



OUTLINE DEVELOPMENT PLAN STATEMENT

Date: February 25, 2021
Project: Kami Holdings, LLC
Project No. 21-0124

This Planned Unit Development consists of seven single family lots on about 44 acres. A new road is proposed within this development that six of the lots will access. The lots range in size from 0.9 acres to 8.1 acres. Lot 7 is the expansion of an existing lake lot to add about 18 feet to the west side of the property. Lots 1 through 6 are new lots.

All existing buildings on proposed Lots 1 through 6 will be removed.

A PUD is being requested to vary from the lot width standards to allow for lots that are larger on the upland portion of the property. There is a steep slope and bluff between the upper flat area and the lakeshore. The PUD allows the upper area to be made larger to insure there is enough land to build homes and outbuildings. It also allows the road to intersect with Pilger Avenue in a better location.

This PUD request is a standard PUD, meaning that there is no density bonus in this request. There could be six new lots with straight zoning, but they would put the homes closer to the lake and increase the possibility for future variances to be applied for.

Outlot A is 7.7 acres in size and would be common open space owned in common by Lots 1-6. This will preserve approximately 100 feet of woods on the north and east sides, continuing to provide a buffer of the property from neighbors and vice versa.

The property is presently owned by United Methodist Church and is being purchased by Kami Holdings, LLC.

This project is proposed to be constructed in 2021, once the necessary approvals are obtained. It would be completed in one phase. The lots would be marketed upon receipt of the required approvals.