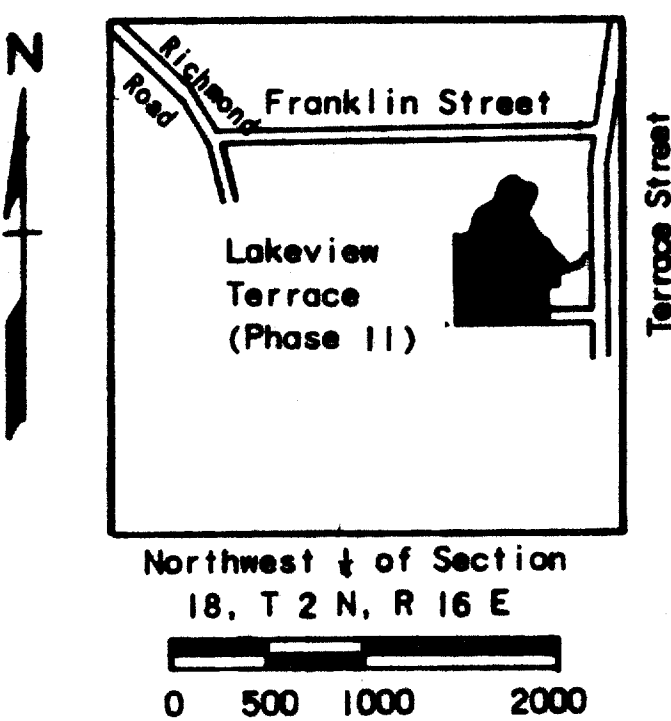


A PLANNED UNIT DEVELOPMENT LAKEVIEW TERRACE (PHASE II)
LOCATED IN NW 1/4 OF SEC. 18, T 2 N, R 16 E, CITY OF DELAVAN, WALWORTH COUNTY, WISCONSIN.

LOCATION DRAWING



COMMON COUNCIL RESOLUTION

Resolved, that the Planned Unit Development "Lakeview Terrace" (Phase II), in the City of Delavan, Robert L. Marino, owner, is hereby approved by the Common Council.

Date August 14, 1973 Approved Robert H. Miller, Mayor
City of Delavan

I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council of the City of Delavan.

City Clerk A. N. Logo

George T. Dunham
Wisconsin Land Surveyor No. S-306

SITE DATA

Zoned: R-3 Multi-Family Approved Feb-1972

SITE AREA = 5.73 Acres = 249,445 Sq. Ft.
Proposed MAR-DEL Court Right of Way = 27,300 Sq. Ft.
Total = 222,145 Sq. Ft. = 5.10 Acres

ALLOWABLE LIVING UNITS = 2500 Sq. Ft. per Apartment = 221,795 / 2500 = 89 Living Units

ACTUAL LIVING UNITS = 88 Living Units = 8 Buildings
(2) - 3 Bedrooms = 8x2 = 16 - 3 Bedroom Units
(6) - 2 Bedrooms = 8x6 = 48 - 2 Bedroom Units
(8) - 1 Bedroom = 8x3 = 24 - 1 Bedroom Units

FLOOR AREA RATIO = (8) 2 Story Buildings
8 x 2 (5274 Sq. Ft. / Flr.) = 84,384 Sq. Ft. Total = 88 Units
Floor Area Ratio = 84,384 / 221,795 = .38

BUILDING COVERAGE = 42,192 Sq. Ft. = 19%
Actual Open Space = 176,603 Sq. Ft. = 81%
Paved Area (Driveways, Parking & Sidewalks) = 72,844 Sq. Ft. = 33%
Green Area = 106,739 Sq. Ft. = 48%

PARKING REQUIRED = 88 x 2 Cars = 176 Spaces (9'-0" x 20'-0") Actual Parking Provided = 176 Spaces
Driveway Width = 24'-0"

DISTANCE BETWEEN BUILDINGS	Code	Actual	MAXIMUM HEIGHT ALLOWED = 50'-0"
Front Yard	25'-0"	25'-0" Min.	
Side Yard	40'-0"	40'-0" Min.	
Side Yard to Property Line	20'-0"	20'-0" Min.	
Rear Yard	30'-0"	30'-0" Min.	

PLAY AREA Required = 2750 Sq. Ft. Actual = 2750 Sq. Ft. Min.

PROPERTY DESCRIPTION:

A parcel of land located in the Northwest 1/4 of Section 18, T 2 N, R 16 E, City of Delavan, Walworth County, Wisconsin, described as follows: Commencing at the northeast corner of Block 5 of the Original Town (now City) of Delavan; thence N00°32'W along the west line of Terrace Street 461.34 feet to the place of beginning; thence west 700.00 feet; thence N00°32'W to the southerly line of Turtle Creek; thence easterly along the southerly line of Turtle Creek to the west line of said Terrace Street; thence S00°32'E along the west line of Terrace Street to the place of beginning. EXCEPTING THEREFROM: Beginning at the southeast corner of the above described parcel of land; thence West 262.00 feet; thence N00°32'W, 133.00 feet; thence East 49.70 feet; thence N00°32'W, 88.00 feet; thence East 88.00 feet, more or less, to the southerly bank of Turtle Creek; thence northeasterly along the creek bank to a point on the west line of said Terrace Street located 313.00 feet N00°32'W of the place of beginning; thence S00°32'E 313.00 feet to the place of beginning.

PROPOSED STREET DESCRIPTION:

Property to be deeded to the City of Delavan for use as a public street to be known as MAR-DEL DRIVE, described as follows: A parcel of land located in the Northwest 1/4 of Section 18, T 2 N, R 16 E, City of Delavan, Walworth County, Wisconsin, described as follows: Commencing at the Northeast corner of Block 5 of the Original Town (now City) of Delavan; thence N00°32'W, along the West line of Terrace Street 365.34 feet to the place of beginning; thence West 700.00 feet; thence N00°32'W, 88.00 feet; thence East 700.00 feet to a point on the West line of said Terrace Street located 66.00 feet N00°32'W of the place of beginning; thence S00°32'E, 66.00 feet to the place of beginning.

SITE PLAN
SCALE: 1" = 40'

A PLANNED UNIT DEVELOPMENT LAKEVIEW TERRACE (PHASE II) DELAVAN WISCONSIN

GEORGE T. DUNHAM
SURVEYOR NO. S-306
DELAVAN WISCONSIN

HANSEN, NAKAMATASE, RUTKOWSKI, & WYNS INC.
ARCHITECTS ENGINEERS PLANNERS
223 WEST JACKSON BLVD. CHICAGO, ILLINOIS

REVISIONS

NO.	BY	DATE	DESCRIPTION
1	Q. ROBERT	6/12/73	AS NOTED

SHEET
P1