



Application for Village of Fontana-on-Geneva Lake

175 Valley View Drive • PO Box 200 • Fontana, WI 53125
Phone: 262-275-6136 • Fax: 262-275-8088

Request:

Please check all that apply.

- Building, Site & Operational Plan: Major (BSOP) \$325.00
- Building, Site & Operational Plan: Minor (BSOP) \$125.00
- Certified Survey Map (CSM) \$100.00 plus \$25.00 per lot
- Conditional Use Permit (CUP) \$325.00
- Condominium Plat \$100.00 plus \$50.00 per unit
- Final Plat \$100.00 plus \$50.00 per lot
- Petition to Amend Zoning & Zoning Map \$325.00
- Planned Development (PD) See Rezone, plus all other applicable
- Planned Development Amendment \$325.00
- Preliminary Plat \$100.00 plus \$50.00 per lot
- Other: _____ Fee: _____

Date application was received:

Fee Paid:

Physical Address of Site: 180 & 190 Third Avenue, Fontana, WI Date: 10/1/14

Tax Parcel Number: SOP 00019 & SOP 00020

Project or Development Name: Fontana Townhomes

Applicant

Name: Shodeen Construction Company, LLC.
 Mailing Address: 77 N. First St.
Geneva, IL 60134
 eMail: dave@shodeen.com
 Phone: 630-444-8252

Owner of Site

Name: The Shodeen Family Property Company, LLC
 Mailing Address: 77 N. First St.
Geneva, IL 60134
 eMail: dave@shodeen.com
 Phone: 630-444-8252

Legal Representative

Name: John Maier
 Mailing Address: Sweet & Maier, S.C.
P.O. Box 318, Elkhorn, WI 53121-0318
 eMail: jmaier@wisclaw.com
 Phone: 262-723-5480 x108

Architect, Engineer, Contractor

Name: Farris, Hansen & Assoc
 Mailing Address: P.O. Box 437
Elkhorn, WI 53121
 eMail: warrenhansen@farrishansen.com
 Phone: 262-723-2098

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

See attached

LEGAL DESCRIPTION:

Parcel One: Tax Key SOP 00020

Lots 3 and 10, and a strip, piece or parcel of land 40 feet wide off the West side of Lot 11, all in Block 4, of the Original Plat of Fontana on Geneva Lake, Walworth County, Wisconsin, as recorded in Volume 5 of Plats on Page 94

Parcel Two: Tax Key SOP 00019

Lots 1, 2, 11 and 12 of Block 4 of the Original Plat of Fontana, in the Town of Walworth, County of Walworth, State of Wisconsin, excepting and reserving therefrom a strip, piece or parcel of land 40 feet wide off the West side of said Lot 11.

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

Current Zoning of Site: VC Village Center Current Overlay Districts of Site: _____

Proposed Zoning of Site: PD Planned Development

Proposed type of structure of use: Residential townhomes

Proposed use of structure or site: Multi-family residential

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):

The 2.36 Acre site bounded by 2nd street on the north, Douglas street on the east and 3rd street on the south is proposed to consist of 18 multi-family units with front elevations facing north and south and vehicular access from Douglas Street on the east. Each of the approximately 2000 square foot residential units will have an attached 2 car garage, 2 additional parking spaces behind the garage and be 3 stories in height.

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

The proposed development and land use of multi-family townhomes is compatible with the existing and proposed development of the Village. It will provide for the preservation and stabilization of the Fontana Village Center, while enhancing the appearance, character and property values.

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

The proposed townhome development is a proper use to transition from the single family detached homes on the north and east to the Village Center and commercial type uses of the Library, Post office and Police Department.

Include the names and addresses of all property owners located within 300 feet of the subject property, as measured from all property lines (Attach separate sheet if additional space is needed):

Name	Address
<u>SEE ATTACHED SHEET</u>	

Print Applicant's Name: David Patzett Date: 10-1-14

Signature of Applicant: [Handwritten Signature]

Cost Recovery Certificate and Agreement

Pursuant to Ordinance 10-6-97-1 and Section 18.236 of the Village of Fontana Municipal Code

The undersigned applicant hereby acknowledges and agrees to be bound by Ordinance 10-6-97-1 as codified at Section 18.236 of the Municipal Code, providing for Village recovery of all costs and disbursements incurred in the process of considering requests by an Applicant related to the Village of Fontana on Geneva Lake zoning or subdivision code. The Applicant further agrees, in consideration of the Village's hiring of professionals to assist it in the process of reviewing the Applicant request and Village costs incurred therein, to reimburse the Village for all costs recoverable pursuant to the terms of the above numbered ordinance within the time period set forth in the Ordinance.

PROJECT INFORMATION

PROJECT OR DEVELOPMENT NAME Fontana Townhomes

PHYSICAL ADDRESS OF SITE 180 & 190 Third Avenue, Fontana, WI

APPLICANT INFORMATION

RESPONSIBLE PARTY NAME: David Patzelt

BILLING ADDRESS: 77 North First Street
Geneva IL 60134

PHONE: 630 444 8252

EMAIL: dave@shadeen.com

SIGNATURE OF APPLICANT: 

Dated this 1ST day of OCTOBER, 2014

Note to Applicant:
The Village Engineer, Attorney and other Village professionals and staff, if requested by the Village to review your request, will bill for their time at an hourly rate which is adjusted from time to time by agreement with the Village. Please inquire as to the current hourly rate you can expect for this work.

In addition to these rates, you will be asked to reimburse the Village for those additional costs set forth in Section 18.236 of the Municipal Code.

ALTA COMMITMENT FOR TITLE INSURANCE

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Commitment Number:

**WA-3204
Amendment 1**

CHICAGO TITLE INSURANCE COMPANY, a Nebraska corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate ninety (90) days after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

This Commitment shall not be valid or binding until countersigned by a validating officer or authorized signatory.

IN WITNESS WHEREOF, CHICAGO TITLE INSURANCE COMPANY has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

Chicago Title Insurance Company

By:

President

Attest:

Secretary

Countersigned By:

Authorized Officer or Agent



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CHICAGO TITLE INSURANCE COMPANY

ISSUING OFFICE: Chicago Title Company 253 Center St. Lake Geneva, WI 53147 Main Phone: (262)248-1123	FOR SETTLEMENT INQUIRIES, CONTACT:
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SCHEDULE A

ORDER NO. WA-3204

1. Effective Date: September 19, 2014
2. Policy or (Policies) to be issued:
 - a. ALTA Owner's Policy 2006
Proposed Insured: A Legally Qualified Purchaser to be Named
Policy Amount: \$15,000.00
3. The estate or interest in the land described or referred to in this Commitment is:
Fee Simple
4. Title to the estate or interest in the land is at the Effective Date vested in:
Shodeen Family Property Company, L.L.C.
5. The land referred to in this Commitment is described as follows:

PARCEL 1:

Lots 1, 2, 11, and 12, a strip, piece or parcel of land 40 feet wide off the West side of Lot 11, all in Block 4, of the Plat of Fontana, now Village of Fontana Fontana-on-Geneva Lake, and being also known as the Original Plat of the Village of Fontana, now Village of Fontana Fontana-on-Geneva Lake, Walworth County, Wisconsin.

Tax Key No. SOP 00019

PARCEL 2:

Lots 3 and 10, and a strip, piece or parcel of land 40 feet wide off the West side of Lot 11, all in Block 4, of the Plat of Fontana, now Village of Fontana Fontana-on-Geneva Lake, and being also known as the Original Plat of the Village of Fontana, now Village of Fontana Fontana-on-Geneva Lake, Walworth County, Wisconsin.

Tax Key No. SOP 00020

END OF SCHEDULE A

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AMERICAN
LAND TITLE
ASSOCIATION



**SCHEDULE B - SECTION I
REQUIREMENTS**

- 1. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.
- 2. **PAYMENT TO THE COMPANY OF THE PREMIUMS, FEES AND CHARGES FOR THE POLICY.**
- 3. Proper instrument(s) creating the estate or interest to insured must be executed and duly filed for record, to wit:

To Be Determined
- 4. The Company will require the following documents for review prior to the issuance of any title assurance predicated upon a conveyance or encumbrance from the entity named below.

Limited Liability Company: Shodeen Family Property Company, L.L.C.
 - a) A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
 - b) If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendments thereto with the appropriate filing stamps.
 - c) If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.
 - d) If the Limited Liability Company was formed in a foreign jurisdiction, evidence, satisfactory to the Company, that it was validly formed, is in good standing and authorized to do business in the state of origin.
 - e) If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.
- 5. The amount of insurance shown in paragraph 1 of Schedule A hereof must be increased in an amount equivalent to the full value of the Land before the policy will be issued. At such time, additional charge will be made in conformity with established rates.

END OF SCHEDULE B - SECTION I

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**SCHEDULE B - SECTION II
EXCEPTIONS**

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

Note: Exception 1 will be removed only if no intervening matters appear of record between the effective date of this commitment and the recording of the instruments called for at Item (c) of Schedule B-I, or if a gap endorsement is issued in conjunction with this commitment and the requirements for the issuance of "gap" coverage as described in the endorsement are met, including the payment of the premium.

2. Special taxes or assessments, if any, payable with the taxes levied or to be levied for the current and subsequent years.

Note: Exception 2 will be removed only if the Company receives written evidence from the municipality that there are no special assessments against the land, or that all such items have been paid in full.

3. Liens, hook-up charges or fees, deferred charges, reserve capacity assessments, impact fees, or other charges or fees due and payable on the development or improvement of the land, whether assessed or charged before or after the Date of Policy.

The Company assures the priority of the lien of the insured mortgage over any such lien, charge or fee.

Note: Exception 3 will be removed only if the Company receives (1) written evidence from the municipality that there are no deferred charges, hookup fees, or other fees or charges attaching to the property; (2) evidence that the land contains a completed building; and (3) a statement showing that the land has a water and sewer use account. If the land is vacant, this exception will not be removed.

4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

Note: Contact the Company for information on the deletion of this exception.

5. Rights or claims of parties in possession not shown by the public records.

Note: Exception 5 will be removed only if the Company receives the Construction work and Tenants Affidavit on the form furnished by the Company. If the affidavit shows that there are tenants, Exception 5 will be replaced by an exception for the rights of the tenants disclosed by the Affidavit.

6. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

7. Easements or claims of easements not shown by the public records.

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**SCHEDULE B - SECTION II
EXCEPTIONS**

(continued)

8. Any claim of adverse possession or prescriptive easement.

Note: Exceptions 6, 7 and 8 will be removed only if the Company receives an original survey which (1) has a current date, (2) is satisfactory to the Company, and (3) complies with current ALTA/ACSM Minimum Survey Standards or Wisconsin Administrative Code AE-7 together with the certification agreed on between the Wisconsin Land Title Association and the Wisconsin Society of Land Surveyors on April 1, 1974. If the survey shows matters which affect the title to the property, Exceptions 6, 7 and 8 will be replaced by exceptions describing those matters.

9. Taxes, general and special, for the year 2014 and subsequent years.
10. Right to a lien for unpaid commissions, if any, in favor of any real estate broker for the property, pursuant to Wisconsin Statutes. This exception will be removed on receipt by the Company of satisfactory affidavits of the present owner and purchaser that no such commissions are owed, or that all commissions will be paid at closing. No broker lien or notice of intent to file lien has been recorded as of the effective date of this commitment to insure.
11. Rights of tenants in possession including any rights to tenants fixtures owned by such tenants located on the demised premises and any liens on such tenants fixtures, and all parties having a lien on or claiming by, through or under the lessee, which parties and liens are not separately shown herein.
12. Easement for Ingress and Egress and Parking granted to the Public recorded in Volume 261 of Records on Page 267 as Document No. 64254.

END OF EXCEPTIONS**NOTES**

- Note A: Special assessment letters, water bill and tax bill HAVE NOT BEEN ORDERED at this time. Please contact Chicago Title Insurance Company at (262) 796-3800 at least fifteen days prior to your closing date if you wish them to be ordered at that time.

END OF NOTES**END OF SCHEDULE B - SECTION II**

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CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. *The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <http://www.alta.org>.*

END OF CONDITIONS

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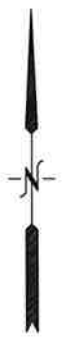
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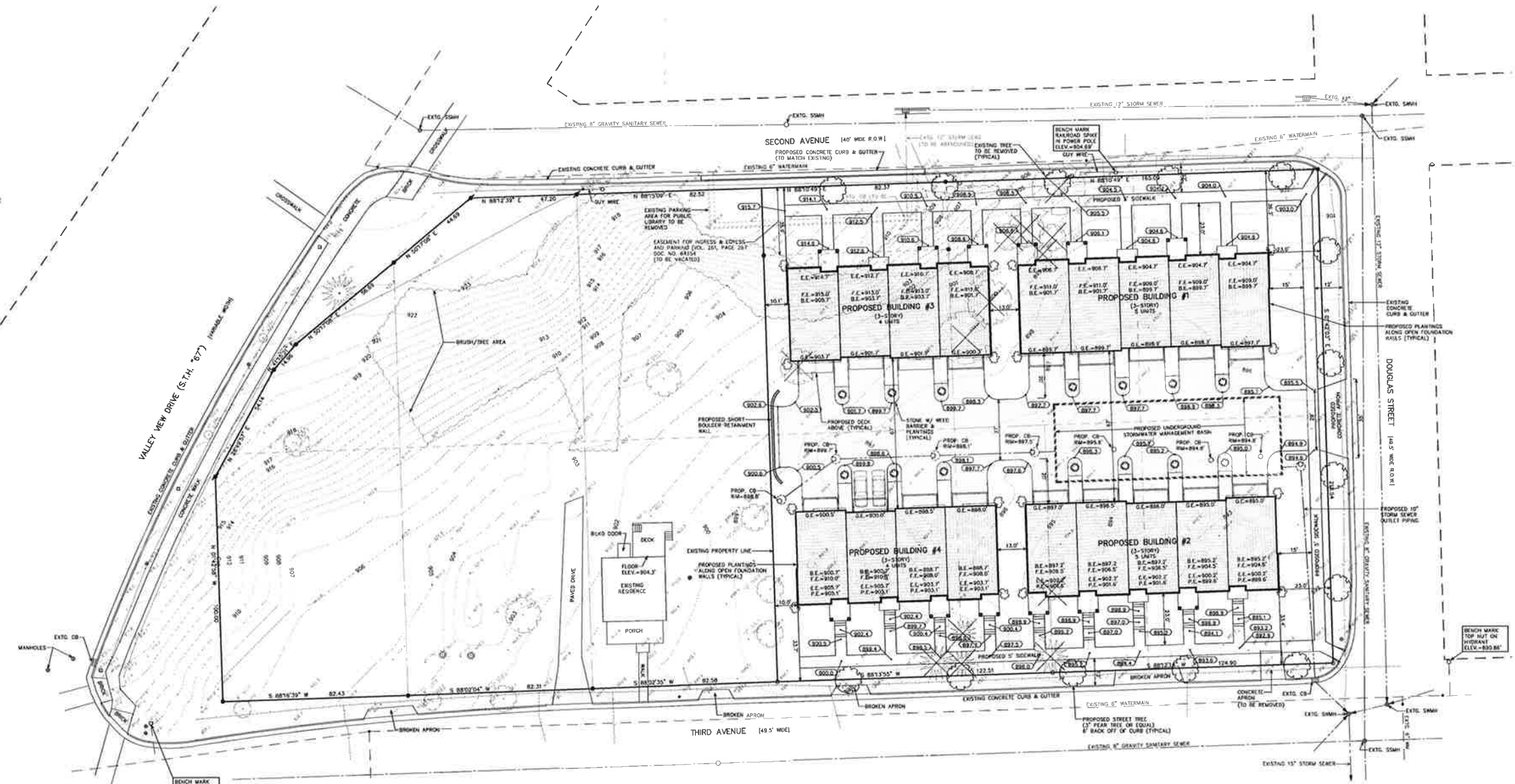
Property Owners by Tax Key number within 300 FT of SOP 00019 and SOP 00020

TAX KEY #	Name	Street Address	City	State	Zip
SA 334600001	PETER A. PRIEHS & LAURA L. PRIEHS	40W789 ABERDEN LN	COMPTONVILLE	IL	60175-0000
SA 334600002	CHRISTOPHER J. TIMMONS & WANDA J. TIMONS	13 DORCHSTER COURT	SUGAR GROVE	IL	60554-0000
SOP 00004	COMMUNITY CHURCH OF FONTANA	275 KINZIE AVENUE	FONTANA	WI	53125-0000
SOP 00006	JOSEPH A. MCHUGH & VICTORIA D. MCHUGH	P.O. BOX 402	FONTANA	WI	53125-0000
SOP 00007	FRANK BRENEISEN	P.O. BOX 47	FONTANA	WI	53125-0000
SOP 00008	GREG DAVIS & PAMELA DAVIS	515 JAMES STREET, SUITE 200	GENEVA	IL	60134-0000
SOP 00009	ANTHONY CALDERONE & CARRIE CALDERONE	10920 GREEN MANOR COURT	ORLAND PARK	IL	60467-0000
SOP 00010	MARY MCCLOSKEY TRUST	5531 N. WAYNE	CHICAGO	IL	60640-0000
SOP 00011	JOYCE ORDONEZ TRUST	206 HERRICK ROAD	RIVERSIDE	IL	60546-0000
SOP 00012	WILLIAM REED CAPTAIN & MAGAN M. CAPTAIN	25372 W. LAKE SHORE DRIVE	BARRINGTON	IL	60010-0000
SOP 00013	DONALD F. NEIMAN & SUSAN M. NEIMAN	900 BRIAR RIDGE ROAD	WEST DES MOINES	IA	50265-0000
SOP 00014	VILLAGE OF FONTANA	P.O. BOX 200	FONTANA	WI	53125-0000
SOP 00015	VILLAGE OF FONTANA ON GENEVA LAKE	P.O. BOX 200	FONTANA	WI	53125-0000
SOP 00016	VILLAGE OF FONTANA ON GENEVA LAKE	P.O. BOX 200	FONTANA	WI	53125-0000
SOP 00017	VILLAGE OF FONTANA	P.O. BOX 200	FONTANA	WI	53125-0000
SOP 00018	KATHRYN A. RUSSELL-LYNCH & KIMBERLY PITASSI	P.O. BOX 252, 190 2ND AVE	FONTANA	WI	53125-0000
SOP 00021	LINDA J. BLAKE TRUST	328 TWINLEAF TRAIL	YORKVILLE	IL	60560-0000
SOP 00023	VILLAGE OF FONTANA	P.O. BOX 200	FONTANA	WI	53125-0000
SOP 00024	WALWORTH COUNTY - HIGHWAY		ELKHORN	WI	53121-0000
SOP 00025	ALAN GRAY & MARYBETH GRAY	44 BRIAR LANE	ROCKFORD	IL	61103-0000
SOP 00026	CHARLES S. VAUGHAN	P.O. BOX 638	FONTANA	WI	53125-0000
SOP 00027	VITO LICARI; VITO & BETTY LICARI TRUST	612 FOURTH ST 3	BELOIT	WI	53511-0000
SOP 00028	WILLIAM G. STRAUBE & RONDA E. STRAUBE	28W427 WYNH AVE	WEST CHICAGO	IL	60185-0000
SOP 00029	HERBERT ALAN TYSON TRUST; HERBERT ALAN TYSON, TRUSTEE; ELLEN TWINING TYSON; TRUSTEE	5301 GREENBRIAR LANE	MADISON	WI	53714-0000
SOP 00030	MARY E. CICCIO TRUST	1526 WILLIAM STREET	RIVER FOREST	IL	60305-0000
SOP 00031	KENNETH LEE SABEY	901 W. ISABELLA	MT PROSPECT	IL	60056-0000
SOP 00032	KENNETH LEE SABEY	901 W. ISABELLA	MT PROSPECT	IL	60056-0000
SOP 00033	JAMES H. TOYNTON & CLARICE G. TOYNTON	506 ROCKWELL ROAD	AURORA	IL	60506-0000
SOP 00034	JOSEPH J. MICHELS & ELIZABETH A MICHELS	708 MANHATTAN CIRCLE	OSWEGO	IL	60543-0000
SOP 00039	H H BURTON HARRIS II	2221 LOCUST ST	BUTTE	MT	59701-0000
SOP 00041	ABBEY PROVIDENT VENTURE, L.L.C.	C/O HOSTMARK HOSPITALITY 1300 E. WOODFIELD RD, SUITE 400	SCHAUMBURG	IL	60173-0000
SOP 00042	ABBEY PROVIDENT VENTURE CORP	1300 E. WOODFIELD RD., SUITE 400	SCHAUMBURG	IL	60173-0000
SOP 00043	R. STEWART PROPERTIES, L.L.C.	W2750 BRICK CHURCH RD	WALWORTH	WI	53184-0000
SOP 00044	VILLAGE OF FONTANA	P.O. BOX 200	FONTANA	WI	53125-0000
SOP 00045	INVESTMENTS REALTY L.L.C.	P.O. BOX 68	CLARKTON	MO	63837-0000
SOP 00046	MARYANNE K. MCCONNELL	P.O. BOX 195	FONTANA	WI	53125-0000
SOP 00047	RONALD FRANKEL	157 THIRD AVE	FONTANA	WI	53125-0000
SOP 00048	FRIO INVESTMENTS L.L.C.	157 THIRD AVE	FONTANA	WI	53125-0000
SOP 00049	LARRY ROBERT SHULTIS	139 3RD AVENUE, P.O. BOX 228	FONTANA	WI	53125-0000
SOP 00050	FONTANA HOLDING CO	P.O. BOX 320	FONTANA	WI	53125-0320
SOP 00051	WALWORTH COUNTY - HIGHWAY		ELKHORN	WI	53121-0000
SOP 00052	VILLAGE OF FONTANA ON GENEVA LAKE	175 VALLEY VIEW DRIVE	FONTANA	WI	53125-0000
SOP 00052A	VILLAGE OF FONTANA ON GENEVA LAKE	175 VALLEY VIEW DRIVE	FONTANA	WI	53125-0000
SOP 00053	LUCILLE L. SANDY	264 CHURCH DR	FONTANA	WI	53125-0000
SOP 00054	PETER M. NOVAK III	731 ARROWHEAD DR	FONTANA	WI	53125-0000
SOP 00055	VILLAGE OF FONTANA	P.O. BOX 200	FONTANA	WI	53125-0000
SOP 00056	VILLAGE OF FONTANA	P.O. BOX 200	FONTANA	WI	53125-0000
SOP 00057	FONTANA HILLS, L.L.C.	W3323 LAKE FOREST AVENUE	LAKE GENEVA	WI	53147-0000
SOP 00080	LAURIE A. KIMBALL A/K/A LAURIE KIMBALL	186 KINZIE AVENUE	FONTANA	WI	53125-0000
SOP 00081	LAURIE A. KIMBALL A/K/A LAURIE KIMBALL	186 KINZIE AVENUE	FONTANA	WI	53125-0000
SOP 00082	SE WI HOLDINGS, L.L.C.	N3298 CHERRY ROAD	LAKE GENEVA	WI	53147-0000
SOP 00083	GEORGE N. ANTON & DIANA S. ANTON	3020 78TH CT	ELMWOOD PARK	IL	60707-0000
SOP 00084	CLARENCE LEHMANN TRUST, ELEANORE I LEHMANN TRUST	230 KINZIE AVENUE	FONTANA	WI	53125-0000

GENERAL DEVELOPMENT PLAN
FONTANA TOWNHOMES
 A PLANNED DEVELOPMENT
 DOUGLAS STREET (BLOCK 4)
 VILLAGE OF FONTANA—ON—GENEVA LAKE, WALWORTH COUNTY, WISCONSIN



- LEGEND**
- = IRON PIPE STAKE FOUND
 - = IRON REBAR STAKE FOUND
 - ⦿ = IRON REBAR STAKE SET
 - (RYS) = RECORDED AS
 - ▲ = EXISTING WATER VALVE LOCATION
 - = EXISTING UTILITY POLE LOCATION
 - = EXISTING LIGHT POLE LOCATION
 - = EXISTING SIGN LOCATION
 - = FLAGGED UNDERGROUND ELECTRIC LINE
 - = FLAGGED UNDERGROUND GAS LINE
 - = FLAGGED UNDERGROUND CABLE LINE
 - S.E. = GARAGE ENTRY ELEVATION
 - E.E. = ENTRY LEVEL ELEVATION
 - F.E. = MAIN LEVEL FLOOR ELEVATION
 - P.E. = PORCH ELEVATION
 - B.L. = BASEMENT FLOOR ELEVATION
 - = PROPOSED FINISHED CONCRETE GRADE



SHEET 1	— GENERAL DEVELOPMENT PLAN
SHEET 2	— BUILDING ELEVATIONS
SHEET INDEX	

SITE ZONING	— VILLAGE CENTER (VC) DISTRICT
SITE AREA	— 54,325 S.F. (1.25 ACRES)
TOTAL UNITS	— 18 UNITS
BUILDING AREA	— 18,928 S.F. (31.2%)
PAVEMENT/SIDEWALK AREA	— 17,705 S.F. (32.6%)
GREEN SPACE AREA	— 19,694 S.F. (36.2%)
SITE SUMMARY	

FONTANA TOWNHOMES
 DOUGLAS STREET (BLOCK 4)
 VILLAGE OF FONTANA—ON—GENEVA LAKE
 WALWORTH COUNTY, WISCONSIN

— WORK ORDERED BY —
 SHODEEN, INC.
 17 NORTH FIRST STREET
 GENEVA, IL 60134

FARRIS, HANSEN & ASSOCIATES, INC.
 ENGINEERING — ARCHITECTURE — SURVEYING
 7 RIDGWAY COURT P.O. BOX 437
 ELKHORN, WISCONSIN 53121
 OFFICE: (262) 723-2098 FAX: (262) 723-5886

11/16/2014-KB	ADJUST LOCATION OF PROPOSED BUILDINGS & ADD SIDEWALK GRADES
REVISIONS	

PROJECT NO.	9129
DATE	9/12/2014
SHEET NO.	1 OF 2

