILING HEIGHT	FEROUS METALS	WOOD TRIM	REMARKS
NO.	NAME			NORTH	EAST	SOUTH	WEST					
100	SENSORY											
101	MECH											
102	MENS											
103	WOMENS											

COLOR AND MATERIAL LEGEND				
CODE	PRODUCT	MANUFACTURER	STYLE/SIZE	COLOR

GENERAL FINISH NOTES

PRELIMINARY

ROOM FINISH REMARKS	
NO.	DESCRIPTION

ROOM FINISH LEGEND	
KEY	DESCRIPTION
ACT-1	ACOUSTIC CEILING TILE - 24" x 24"
ACT-2	VINYL FACED GYPSUM BOARD - 24" x 24"
CMU	CONCRETE MASONRY UNIT
CONC.	CONCRETE
CPT	CARPET
ES	EXPOSED STRUCTURE
EX	EXISTING FINISH
GYP	GYPSUM BOARD
HM	HOLLOW METAL
P-	PAINT FINISH
PT	PORCELAIN TILE
PTB	PORCELAIN TILE BASE
SC	SEALED CONCRETE
VB	VINYL BASE
VCT	VINYL COMPOSITION TILE
WD	WOOD



REVISIONS:

NO.	DATE	ISSUE

NOTICE TO BIDDERS
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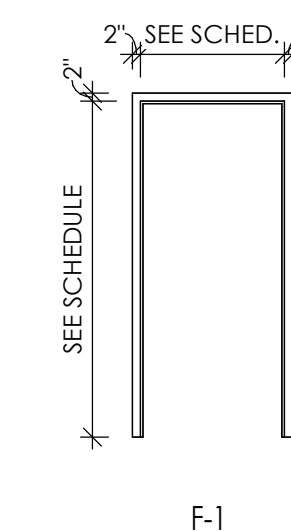
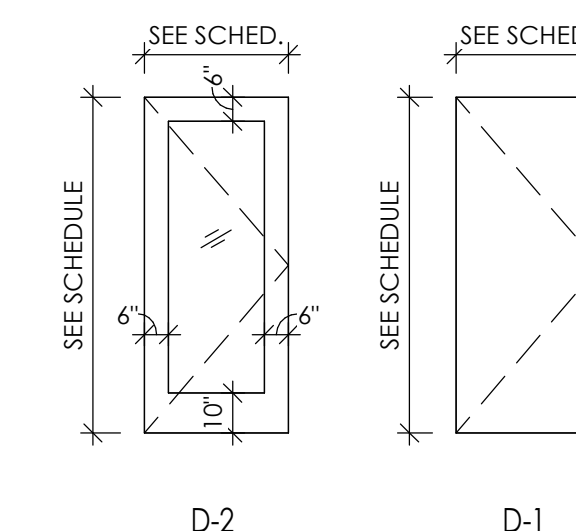
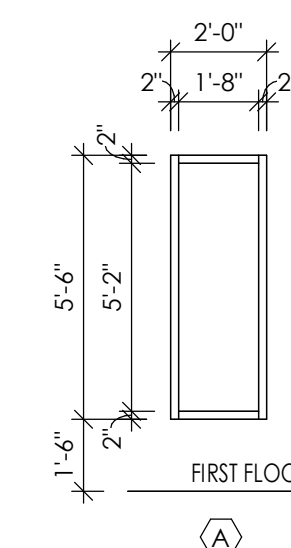
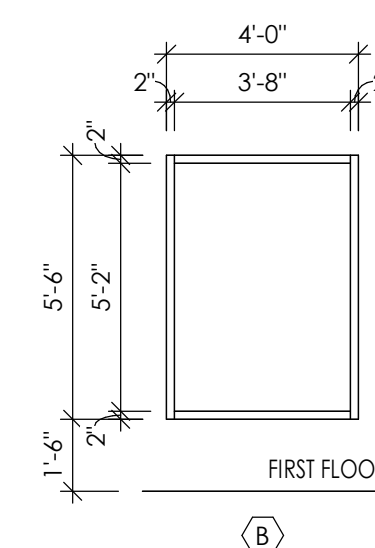
DOOR SCHEDULE												
DOOR NO.	DOOR					HARDWARE SET NO.	FRAME				FIRE RATING	REMARKS
	DOOR SIZE	ELEV.	MAT'L	GLASS TYPE	ELEV.		MAT'L	FRAME DEPTH	JAMB DETAIL	HEAD DETAIL		
100	3'-0" x 6'-8"	D-2	ALUM	1		F-1	ALUM	8 3/4"				
101	2'-6" x 6'-8"	D-1	WD	-		F-1	ALUM	8 3/4"				
102	3'-0" x 6'-8"	D-2	ALUM	1		F-1	ALUM	8 3/4"				
103	3'-0" x 6'-8"	D-2	ALUM	1		F-1	ALUM	8 3/4"				

GENERAL DOOR NOTES

PRELIMINARY

DOOR REMARKS	
NO.	DESCRIPTION

GLASS TYPES	
1	1" TEMPERED INSULATED LOW-E GLASS
2	1" INSULATED LOW-E GLASS
3	1/4" TEMPERED GLASS
4	1/4" FLOAT GLASS
5	FIRE RATED SAFETY GLASS



WINDOW TYPES

DOOR TYPES

FRAME TYPES

ISSUE DATE: 04-28-2025
NEW BUILDING:
YERKES FAMILY PAVILION
WILLIAMS BAY, WI
1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 640 N. VEL. R. PHILLIPS AVE. SUITE 210, MILWAUKEE, WI 53203

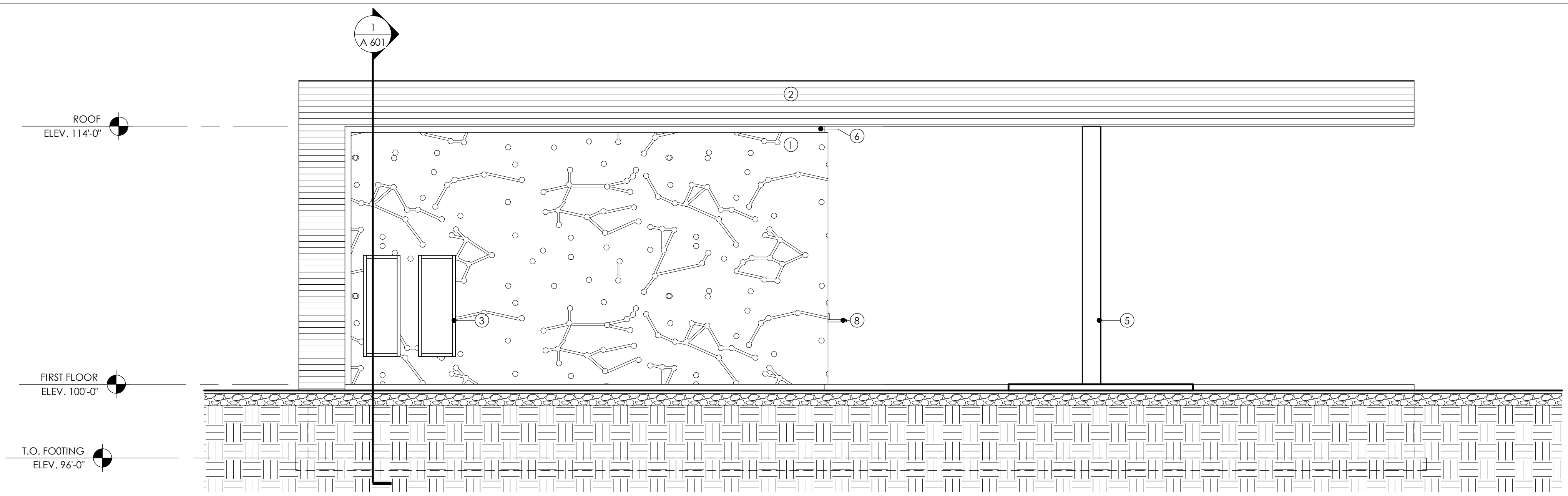
DRAWN BY: EH
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SCHEDULES

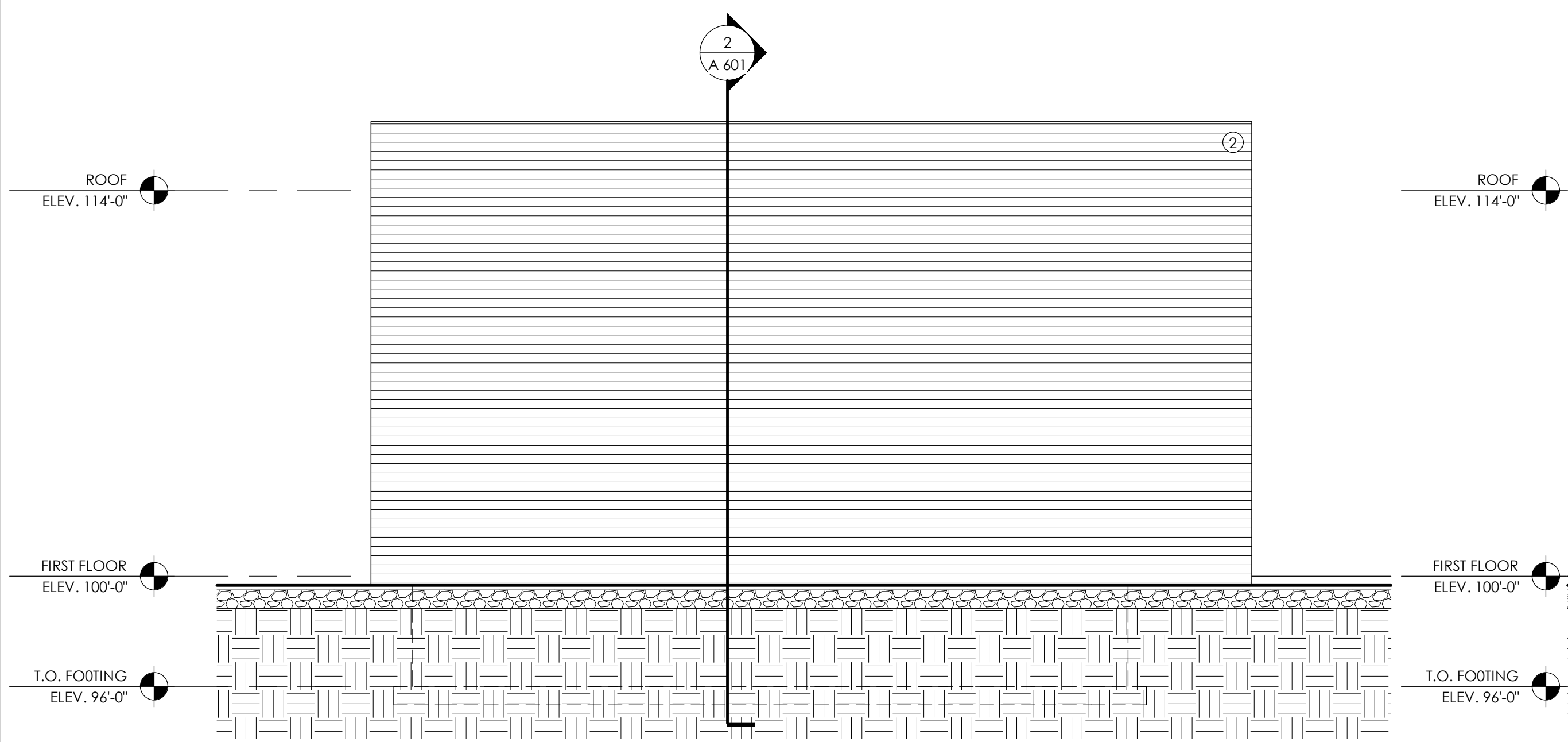
A
401

PROJ. NO. 2025-51

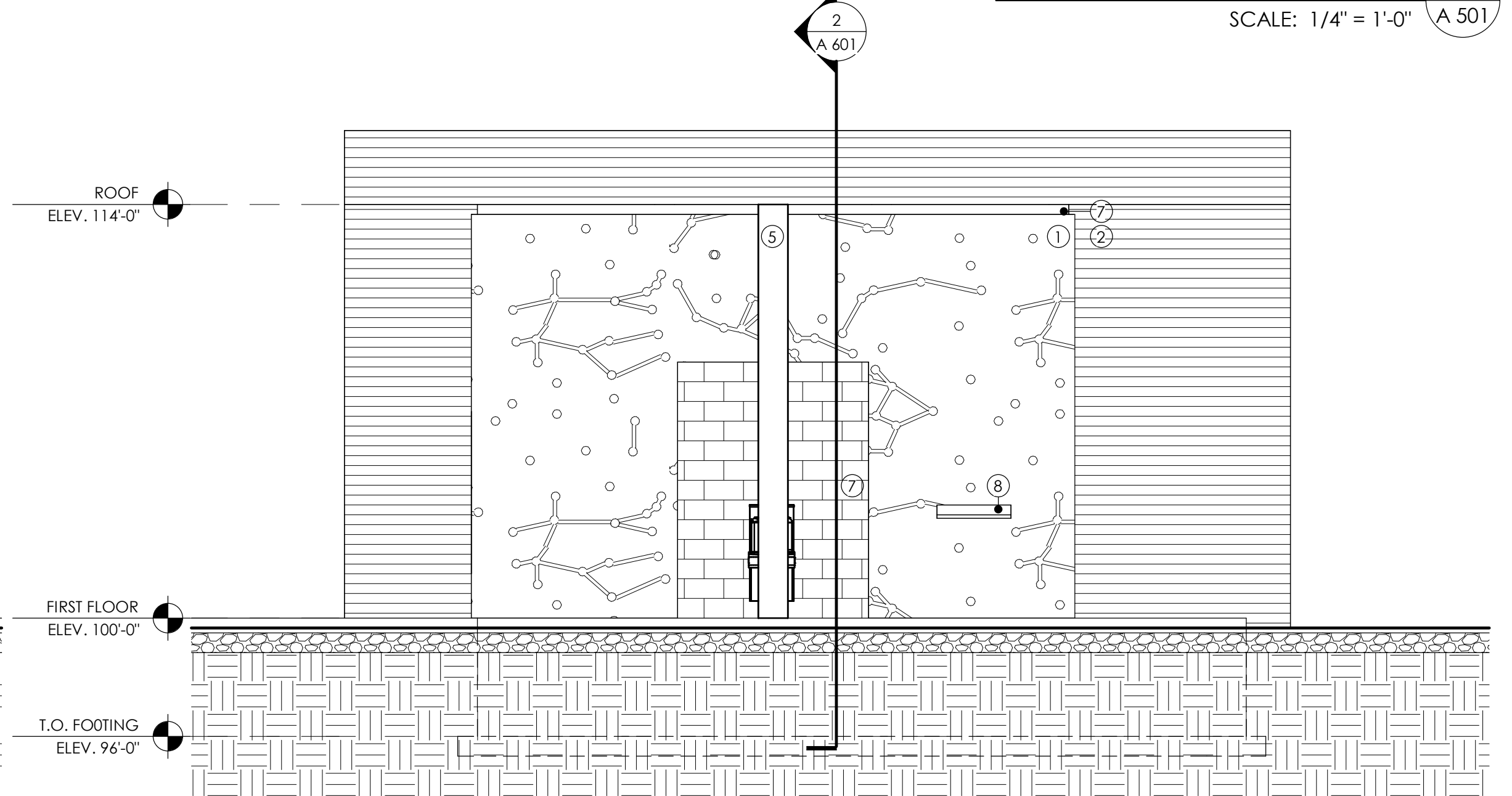
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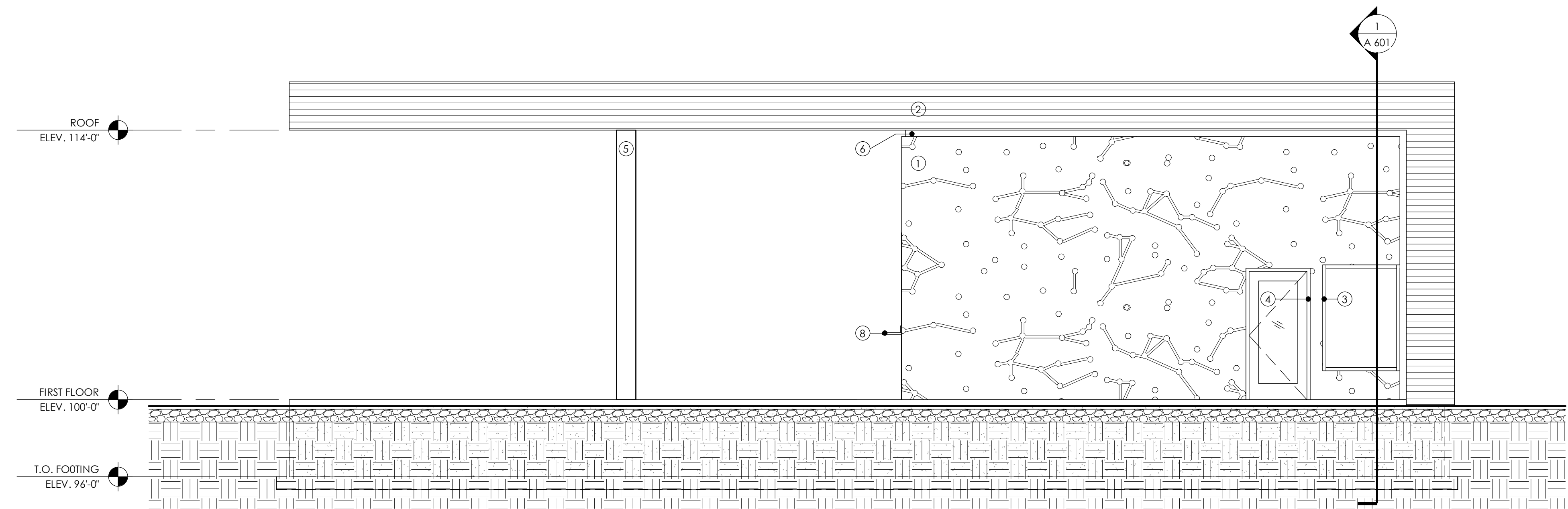
SOUTH ELEVATION 4
SCALE: 1/4" = 1'-0" A 501



WEST ELEVATION 3
SCALE: 1/4" = 1'-0" A 501



EAST ELEVATION 2
SCALE: 1/4" = 1'-0" A 501



NORTH ELEVATION 1
SCALE: 1/4" = 1'-0" A 501

GENERAL EXTERIOR ELEVATION NOTES

- ALL EXPOSED MISC. EXTERIOR STEEL SHALL BE PAINTED WITH PAINT FINISH E-1.
- MASONRY COURSING SHOWN FOR MATERIAL REPRESENTATION ONLY. ACTUAL COURSING MAY VARY.
- MASONRY CONTROL JOINTS SHALL BE LOCATED AT ALL MASONRY HEIGHT CHANGES, WINDOW OPENINGS, DOOR OPENINGS, 5' MAX. FROM BUILDING CORNERS, AND 25' MAX. AT CONTINUOUS WALL LOCATIONS.

ELEVATION KEYNOTES

NO.	DESCRIPTION
1	ALUMINUM PANELS, CUSTOM HENDRICK H-CLAD
2	WOOD VENEER
3	ALUMINUM FRAMED WINDOW
4	ALUMINUM FRAMED DOOR
5	PRE FINISHED ALUMINUM COLUMN COVER
6	CMU BLOCK w/ BACK LIGHTING
7	CMU BLOCK
8	CELL PHONE CHARGING STATION



REVISIONS:

NO.	DATE	ISSUE

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ISSUE DATE: 04-28-2025
NEW BUILDING:
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WILLIAMS BAY, WI
1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | 920.452.4444 | 640 N VEL R. PHILLIPS AVE. SUITE 210, MILWAUKEE, WI 53203

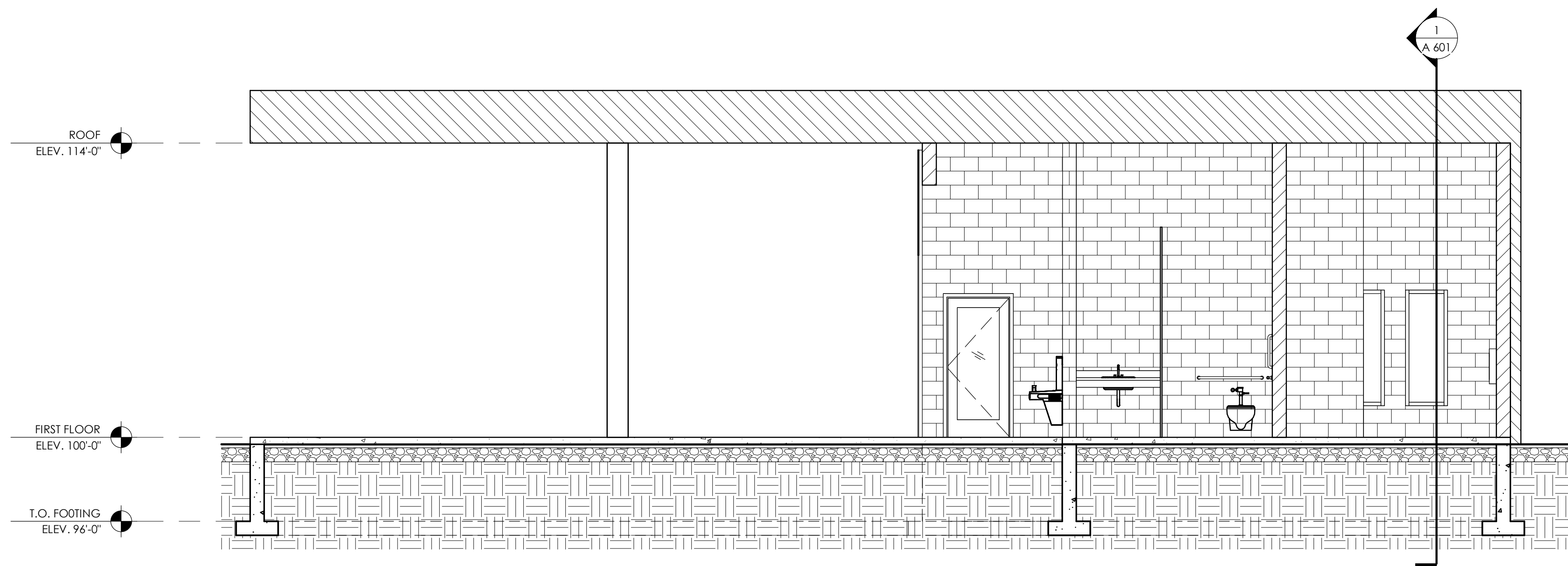
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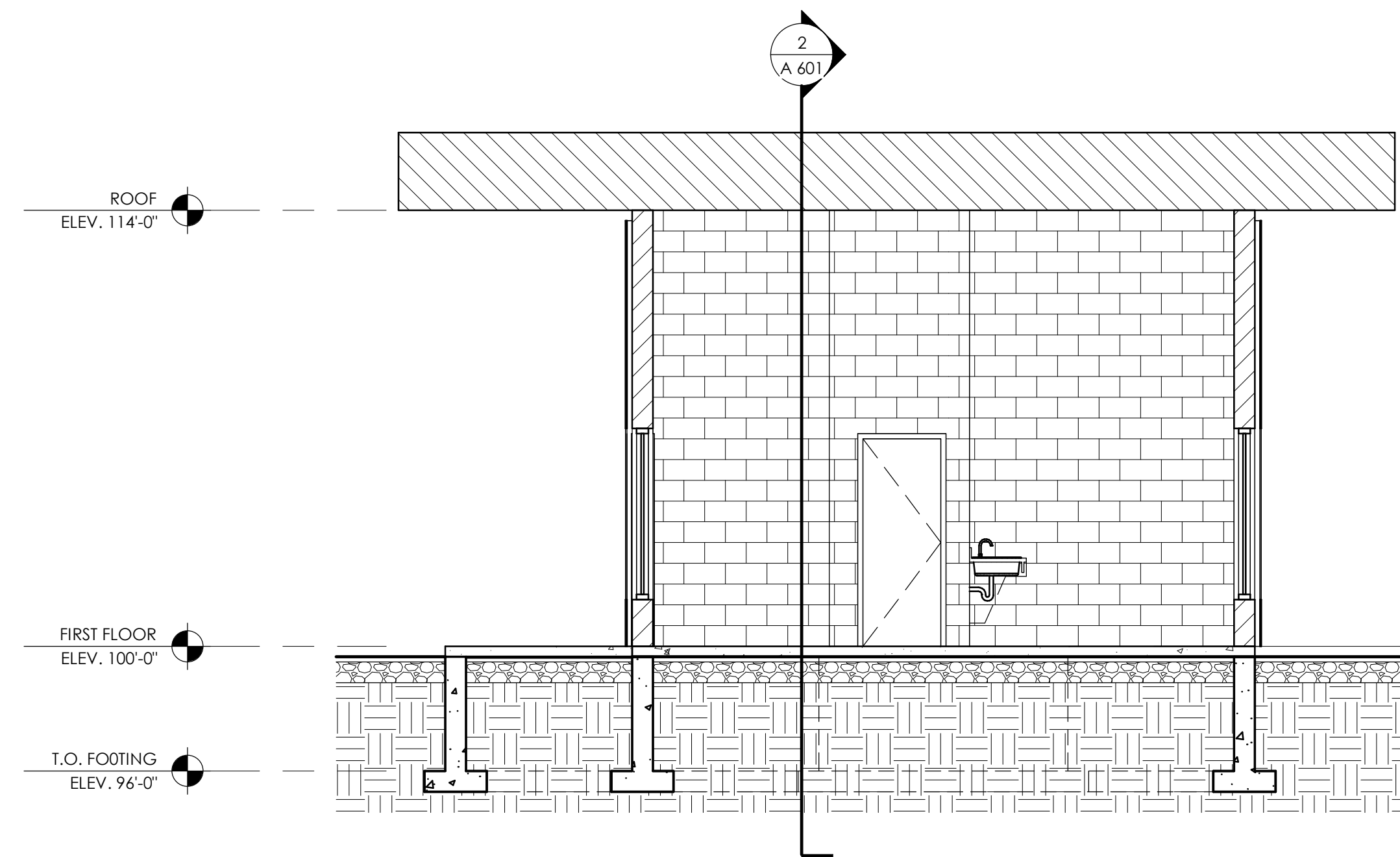
EXTERIOR ELEVATIONS

**A
501**

PROJ. NO. 2025-51



PAVILION SECTION 2
SCALE: 1/4" = 1'-0" A 601



BUILDING SECTION 1
SCALE: 1/4" = 1'-0" A 601



REVISIONS:

DATE	ISSUE

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ISSUE DATE: 04-28-2025
NEW BUILDING:

YERKES FAMILY PAVILION

WILLIAMS BAY, WI

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 640 N VEL R. PHILLIPS AVE. SUITE 210. MILWAUKEE, WI 53203

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN BY: EH

CHECKED BY: EH

BUILDING SECTIONS

A
601

PROJ. NO. 2025-51

TIA TECHNICAL MEMORANDUM

DATE: November 20, 2025

BY: Tammi Czewski, P.E., PTOE
Traffic Analysis & Design, Inc.

SUBJECT: Yerkes Observatory Future Growth Traffic Impact Analysis
Williams Bay, WI

INTRODUCTION

Yerkes Observatory is planning for future visitor growth, site amenities, and a new exit route that will impact traffic volumes and operations at intersections to Geneva Street (STH 67) in Williams Bay, Wisconsin. This memo was prepared as a traffic impact analysis (TIA) report to evaluate future peak hour traffic operations for different scenarios that include background/off-site development traffic growth from “The Preserve” development, Yerkes Observatory visitor traffic growth, and site exit alternatives. The location of the site and off-site developments, as well as the intersections evaluated in this study are on Exhibit 1.

SITE CIRCULATION & DEVELOPMENT PLAN

Existing Plan

Exhibit 2 shows the existing Yerkes Observatory site and traffic circulation routes for vehicles entering and exiting at Geneva Street. All site traffic enters from Observatory Place and exits to Parkhurst Place.

The existing facility has 22,000 annual visitors, with 10,000 annual visitors in the “summer” (May through September) and 12,000 annual visitors in the “winter” (October through April). During the summer, 95% of visitors arrive by car and 5% walk or park off-site. During the winter, 20% of visitors arrive by car and 80% park off-site. Winter visitors typically come for a single event and are bussed in from off-site areas.

Future Plan

The proposed changes to the site and traffic circulation routes is on Exhibit 3. Site changes impacting traffic volumes and operations include the addition of a playground and family pavilion, a visitor center, a 150-space parking lot (for more on-site parking availability), and a new connection to Constance Boulevard, which will be used for all site exits to Geneva Street. The existing connection to Parkhurst Place will be removed with this new plan.

With these site enhancements along with increased popularity of the Yerkes Observatory, 56,000 annual visitors are estimated, with 38,000 annual visitors in the summer and 18,000 annual visitors in the winter. With the increase in site parking, 95% of the summer visitors arrive by car, and 80% of the winter visitors arrive by car.

EXISTING TRAFFIC VOLUMES

Data Collection & Study Area

Turning movement traffic counts were collected at study intersections in September 2025 and November 2025. Traffic counts were collected from 3:00-6:00 on the weekday and from 3:00-7:00 p.m. on a Saturday and are included in Appendix A. The study intersections are:

- Geneva Street & Observatory Place
- Geneva Street & Parkhurst Place
- Geneva Street & Constance Boulevard

Observatory Place, Parkhurst Place, and Constance Boulevard are two-lane local roadways with stop sign control at the intersections with Geneva Street. Observatory Place and Parkhurst Place are no outlet roadways that provide access to the Yerkes Observatory and about 10 single-family residences each. Constance Boulevard extends from Geneva Street and around the Yerkes Observatory property to the former George Williams College of Aurora campus, which also has other connections to North Lake Shore Drive west of the site. The campus is being planned for redevelopment with a hotel, restaurant, amphitheater, and supporting services (spa, racquet ball courts, pool, etc.). *The Preserve at Williams Bay Abbreviated TIA* dated February 13, 2025 (herein referred to as The Preserve TIA) was prepared to identify traffic volumes, operations, and impacts to intersections along Geneva Street.

Geneva Street (STH 67) is a principal arterial with a 30-mph posted speed limit and a two-lane undivided cross-section. The roadway has 10-foot-wide bike lanes in both directions, which are dashed out at the study intersections. Although not full right-turn lanes, the pavement markings allow for legal right-turn movements to occur from these lanes. Sidewalks exist intermittently on both sides of the roadway through the study intersections. The Wisconsin Department of Transportation (WisDOT) reports a 2022 annual average daily traffic (AADT) volume of 5,000 vehicles per day (vpd) west of Lake Shore Drive to the west and 6,800 vpd east of Dartmouth Road to the east.

Exhibit 4 shows the geometrics, traffic control, and intersection spacing along Geneva Street.

Existing Traffic Volumes

The traffic count data was compiled for the peak traffic hours through all study intersections, which was determined to occur from 3:00-4:00 p.m. on weekdays and from 3:15-4:15 p.m. on Saturdays. Traffic volumes at the Geneva Street intersections with Observatory Place and Parkhurst Place were counted in November 2025, which represents the “winter” season volumes evaluated in this study. These intersections were used to balance traffic through the Geneva Street/Constance Boulevard Place intersection which was counted in September 2025 for The Preserve TIA to generate “winter” traffic volumes in the study area.

“Summer” traffic volumes were generated by applying WisDOT 2024 Seasonal Adjustment Factors (Appendix A) for Seasonal Factor Group 6 (Tourist/Recreational Other), which is how WisDOT classifies Geneva Street through Williams Bay. The seasonal adjustment factors

between November and July were applied to through volumes on Geneva Street to develop peak summer season volumes. Both the unadjusted “winter” and adjusted “summer” existing peak hour traffic volumes evaluated at the study intersections are on Exhibit 5.

Existing Yerkes Observatory Traffic

Both Yerkes Observatory traffic and traffic from the single-family homes along Observatory Place and Parkhurst Place are included in the intersection traffic counts with Geneva Street. Due to the one-way traffic patterns for the Yerkes Observatory, outbound traffic turning from Observatory Place and inbound traffic turning onto Parkhurst Place were identified as single-family home traffic. Using weekday and Saturday peak hour in/out percentage data from the Institute of Transportation Engineer’s (ITE) Trip Generation Manual, 11th Edition for land use #210 (single-family detached housing), opposing traffic for the single-family homes were calculated. Separating the single-family home traffic, it was determined that the Yerkes Observatory generated about 20 trips (7 in/13 out) during the weekday PM peak hour and 36 trips (18 in/18 out) during the Saturday PM peak hour.

Yerkes Observatory provided daily traffic volumes for the same days traffic counts were collected at the Geneva Street intersections with Observatory Place and Parkhurst Place. Using this data, it was determined that 8% of the weekday daily Yerkes Observatory trips occurred in the weekday PM peak hour, and 15% of the Saturday daily Yerkes Observatory trips occurred in the Saturday PM peak hours. These rates were used to determine future peak hour trips from future daily attendance estimates. The existing Yerkes Observatory trip generation and traffic assumptions are shown in Table 1.

Table 1. Existing Yerkes Observatory Trip Generation

Land Use	Weekday Daily	PM Peak			Saturday Daily	SAT Peak		
		In	Out	Total		In	Out	Total
Single-Family Detached Housing (ITE #210)		(63%)	(37%)			(54%)	(46%)	
Observatory Place Residential-Only Traffic		5	3	8		2	2	4
Parkhurst Place Residential-Only Traffic		2	1	3		1	1	2
Total Traffic at Observatory Place & Parkhurst Place		7	13	20		18	18	36
Residential Only Traffic at Observatory Place & Parkhurst Place		-7	-4	-11		-3	-3	-6
Existing Yerkes Observatory Traffic	108	0	9	9 8%	202	15	15	30 15%

Notes/Assumptions:

- In/Out peak counts were collected on Thursday 11/6/2025 and Saturday 11/8/2025 at Observatory Place & Parkhurst Place.
- Daily traffic volume data calculated from car counts at the Yerkes Observatory exit drive on those same dates.
- Outbound traffic at Observatory Place is residential only traffic (Yerkes Observatory is one way inbound only).
- Inbound residential traffic was estimated by applying ITE #210 in/out distributions to the outbound residential traffic.
- Opposite process applied to inbound traffic at Parkhurst Place.
- Yerkes Observatory inbound traffic was determined by subtracting estimated inbound residential traffic from traffic counts.
- Each vehicle generates one inbound trip and one outbound trip per day, but those trips may not occur in the same hour.

FUTURE TRAFFIC VOLUMES

The Yerkes Observatory Director provided winter and summer weekday and Saturday daily visitor estimates for two volume scenarios: existing traffic plus a playground addition, and future visitor growth of the whole site.

Future Yerkes Observatory Traffic – Playground Addition

During the winter, the playground is expected to be visited by an average of 30 children on weekdays and 60 children on Saturdays (100% will arrive by car). During the summer, the playground is expected to be visited by 140 children on weekdays and 220 children on Saturdays (80% will arrive by car). For the purposes of this study, playground visitors are estimated in addition to the existing traffic traveling to/from the Yerkes Observatory. Using the same peak-to-daily ratios as existing traffic at the Yerkes Observatory, the playground is estimated to generate three (3) additional weekday PM and four (4) additional Saturday PM trips during the winter, and 10 additional weekday PM and 19 additional Saturday PM trips during the summer.

Future Yerkes Observatory Traffic – Playground Plus Visitor Growth

In addition to playground visitors, tour traffic growth estimates were used to generate future peak hour visitor traffic to the Yerkes Observatory. The Yerkes Observatory offers set tours and program times that overlap during the peak hours (exiting traffic from one tour will occur in the same hour that entering traffic arrives for the next tour). Although more tours are expected to occur on Saturdays, only one tour occurs at one time. Therefore, tour visitor numbers and traffic generated from the tours are the same for both the weekday PM and Saturday PM peak hours.

An average of 55 visitors per day and 25 visitors per tour is estimated during the winter (80% arrive by car) and an average of 207 visitors per day and 40 visitors per tour is estimated during the summer (95% arrive by car). For the purposes of this study, future build traffic estimates for the tours are estimated to replace the existing traffic at the Yerkes Observatory. The net new Yerkes Observatory traffic (tours plus playground visitors) is therefore calculated as 34 additional weekday PM and 14 Saturday midday trips during the winter, and 77 additional weekday PM and 65 additional Saturday midday trips during the summer. The future Yerkes Observatory trip generation and traffic assumptions are shown in Table 2 (next page).

Traffic Distribution

Existing traffic entering and exiting at the Geneva Street intersections with Observatory Place and Parkhurst Place follow this distribution pattern:

- 42% to/from the west on Geneva Street
- 58% to/from the east on Geneva Street

All future trips for the Yerkes Observatory were assigned to the study intersections using this trip distribution pattern.

Table 2. Future Yerkes Observatory Traffic

Season	Scenario	Weekday Daily	Weekday PM Peak			Saturday Daily	Saturday PM Peak		
			In	Out	Total		In	Out	Total
			Peak% of Daily	8%	8%		Peak% of Daily	15%	15%
Winter	Playground - 15 Children/Weekday; 30 Children/Weekend Day	30	2 (50%)	1 (50%)	3	60	2 (50%)	2 (50%)	4
	100% Playground Auto Arrivals		2	1	3		2	2	4
	Tours - Average 55 Visitors/Day & 25 Visitors/Tour (Excludes Playground)		25	25	50		25	25	50
	80% Tour Auto Arrivals		20	20	40		20	20	40
	Existing Yerkes Observatory Trips		0	-9	-9		-15	-15	-30
	Net New Winter Future Build Trips		22	12	34		7	7	14
Summer	Playground - 70 Children/Weekday; 110 Children/Weekend Day	140	6 (50%)	6 (50%)	12	220	11 (50%)	10 (50%)	21
	90% Playground Auto Arrivals		5	5	10		10	9	19
	Tours - Average 207 visitors/day & 40 visitors/tour (Excludes Playground)		40	40	80		40	40	80
	95% Tour Auto Arrivals		38	38	76		38	38	76
	Existing Yerkes Observatory Trips		0	-9	-9		-15	-15	-30
	Net New Summer Future Build Trips		43	34	77		33	32	65

Notes/Assumptions:

- Winter & Summer daily playground children & future build traffic estimated by Yerkes Observatory Director.
- Per the Director, 100% of the playground visitors arrive by car in the Winter; 90% arrive by car in the Summer.
- Per the Director, 80% of future build visitors will arrive by car in the Winter; 95% will arrive by car in the Summer.
- Each vehicle generates one inbound trip and one outbound trip per day: Assume both occur in the same hour.
- Playground peak hour traffic estimated by applying the existing Yerkes Observatory peak-to-daily (Peak% of Daily) trip factors.
- A 2.10 average vehicle occupancy applied to tour visitor trips using FHWA 2022 National Household Travel Survey (NHTS) data.
- A 1.0 vehicle occupancy was applied to playground trips as trips based on children, with assumption that they are driven by an adult (NHTS data showed 1.66 occupancy for school/daycare, which is less than 1 child/vehicle).
- Yerkes Observatory Direction estimated future build daily visitors at 70 in winter & 207 in summer, which includes playground visitors. Playground visitors therefore subtracted from total future build trips to estimate tour only daily trips.
- Traffic for tours overlap in the peak hour: traffic for one tour exits while traffic from another tour arrives.

Traffic Volume & Access Scenarios

This study evaluates the study intersections with four traffic volume and access scenarios:

- Scenario 1: Existing Yerkes Observatory traffic plus additional visitor traffic to the new playground area. Yerkes Observatory traffic enters from Observatory Place and exits to Parkhurst Place.
- Scenario 2: Existing Yerkes Observatory traffic plus additional visitor traffic to the new playground area. Yerkes Observatory traffic enters from Observatory Place and exits to Constance Boulevard.
- Scenario 3: Existing Yerkes Observatory traffic plus new trips from “The Preserve” development (includes Saturday amphitheater event). Yerkes Observatory traffic enters from Observatory Place and exits to Parkhurst Place.
- Scenario 4: Future Yerkes Observatory traffic (includes tour and programming growth and additional playground visitors) plus new trips from “The Preserve” development (includes Saturday amphitheater event). Yerkes Observatory traffic enters from Observatory Place and exits to Constance Boulevard.

Traffic volumes for each of these scenarios were calculated for the weekday PM and Saturday PM peak hours during both the winter and summer seasons. The volume exhibits show the new development trip assignments (Yerkes Observatory in orange and “The Preserve” in light blue) as well as the existing Yerkes Observatory traffic reroutes from exiting at Parkhurst Place to exiting at Constance Boulevard (in green). The total traffic volumes that combine these development trips with the existing background traffic volumes are shown in black. “The Preserve” traffic assignment was obtained from the February 2025 TIA.

- Exhibit 6: Scenario 1 Peak Hour Traffic Volumes
- Exhibit 7: Scenario 2 Peak Hour Traffic Volumes
- Exhibit 8: Scenario 3 Peak Hour Traffic Volumes
- Exhibit 9: Scenario 4 Peak Hour Traffic Volumes

PEAK HOUR TRAFFIC OPERATIONS

The study intersections were analyzed using the Synchro 12 traffic analysis model (outputs based on the *Highway Capacity Manual, 7th Edition*) and the peak hour turning movement volumes estimated for each intersection. Intersection operation is defined by “level of service.” Level of Service (LOS) is a quantitative measure that refers to the overall quality of flow at an intersection ranging from very good, represented by LOS ‘A’, to very poor, represented by LOS ‘F’. For the purposes of this study, LOS D or better was used to define acceptable peak hour operating conditions. The LOS definitions for signalized and unsignalized intersections are in Appendix B.

Exhibits 10-12 include tables that show the study intersection lane geometries, 95th percentile queues (in feet), delays (in seconds per vehicle), and corresponding LOS. The tables are separated by peak hour and season (winter and summer). The LOS tables and appendix location with the Synchro analysis files for each scenario are listed below.

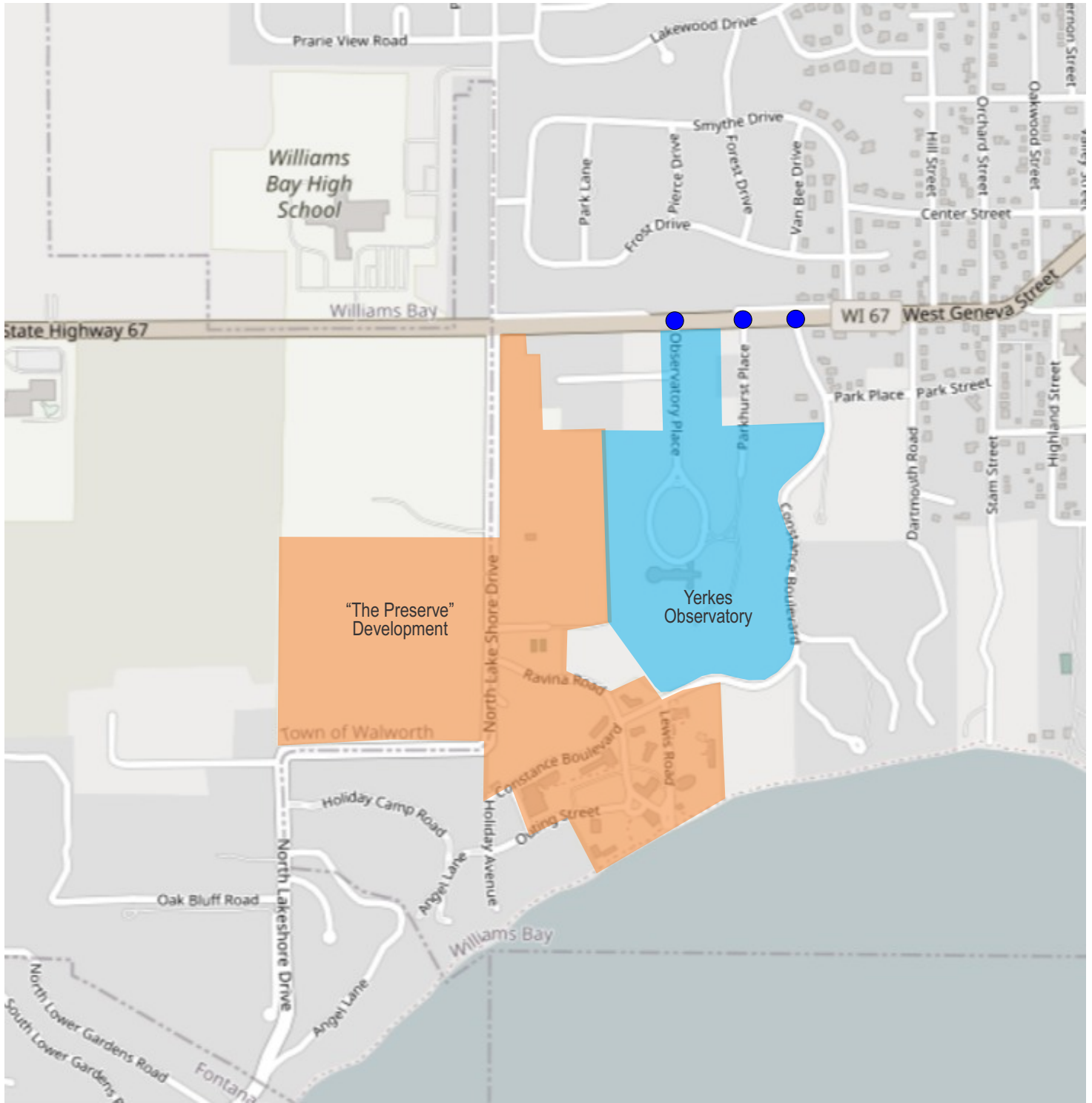
- Exhibit 10 (Appendix B): Scenario 1 Peak Hour Traffic Operations (LOS Table)
- Exhibit 11 (Appendix C): Scenario 2 Peak Hour Traffic Operations (LOS Table)
- Exhibit 12 (Appendix D): Scenario 3 Peak Hour Traffic Operations (LOS Table)
- Exhibit 13 (Appendix E): Scenario 4 Peak Hour Traffic Operations (LOS Table)

With the existing Yerkes Observatory visitor volume plus additional traffic from the playground addition, all turning movements at the study intersections operate at LOS B or better during the winter and summer weekday PM and Saturday PM peak hours (Scenarios 1 and 2). With the existing Yerkes Observatory visitor volumes plus additional traffic from “The Preserve” development, delays increase to LOS C or better (Scenario 3). With future visitor projections (including the playground addition) added to Scenario 3 traffic volumes, delays for all intersections remain at LOS C or better (Scenario 4).

CONCLUSIONS

The analysis shows that there are relatively low increases in delays and queues with future buildout of the Yerkes Observatory site. LOS C or better conditions are expected all study intersections, even with traffic exiting to Constance Boulevard instead of Parkhurst Lane, and even during an amphitheater event on Saturday within “The Prairie” development.

Williams Bay, Wisconsin



LEGEND

- Study Area Intersection
- Yerkes Observatory Site
- Off-Site Development



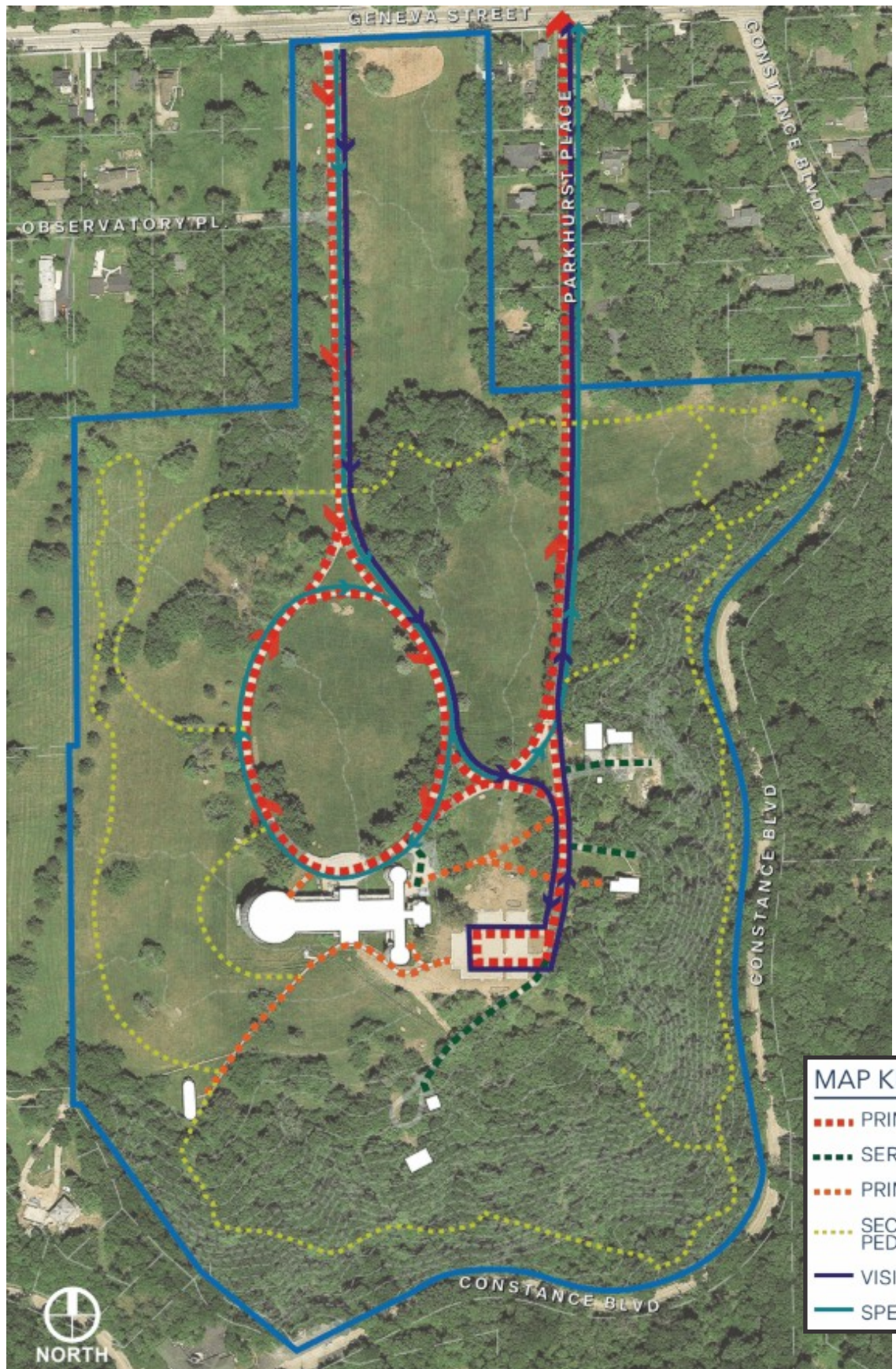
3561: 11-20-2025



NOT TO SCALE

EXHIBIT 1 PROJECT LOCATION MAP

YERKES OBSERVATORY TRAFFIC STUDY - WILLIAMS BAY, WISCONSIN



MAP KEY	
	PRIMARY VEHICULAR
	SERVICE VEHICULAR
	PRIMARY/PAVED PEDESTRIAN
	SECONDARY/GRAVEL/MOWED PEDESTRIAN
	VISITOR CIRCULATION
	SPECIAL EVENT CIRCULATION



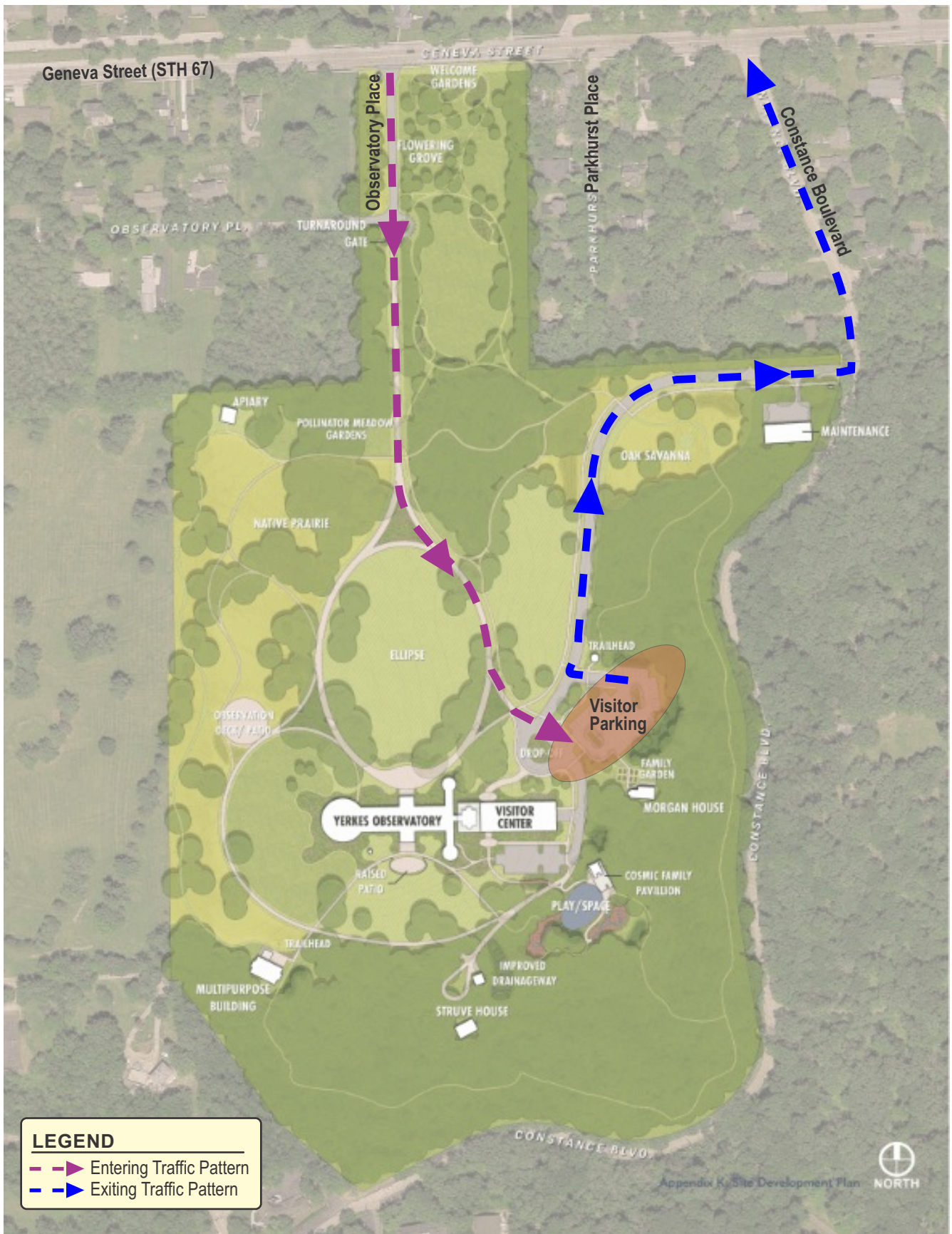
3561: 11-20-2025



NOT TO SCALE

EXHIBIT 2
EXISTING SITE PLAN & VISITOR TRAFFIC CIRCULATION
ENTER FROM OBSERVATORY PL, EXIT TO PARKHURST PL

YERKES OBSERVATORY TRAFFIC STUDY - WILLIAMS BAY, WISCONSIN



3561: 11-20-2025





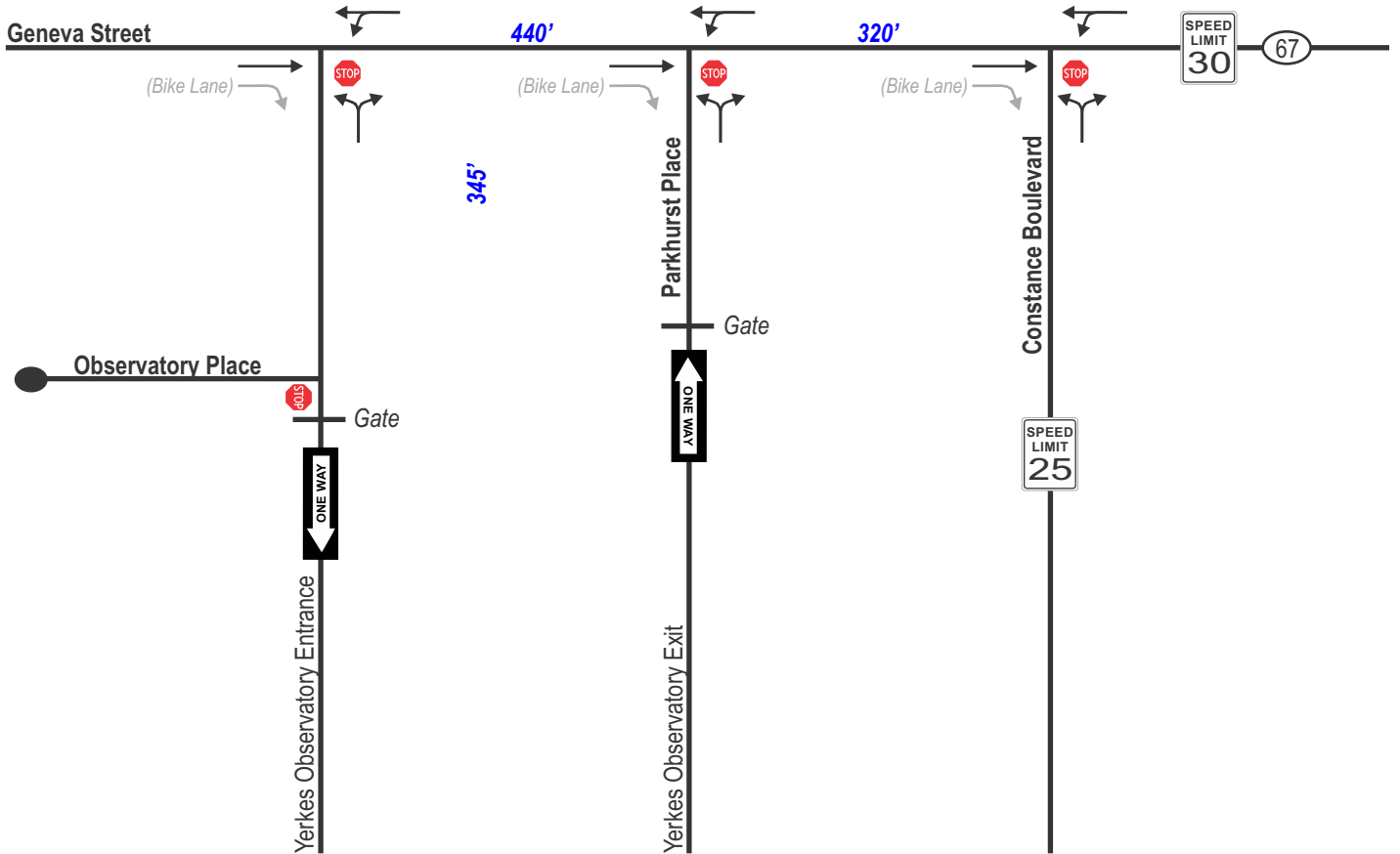
NOT TO SCALE

EXHIBIT 3
FUTURE SITE PLAN & VISITOR TRAFFIC CIRCULATION
ENTER FROM OBSERVATORY PL, EXIT TO CONSTANCE BLVD

YERKES OBSERVATORY TRAFFIC STUDY - WILLIAMS BAY, WISCONSIN

LEGEND

-  Stop Sign
-  Existing Lane Configuration
- XX'** Centerline Distance (In Feet)



Yerkes Observatory



3561: 11-20-2025



NOT TO SCALE

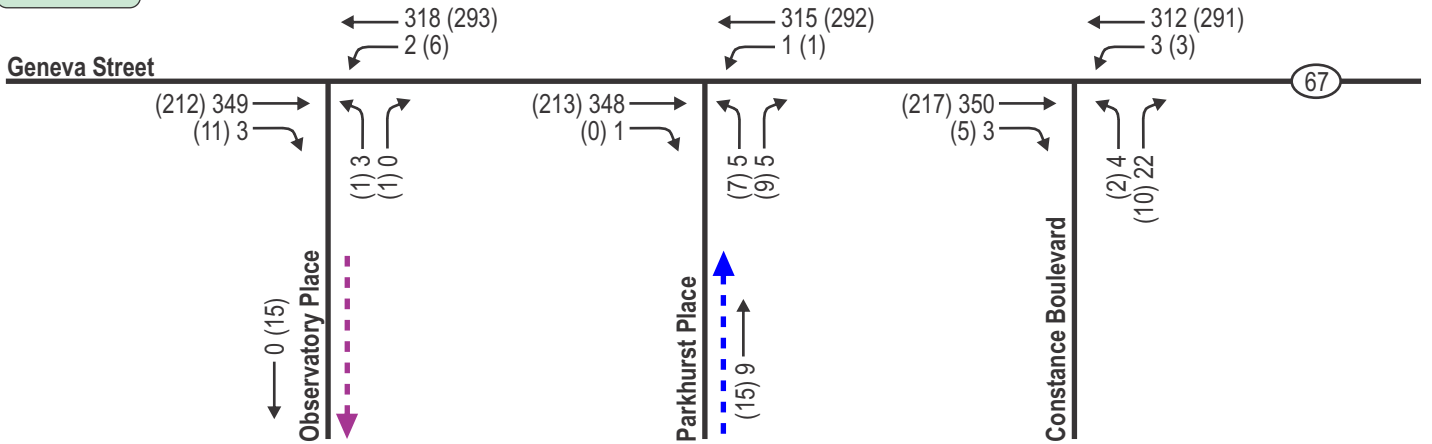
**EXHIBIT 4
EXISTING TRANSPORTATION SYSTEM**

YERKES OBSERVATORY TRAFFIC STUDY - WILLIAMS BAY, WISCONSIN

LEGEND

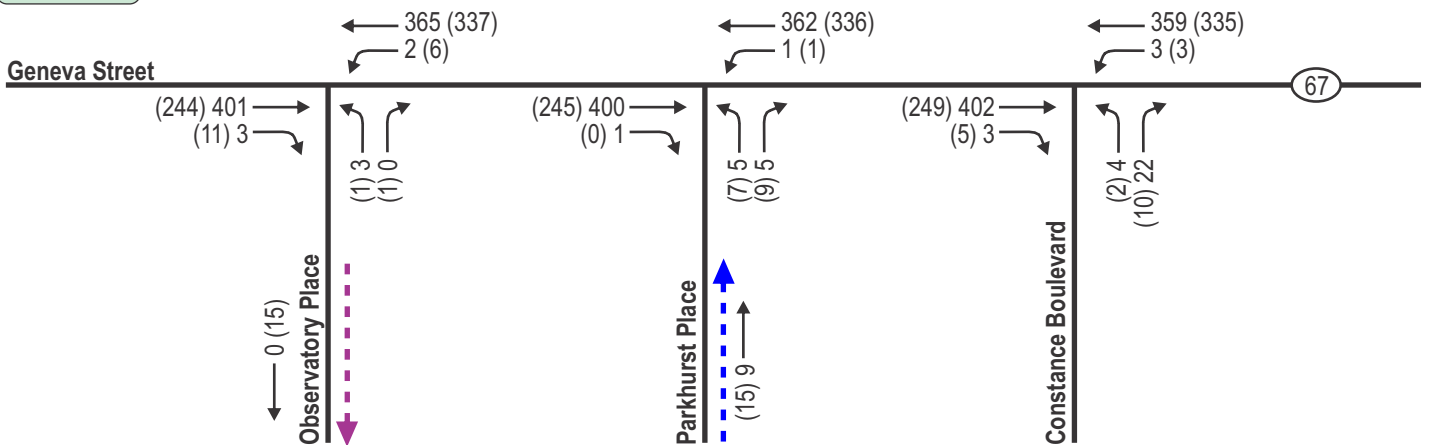
- XX Weekday PM Peak Hour Volumes
- (XX) Saturday PM Peak Hour Volumes
- - -> Yerkes Observatory Entering Traffic
- - -> Yerkes Observatory Exiting Traffic

WINTER



Yerkes Observatory
Existing Operations

SUMMER



Yerkes Observatory
Existing Operations



3561: 11-20-2025



NOT TO SCALE

**EXHIBIT 5
EXISTING PEAK HOUR TRAFFIC VOLUMES**

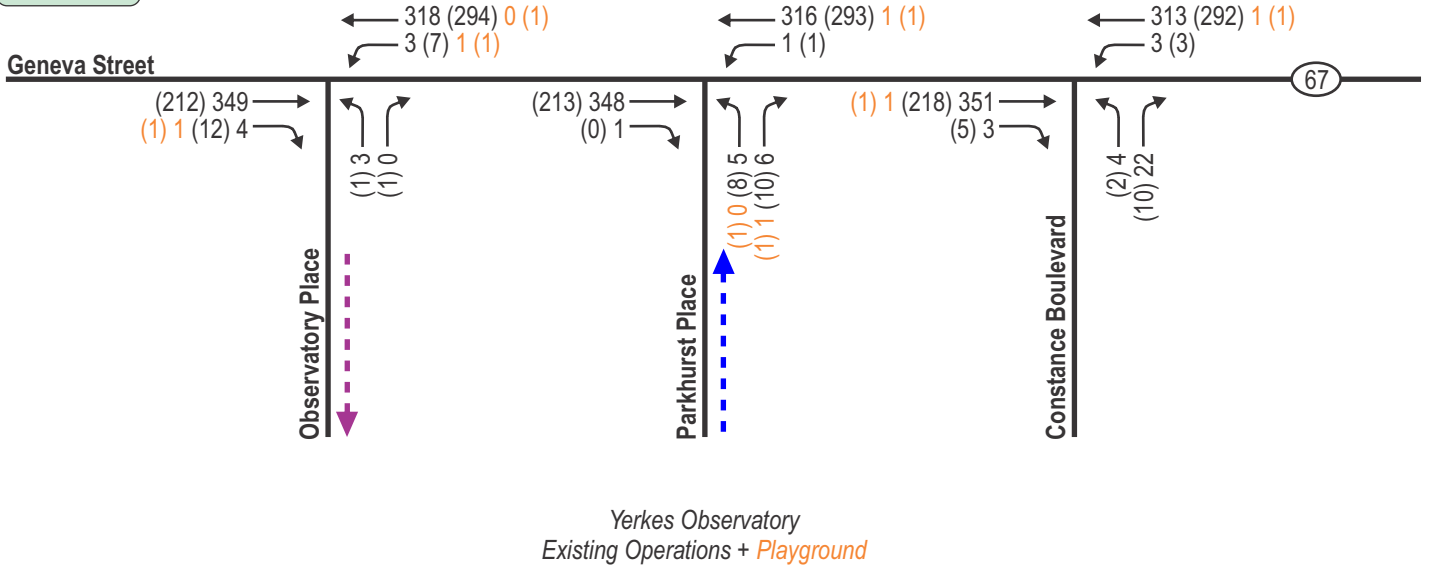
YERKES OBSERVATORY TRAFFIC STUDY - WILLIAMS BAY, WISCONSIN

LEGEND

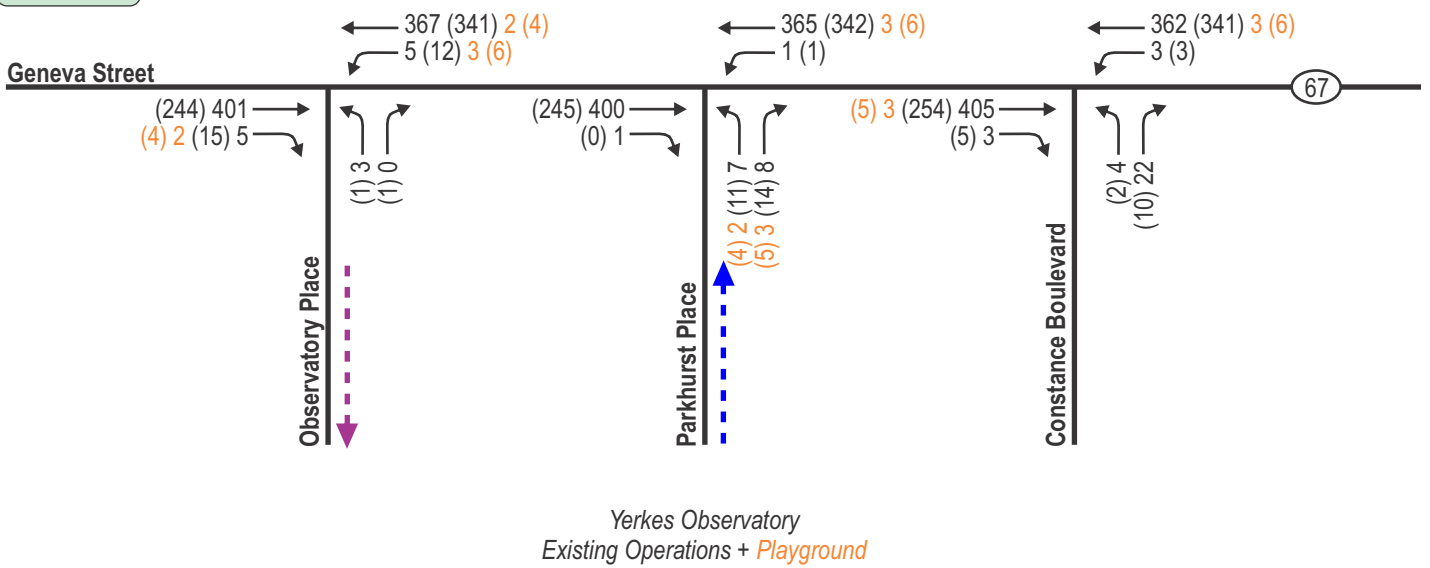
- XX Weekday PM Peak Hour Volumes*
- (XX) Saturday PM Peak Hour Volumes*
- XX (XX) Weekday (Saturday) New Playground Trips
- - -> Yerkes Observatory Entering Traffic
- - -> Yerkes Observatory Exiting Traffic

*Volumes include Existing traffic plus additional Playground site trips (orange text).

WINTER



SUMMER



3561: 11-20-2025



NOT TO SCALE

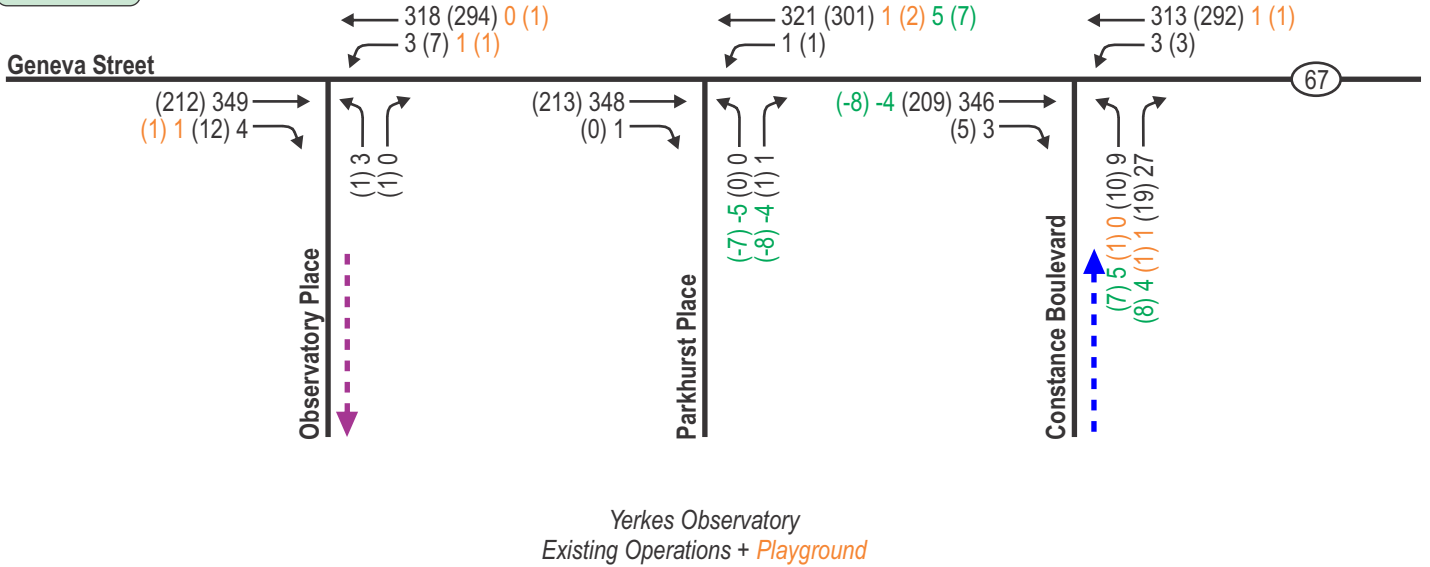
EXHIBIT 6
SCENARIO 1 PEAK HOUR TRAFFIC VOLUMES
PLAYGROUND ADDITION
ENTER FROM OBSERVATORY PL, EXIT TO PARKHURST PL
YERKES OBSERVATORY TRAFFIC STUDY - WILLIAMS BAY, WISCONSIN

LEGEND

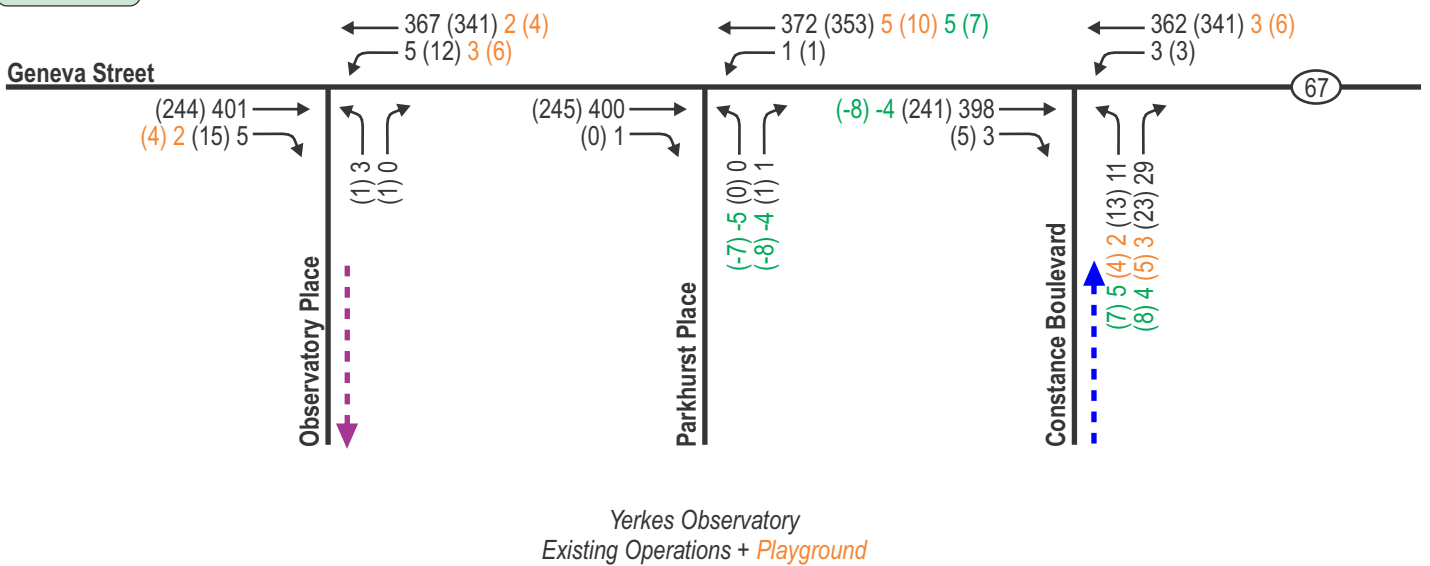
- XX Weekday PM Peak Hour Volumes*
- (XX) Saturday PM Peak Hour Volumes*
- XX (XX) Weekday (Saturday) New Playground Trips
- XX (XX) Weekday (Saturday) Rerouted Existing Trips
- - -> Yerkes Observatory Entering Traffic
- - -> Yerkes Observatory Exiting Traffic

*Volumes include Existing traffic plus additional Playground site trips (orange text) and rerouted existing Yerkes Observatory exiting trips from Parkhurst Place to Constance Boulevard (green text).

WINTER



SUMMER



3561: 11-20-2025



NOT TO SCALE

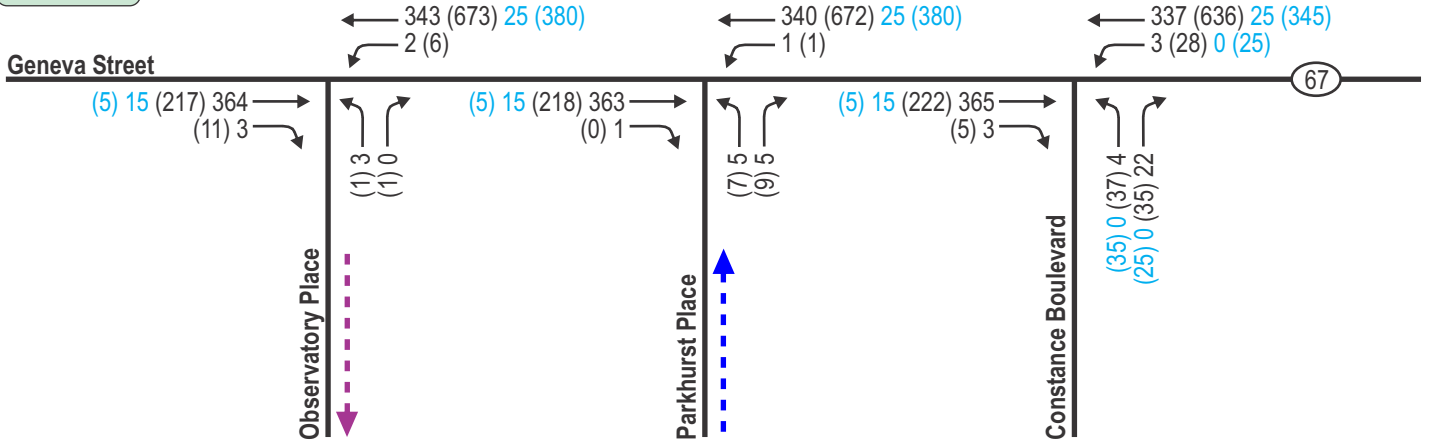
EXHIBIT 7
SCENARIO 2 PEAK HOUR TRAFFIC VOLUMES
PLAYGROUND ADDITION
ENTER FROM OBSERVATORY PL, EXIT TO CONSTANCE BLVD
YERKES OBSERVATORY TRAFFIC STUDY - WILLIAMS BAY, WISCONSIN

LEGEND

- XX Weekday PM Peak Hour Volumes*
- (XX) Saturday PM Peak Hour Volumes*
- XX (XX) Weekday (Saturday) "The Preserve" Trips
- - -> Yerkes Observatory Entering Traffic
- - -> Yerkes Observatory Exiting Traffic

*Volumes include Existing traffic plus additional "The Preserve" development site trips (blue text), which assume an amphitheater event on

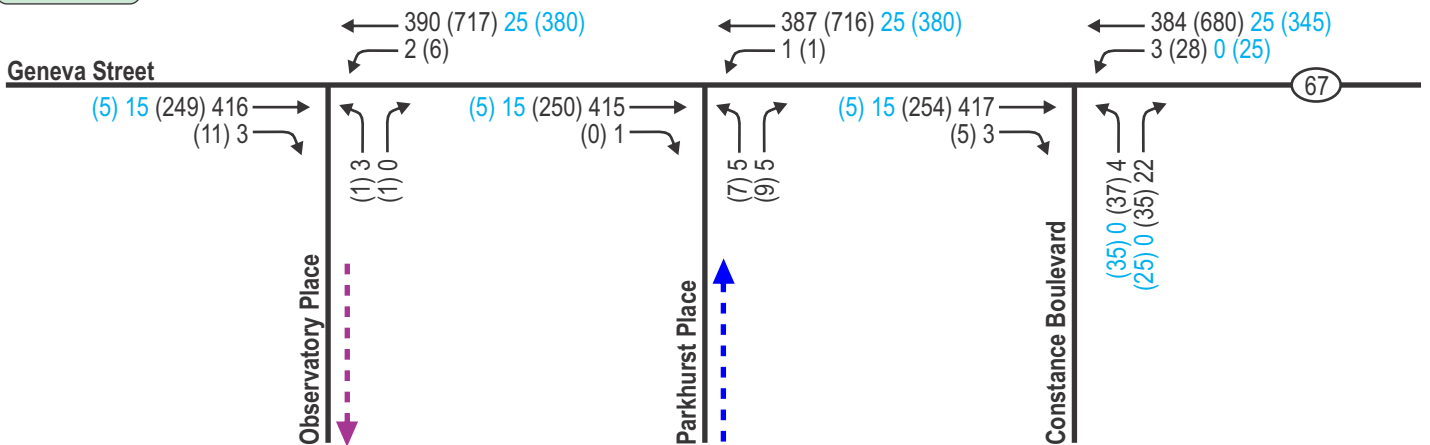
WINTER



The Preserve Development

Yerkes Observatory Existing Operations

SUMMER



The Preserve Development

Yerkes Observatory Existing Operations



3561: 11-20-2025



SCENARIO 3 FUTURE BACKGROUND PEAK HOUR TRAFFIC VOLUMES "THE PRESERVE" DEVELOPMENT ADDITION

YERKES OBSERVATORY TRAFFIC STUDY - WILLIAMS BAY, WISCONSIN

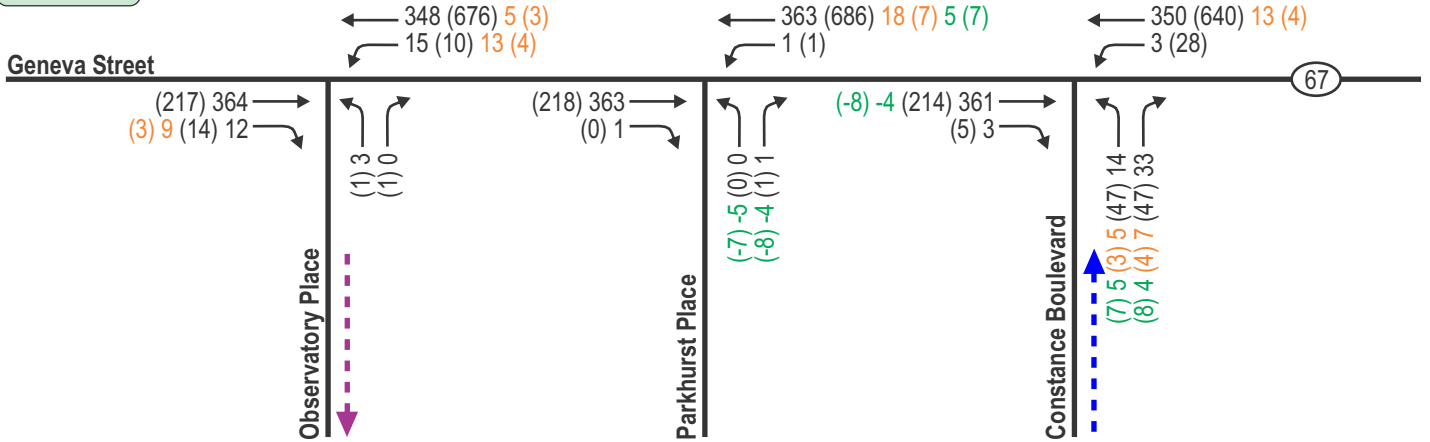
EXHIBIT 8

LEGEND

- XX Weekday PM Peak Hour Volumes*
- (XX) Saturday PM Peak Hour Volumes*
- XX (XX) Weekday (Saturday) Net New Future Build Trips
- XX (XX) Weekday (Saturday) Rerouted Existing Trips
- - -> Yerkes Observatory Entering Traffic
- - -> Yerkes Observatory Exiting Traffic

*Volumes include Future Background traffic plus net new Future Build trips (orange text) & rerouted existing Yerkes Observatory exiting trips from Parkhurst Place to Constance Boulevard (green text).

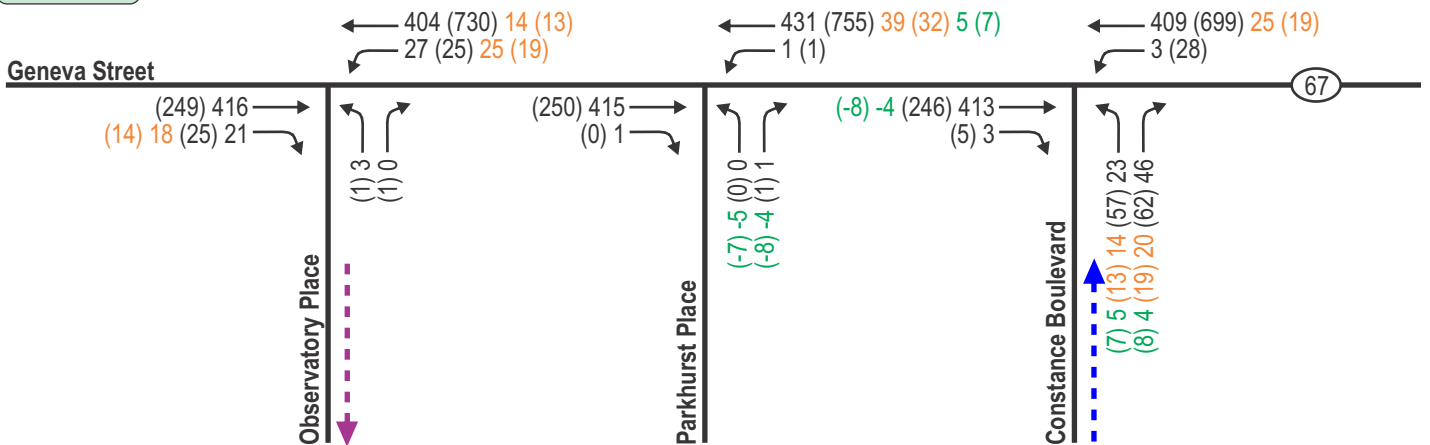
WINTER



The Preserve Development

Yerkes Observatory
Future Build Operations

SUMMER



The Preserve Development

Yerkes Observatory
Future Build Operations



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EXHIBIT 9
SCENARIO 4 FUTURE BUILD PEAK HOUR TRAFFIC VOLUMES
“THE PRESERVE” DEVELOPMENT ADDITION &
FUTURE VISITOR GROWTH AT THE YERKES OBSERVATORY

YERKES OBSERVATORY TRAFFIC STUDY - WILLIAMS BAY, WISCONSIN

Playground Build Traffic Peak Hour Operating Conditions
Scenario 1: Playground Build, Site Exits to Parkhurst Place (Existing Pattern)

Intersection	Peak Hour	Metric	Level of Service (LOS) per Movement by Approach												I/S LOS & Delay
			Eastbound			Westbound			Northbound			Southbound			
			LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT	
STH 67 & Observatory Place Stop Sign Control (NB) WINTER	Weekday PM	Lanes->	-	1	1	<1	-		<1>	-		-	-	-	0.1
		LOS	-	*	*	A	-		B	-		-	-		
		Delay	-	*	*	8.1	-		14.6	-		-	-		
	Saturday PM	Queue	-	*	*	0'	-		0'	-		-	-		
		LOS	-	*	*	A	-		B	-		-	-		0.1
		Delay	-	*	*	7.8	-		11.0	-		-	-		
Queue	-	*	*	0'	-		0'	-		-	-				
STH 67 & Parkhurst Place Stop Sign Control (NB) WINTER	Weekday PM	Lanes->	-	1	1	<1	-		<1>	-		-	-	-	0.2
		LOS	-	*	*	A	-		B	-		-	-		
		Delay	-	*	*	8.2	-		12.6	-		-	-		
	Saturday PM	Queue	-	*	*	0'	-		5'	-		-	-		
		LOS	-	*	*	A	-		B	-		-	-		0.4
		Delay	-	*	*	7.7	-		10.8	-		-	-		
Queue	-	*	*	0'	-		5'	-		-	-				
STH 67 & Constance Boulevard Stop Sign Control (NB) WINTER	Weekday PM	Lanes->	-	1	1	<1	-		<1>	-		-	-	-	0.5
		LOS	-	*	*	A	-		B	-		-	-		
		Delay	-	*	*	8.2	-		12.1	-		-	-		
	Saturday PM	Queue	-	*	*	0'	-		5'	-		-	-		
		LOS	-	*	*	A	-		B	-		-	-		0.3
		Delay	-	*	*	7.8	-		10.2	-		-	-		
Queue	-	*	*	0'	-		5'	-		-	-				
STH 67 & Observatory Place Stop Sign Control (NB) SUMMER	Weekday PM	Lanes->	-	1	1	<1	-		<1>	-		-	-	-	0.1
		LOS	-	*	*	A	-		C	-		-	-		
		Delay	-	*	*	8.3	-		16.2	-		-	-		
	Saturday PM	Queue	-	*	*	0'	-		0'	-		-	-		
		LOS	-	*	*	A	-		B	-		-	-		0.2
		Delay	-	*	*	7.9	-		11.7	-		-	-		
Queue	-	*	*	0'	-		0'	-		-	-				
STH 67 & Parkhurst Place Stop Sign Control (NB) SUMMER	Weekday PM	Lanes->	-	1	1	<1	-		<1>	-		-	-	-	0.3
		LOS	-	*	*	A	-		B	-		-	-		
		Delay	-	*	*	8.3	-		13.8	-		-	-		
	Saturday PM	Queue	-	*	*	0'	-		5'	-		-	-		
		LOS	-	*	*	A	-		B	-		-	-		0.5
		Delay	-	*	*	7.8	-		11.5	-		-	-		
Queue	-	*	*	0'	-		5'	-		-	-				
STH 67 & Constance Boulevard Stop Sign Control (NB) SUMMER	Weekday PM	Lanes->	-	1	1	<1	-		<1>	-		-	-	-	0.5
		LOS	-	*	*	A	-		B	-		-	-		
		Delay	-	*	*	8.4	-		12.9	-		-	-		
	Saturday PM	Queue	-	*	*	0'	-		5'	-		-	-		
		LOS	-	*	*	A	-		B	-		-	-		0.2
		Delay	-	*	*	7.9	-		10.6	-		-	-		
Queue	-	*	*	0'	-		5'	-		-	-				

(-) indicates a movement that is prohibited or does not exist; (*) indicates a freeflow movement; (< or >) indicates a shared lane movement.
Queues are reported as 95th percentile values, which are equivalent to vehicles in 25' increments (1 vehicle = 0-25' queue; 2 vehicles = 26-50' queue, etc.).
Existing bike lane legally be used as a right-turn lane at study intersections.



3561: 11-20-2025

EXHIBIT 10
SCENARIO 1 PEAK HOUR TRAFFIC OPERATIONS
PLAYGROUND ADDITION
ENTER FROM OBSERVATORY PL, EXIT TO PARKHURST PL
YERKES OBSERVATORY TRAFFIC STUDY - WILLIAMS BAY, WISCONSIN

Playground Build Traffic Peak Hour Operating Conditions
Scenario 2: Playground Build, Site Exits to Constance Boulevard

Intersection	Peak Hour	Metric	Level of Service (LOS) per Movement by Approach												I/S LOS & Delay
			Eastbound			Westbound			Northbound			Southbound			
			LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT	
STH 67 & Observatory Place Stop Sign Control (NB) WINTER	Weekday PM	Lanes->	-	1	1	<1	-	<1>	-	-	-	-	-	-	0.1
		LOS	-	*	*	A	-	B	-	-	-	-	-		
		Delay	-	*	*	8.1	-	14.6	-	-	-	-	-		
	Saturday PM	Queue	-	*	*	0'	-	0'	-	-	-	-	-		
		LOS	-	*	*	A	-	B	-	-	-	-	-	0.1	
		Delay	-	*	*	7.8	-	11.0	-	-	-	-	-		
Queue	-	*	*	0'	-	0'	-	-	-	-	-				
STH 67 & Parkhurst Place Stop Sign Control (NB) WINTER	Weekday PM	Lanes->	-	1	1	<1	-	<1>	-	-	-	-	-	0.0	
		LOS	-	*	*	A	-	B	-	-	-	-			
		Delay	-	*	*	8.2	-	10.5	-	-	-	-	-		
	Saturday PM	Queue	-	*	*	0'	-	0'	-	-	-	-	-		
		LOS	-	*	*	A	-	A	-	-	-	-	-	0.0	
		Delay	-	*	*	7.7	-	9.4	-	-	-	-	-		
Queue	-	*	*	0'	-	0'	-	-	-	-	-				
STH 67 & Constance Boulevard Stop Sign Control (NB) WINTER	Weekday PM	Lanes->	-	1	1	<1	-	<1>	-	-	-	-	-	0.7	
		LOS	-	*	*	A	-	B	-	-	-	-			
		Delay	-	*	*	8.2	-	12.7	-	-	-	-	-		
	Saturday PM	Queue	-	*	*	0'	-	10'	-	-	-	-	-		
		LOS	-	*	*	A	-	B	-	-	-	-	-	0.6	
		Delay	-	*	*	7.8	-	10.9	-	-	-	-	-		
Queue	-	*	*	0'	-	5'	-	-	-	-	-				
STH 67 & Observatory Place Stop Sign Control (NB) SUMMER	Weekday PM	Lanes->	-	1	1	<1	-	<1>	-	-	-	-	-	0.1	
		LOS	-	*	*	A	-	C	-	-	-	-			
		Delay	-	*	*	8.3	-	16.2	-	-	-	-	-		
	Saturday PM	Queue	-	*	*	0'	-	0'	-	-	-	-	-		
		LOS	-	*	*	A	-	B	-	-	-	-	-	0.2	
		Delay	-	*	*	7.9	-	11.7	-	-	-	-	-		
Queue	-	*	*	0'	-	0'	-	-	-	-	-				
STH 67 & Parkhurst Place Stop Sign Control (NB) SUMMER	Weekday PM	Lanes->	-	1	1	<1	-	<1>	-	-	-	-	-	0.0	
		LOS	-	*	*	A	-	B	-	-	-	-			
		Delay	-	*	*	8.3	-	11.0	-	-	-	-	-		
	Saturday PM	Queue	-	*	*	0'	-	0'	-	-	-	-	-		
		LOS	-	*	*	A	-	A	-	-	-	-	-	0.0	
		Delay	-	*	*	7.8	-	9.6	-	-	-	-	-		
Queue	-	*	*	0'	-	0'	-	-	-	-	-				
STH 67 & Constance Boulevard Stop Sign Control (NB) SUMMER	Weekday PM	Lanes->	-	1	1	<1	-	<1>	-	-	-	-	-	0.7	
		LOS	-	*	*	A	-	B	-	-	-	-			
		Delay	-	*	*	8.4	-	14.0	-	-	-	-	-		
	Saturday PM	Queue	-	*	*	0'	-	10'	-	-	-	-	-		
		LOS	-	*	*	A	-	B	-	-	-	-	-	0.7	
		Delay	-	*	*	7.9	-	11.6	-	-	-	-	-		
Queue	-	*	*	0'	-	5'	-	-	-	-	-				

(-) indicates a movement that is prohibited or does not exist; (*) indicates a freeflow movement; (< or >) indicates a shared lane movement.
Queues are reported as 95th percentile values, which are equivalent to vehicles in 25' increments (1 vehicle = 0-25' queue; 2 vehicles = 26-50' queue, etc.).
Existing bike lane legally be used as a right-turn lane at study intersections.



3561: 11-20-2025

EXHIBIT 11
SCENARIO 2 PEAK HOUR TRAFFIC OPERATIONS
PLAYGROUND ADDITION
ENTER FROM OBSERVATORY PL, EXIT TO CONSTANCE BLVD
YERKES OBSERVATORY TRAFFIC STUDY - WILLIAMS BAY, WISCONSIN

"The Preserve" Traffic Peak Hour Operating Conditions
Scenario 3: Future Background, Site Exits to Constance Boulevard

Intersection	Peak Hour	Metric	Level of Service (LOS) per Movement by Approach												I/S LOS & Delay	
			Eastbound			Westbound			Northbound			Southbound				
			LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT		
STH 67 & Observatory Place Stop Sign Control (NB) WINTER	Weekday PM	Lanes->	-	1	1	<1	-		<1>	-		-	-	-	0.1	
		LOS	-	*	*	A	-		C	-		-	-	-		
		Delay	-	*	*	8.2	-		15.1	-		-	-	-		
	Saturday PM	Queue	-	*	*	0'	-		0'	-		-	-	-		
		LOS	-	*	*	A	-		B	-		-	-	-	0.1	
		Delay	-	*	*	7.8	-		14.0	-		-	-	-		
	Queue	-	*	*	0'	-		0'	-		-	-	-			
	STH 67 & Parkhurst Place Stop Sign Control (NB) WINTER	Weekday PM	Lanes->	-	1	1	<1	-		<1>	-		-	-	-	0.2
			LOS	-	*	*	A	-		B	-		-	-	-	
Delay			-	*	*	8.2	-		13.2	-		-	-	-		
Saturday PM		Queue	-	*	*	0'	-		5'	-		-	-	-		
		LOS	-	*	*	A	-		B	-		-	-	-	0.2	
		Delay	-	*	*	7.7	-		13.3	-		-	-	-		
Queue		-	*	*	0'	-		5'	-		-	-	-			
STH 67 & Constance Boulevard Stop Sign Control (NB) WINTER		Weekday PM	Lanes->	-	1	1	<1	-		<1>	-		-	-	-	0.5
			LOS	-	*	*	A	-		B	-		-	-	-	
	Delay		-	*	*	8.3	-		12.3	-		-	-	-		
	Saturday PM	Queue	-	*	*	0'	-		5'	-		-	-	-		
		LOS	-	*	*	A	-		C	-		-	-	-	1.6	
		Delay	-	*	*	7.9	-		18.0	-		-	-	-		
	Queue	-	*	*	5'	-		25'	-		-	-	-			
	STH 67 & Observatory Place Stop Sign Control (NB) SUMMER	Weekday PM	Lanes->	-	1	1	<1	-		<1>	-		-	-	-	0.1
			LOS	-	*	*	A	-		C	-		-	-	-	
Delay			-	*	*	8.3	-		16.8	-		-	-	-		
Saturday PM		Queue	-	*	*	0'	-		0'	-		-	-	-		
		LOS	-	*	*	A	-		B	-		-	-	-	0.1	
		Delay	-	*	*	7.8	-		15.0	-		-	-	-		
Queue		-	*	*	0'	-		0'	-		-	-	-			
STH 67 & Parkhurst Place Stop Sign Control (NB) SUMMER		Weekday PM	Lanes->	-	1	1	<1	-		<1>	-		-	-	-	0.2
			LOS	-	*	*	A	-		B	-		-	-	-	
	Delay		-	*	*	8.4	-		14.3	-		-	-	-		
	Saturday PM	Queue	-	*	*	0'	-		5'	-		-	-	-		
		LOS	-	*	*	A	-		B	-		-	-	-	0.2	
		Delay	-	*	*	7.8	-		14.2	-		-	-	-		
	Queue	-	*	*	0'	-		5'	-		-	-	-			
	STH 67 & Constance Boulevard Stop Sign Control (NB) SUMMER	Weekday PM	Lanes->	-	1	1	<1	-		<1>	-		-	-	-	0.4
			LOS	-	*	*	A	-		B	-		-	-	-	
Delay			-	*	*	8.5	-		13.2	-		-	-	-		
Saturday PM		Queue	-	*	*	0'	-		5'	-		-	-	-		
		LOS	-	*	*	A	-		C	-		-	-	-	1.6	
		Delay	-	*	*	8.0	-		20.0	-		-	-	-		
Queue		-	*	*	5'	-		25'	-		-	-	-			

(-) indicates a movement that is prohibited or does not exist; (*) indicates a freeflow movement; (< or >) indicates a shared lane movement.
Queues are reported as 95th percentile values, which are equivalent to vehicles in 25' increments (1 vehicle = 0-25' queue; 2 vehicles = 26-50' queue, etc.).
Existing bike lane legally be used as a right-turn lane at study intersections.



3561: 11-20-2025

EXHIBIT 12
SCENARIO 3 FUTURE BACKGROUND PEAK HOUR TRAFFIC OPERATIONS
"THE PRESERVE" DEVELOPMENT ADDITION

YERKES OBSERVATORY TRAFFIC STUDY - WILLIAMS BAY, WISCONSIN

"The Preserve" & Yerkes Observatory Future Visitor Growth Traffic Peak Hour Operating Conditions
Scenario 4: Future Growth, Site Exits to Constance Boulevard

Intersection	Peak Hour	Metric	Level of Service (LOS) per Movement by Approach												I/S LOS & Delay	
			Eastbound			Westbound			Northbound			Southbound				
			LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT		
STH 67 & Observatory Place Stop Sign Control (NB) WINTER	Weekday PM	Lanes->	-	1	1	<1	-	<1>	-	-	-	-	-	-	-	A 0.2
		LOS	-	*	*	A	-	C	-	-	-	-	-	-		
		Delay	-	*	*	8.2	-	15.8	-	-	-	-	-	-		
	Saturday PM	Queue	-	*	*	0'	-	0'	-	-	-	-	-	-		
		LOS	-	*	*	A	-	B	-	-	-	-	-	A 0.1		
		Delay	-	*	*	7.8	-	14.2	-	-	-	-	-			
	Queue	-	*	*	0'	-	0'	-	-	-	-	-				
	STH 67 & Parkhurst Place Stop Sign Control (NB) WINTER	Weekday PM	Lanes->	-	1	1	<1	-	<1>	-	-	-	-	-	-	A 0.0
			LOS	-	*	*	A	-	B	-	-	-	-	-		
Delay			-	*	*	8.2	-	10.7	-	-	-	-	-			
Saturday PM		Queue	-	*	*	0'	-	0'	-	-	-	-	-	-		
		LOS	-	*	*	A	-	A	-	-	-	-	-	A 0.0		
		Delay	-	*	*	7.7	-	9.5	-	-	-	-	-			
Queue		-	*	*	0'	-	0'	-	-	-	-	-				
STH 67 & Constance Boulevard Stop Sign Control (NB) WINTER		Weekday PM	Lanes->	-	1	1	<1	-	<1>	-	-	-	-	-	-	A 0.9
			LOS	-	*	*	A	-	B	-	-	-	-	-		
	Delay		-	*	*	8.3	-	13.7	-	-	-	-	-			
	Saturday PM	Queue	-	*	*	0'	-	10'	-	-	-	-	-	-		
		LOS	-	*	*	A	-	C	-	-	-	-	-	A 2.0		
		Delay	-	*	*	7.8	-	18.9	-	-	-	-	-			
	Queue	-	*	*	5'	-	30'	-	-	-	-	-				
	STH 67 & Observatory Place Stop Sign Control (NB) SUMMER	Weekday PM	Lanes->	-	1	1	<1	-	<1>	-	-	-	-	-	-	A 0.3
			LOS	-	*	*	A	-	C	-	-	-	-	-		
Delay			-	*	*	8.5	-	18.4	-	-	-	-	-			
Saturday PM		Queue	-	*	*	5'	-	0'	-	-	-	-	-	-		
		LOS	-	*	*	A	-	C	-	-	-	-	-	A 0.2		
		Delay	-	*	*	7.9	-	15.9	-	-	-	-	-			
Queue		-	*	*	5'	-	0'	-	-	-	-	-				
STH 67 & Parkhurst Place Stop Sign Control (NB) SUMMER		Weekday PM	Lanes->	-	1	1	<1	-	<1>	-	-	-	-	-	-	A 0.0
			LOS	-	*	*	A	-	B	-	-	-	-	-		
	Delay		-	*	*	8.4	-	11.1	-	-	-	-	-			
	Saturday PM	Queue	-	*	*	0'	-	0'	-	-	-	-	-	-		
		LOS	-	*	*	A	-	A	-	-	-	-	-	A 0.0		
		Delay	-	*	*	7.8	-	9.7	-	-	-	-	-			
	Queue	-	*	*	0'	-	0'	-	-	-	-	-				
	STH 67 & Constance Boulevard Stop Sign Control (NB) SUMMER	Weekday PM	Lanes->	-	1	1	<1	-	<1>	-	-	-	-	-	-	A 1.3
			LOS	-	*	*	A	-	C	-	-	-	-	-		
Delay			-	*	*	8.5	-	16.3	-	-	-	-	-			
Saturday PM		Queue	-	*	*	0'	-	20'	-	-	-	-	-	-		
		LOS	-	*	*	A	-	C	-	-	-	-	-	A 2.7		
		Delay	-	*	*	7.9	-	23.4	-	-	-	-	-			
Queue		-	*	*	5'	-	50'	-	-	-	-	-				

(-) indicates a movement that is prohibited or does not exist; (*) indicates a freeflow movement; (< or >) indicates a shared lane movement.
Queues are reported as 95th percentile values, which are equivalent to vehicles in 25' increments (1 vehicle = 0-25' queue; 2 vehicles = 26-50' queue, etc.).
Existing bike lane legally be used as a right-turn lane at study intersections.



3561: 11-20-2025

EXHIBIT 13
SCENARIO 4 FUTURE BUILD PEAK HOUR TRAFFIC OPERATIONS
"THE PRESERVE" DEVELOPMENT ADDITION &
FUTURE VISITOR GROWTH AT THE YERKES OBSERVATORY
YERKES OBSERVATORY TRAFFIC STUDY - WILLIAMS BAY, WISCONSIN



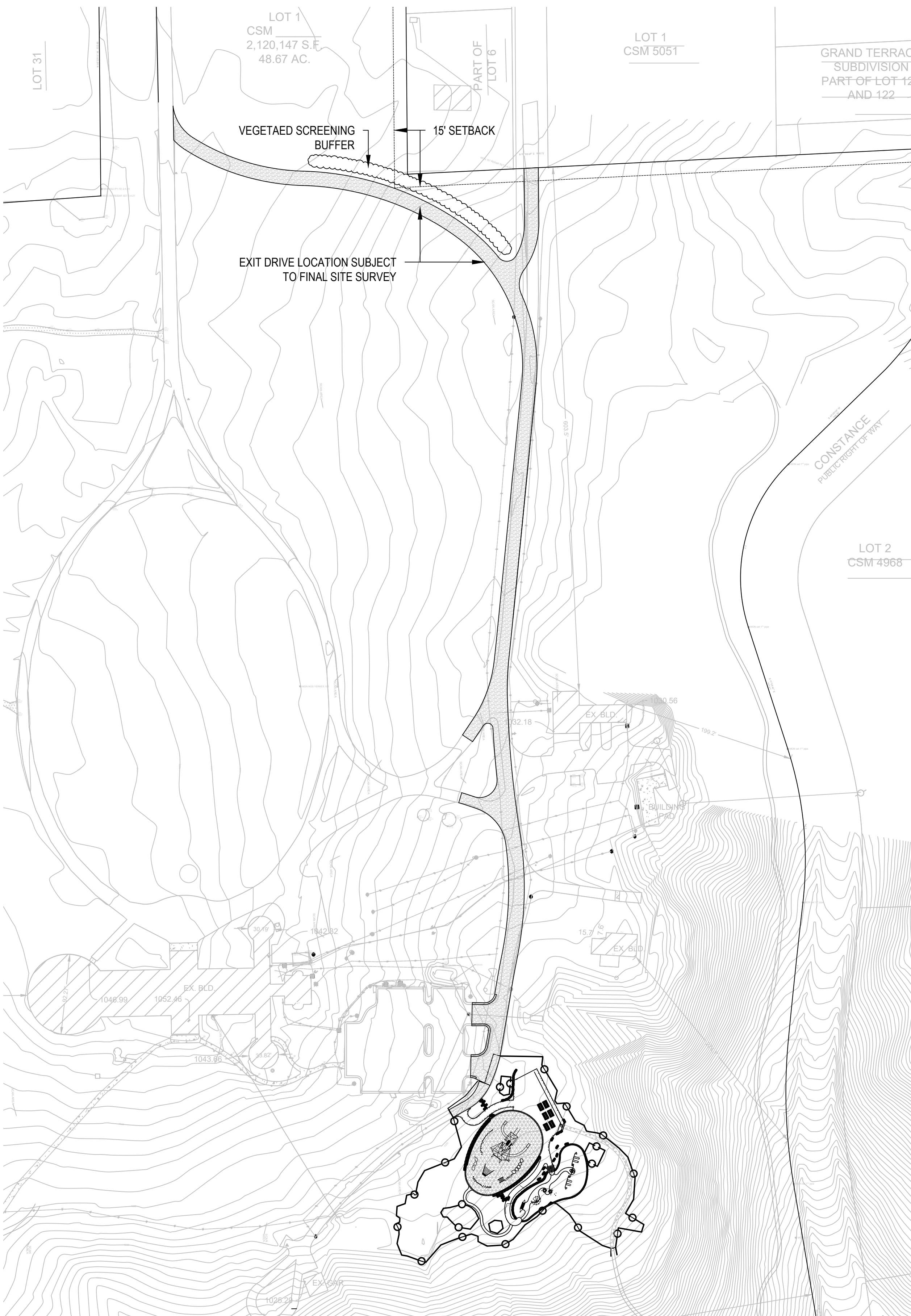
YERKES OBSERVATORY

Building Permit Application Supplement

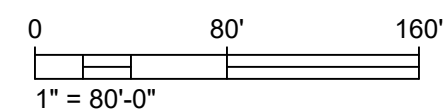
This building permit application is for the Play/Space project, which in total comprises 38,300 SF (or 0.88 acre) including playground, building and landscaping and consists of:

- 1) An ADA accessible playground in three areas that integrate play equipment installed over a mixed compressed gravel, poured concrete and compacted earth foundation.**
 - The three playground areas are connected via ADA compliant ramps, stone stairs, scramble stones for children, and garden paths.
 - The play surfaces are covered with a combination of permeable poured rubber surfacing, permeable engineered wood chip surfacing, and landscaping.
 - The playground will meet all ASTM safety standards and be ASTM certified.
 - The playground drains to engineered detention ponds constructed as part of the project.
 - Construction includes CIP (cast in place) walls and seating, stone block seating, and wooden benches and tables.
 - A single irrigation line for manual hose and sprinkler connections will be installed.
 - Landscaping will utilize native species and reflect the aesthetics of the historic Olmsted garden designs.
 - The project has been designed and the location adjusted to minimize the number of desirable native trees requiring removal or put at risk based on a GPS tree survey.

- 2) A concrete masonry unit (CMU) building on slab of ~350 SF with a patio slab of ~1,044 SF, containing two enclosed ADA family restrooms and a nursing room.**
 - Patio will be covered for rain protection.
 - Building heat will be radiant slab.
 - Electric will be connected underground.
 - Natural gas for hot water and radiant heat.
 - Sewer connection to the existing site sewer lines/lift stations.
 - Two family restrooms including changing tables, with lockable exterior doors.
 - A single keycode locked nursing room/sensory break room for children with disabilities.
 - Interior lighting and dark-sky compliant exterior lighting.
 - Building exterior will include a water bottle filling station, drinking fountain, pet water station, and a cell phone charging locker system.



1 SITE PLAN OVERVIEW
SCALE: 1" = 80'-0"



NOTES

- FIELD VERIFY SURVEY INFORMATION, EXISTING SITE CONDITIONS, AND UTILITIES PRIOR TO STARTING WORK. REPORT ANY DISCREPANCIES TO OWNER'S REPRESENTATIVE.
- CONTACT IOWA ONE CALL TO LOCATE ALL UTILITIES PRIOR TO STARTING WORK.
- 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.
- CONTRACTOR IS RESPONSIBLE FOR STAKING SITE FOR HORIZONTAL AND VERTICAL ALIGNMENT.
- 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.
- 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.
- CONCRETE CONTROL JOINTS SHOWN FOR DESIGN INTENT. PLACE ALL JOINTS PER PLAN. SEE SECTION 32 10 00 - PAVING FOR ADDITIONAL INFORMATION.
- PROVIDE FINISHED COLD 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 SHPO EXCAVATION REQUIREMENTS.
- 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.
- 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.
- 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 18 MONTHS AFTER THE EFFECTIVE DATE OF THE APPROVAL OF THE CONDITIONAL USE PERMIT AND SITE PLAN APPLICATIONS OF YERKES FOR CONSTRUCTION OF THE PAVILION AND PLAYGROUND, AND RELATED AREA, AT WHICH TIME THE VILLAGE SHALL CLOSE ACCESS TO PARKHURST PLACE FROM THE PROPERTY, EXCEPT FOR THE ACCESS CONTROL GATE FOR EMERGENCY VEHICLES ONLY.

LEGEND

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

saiki
DESIGN

Mead
& Hunt

PLAY/SPACE
YERKES OBSERVATORY
WILLIAMS BAY
WALWORTH COUNTY, WI

NOT FOR CONSTRUCTION

Revisions:

No.	Date:	Description:

Set Type	DESIGN DEVELOPMENT
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Date Issued	08/01/2025
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Sheet Number	L000
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Engineer Review Comments – Second TIA

Yerkes Observatory

January 17, 2026

As requested, we reviewed a second traffic impact analysis (New TIA) study for Yerkes Observatory dated December 27, 2025. In general, we see no issues if the Village approval requires Yerkes to follow this TIA, which means they only enter and depart on Geneva Street. As a reminder, we need an access easement (width varies to save existing trees) adjacent to Constance Boulevard for a future pedestrian path.

We have the following specific comments on the New TIA:

- This traffic impact analysis no longer proposes an entrance to Constance Boulevard nor references any future development of the site beyond the proposed playground.
- Although not acknowledged in the report, Yerkes plans to continue to expand development on the site that was presented in the TIA (Original TIA) from December 3, 2025; these plans should be removed from the New TIA if these plans are expected to occur more than 10 years after the initial playground construction. The Village should confirm with the owner no future development is expected to occur within 10 years of playground construction if this new TIA is to be considered valid.
- The New TIA appears to use the same traffic data and projections for playground as the Original TIA. We do not take exception to the traffic data or analysis completed; however, we do have the following comments/concerns for the Village to consider.
 - On a peak hour basis, the playground will add minimal traffic impacts to the existing intersections at W. Geneva Street (STH 67); however, when you look at the daily impact, i.e. average daily traffic throughout the day, daily traffic volume (entering & exiting) is expected to more than double during the summer with the addition of the playground. As noted in my previous review, this suggests increased traffic throughout the day instead of the regimented peak periods that is currently experienced from tour times and special events. This means more traffic will be observed at Parkhurst during times of the day not previously experienced. It should be noted; however, the impact should still be low, because the increase in Saturday traffic translates to, on average, 1 additional car every 4 minutes.
 - The discharge to Parkhurst Place is currently gated and only open for tour traffic and special events. Is the gate intended to be opened all day during operating hours of the playground or will there be times traffic will have to exit using Observatory Place? If the latter, we recommend keeping the daily playground traffic using Observatory Place for both ingress and egress and only opening the gate to Parkhurst for special events and peak tour times. This would then result in little change for the residents in Parkhurst Place.

To summarize, if no additional development is expected within 10 years of the playground construction, then the new TIA is valid; we agree that peak hour impacts from the playground will be minimal, but more traffic will be observed on Parkhurst Place throughout the day; the impacts to Parkhurst Place assume the egress gate is open during the hours of operation of the playground, but we again recommend limiting further impacts to Parkhurst Place by directing daily playground traffic to enter and exit using Observatory Place.