



CITY OF VALPARAISO

166 Lincolnway
Valparaiso, IN 46383
(219) 462-1161

Valpo.us

Ellen Kapitan

Member
appointed by City Council
from its membership

Tim Warner, Vice President

Member
appointed by Park Board

Vic Ritter

Member or designated rep
appointed by Board of Works

Max Rehlander, PE

City civil engineer or a qualified
assistant appointed by same

Matt Evans, President

Citizen Member
appointed by Mayor

Clay Patton

Citizen Member
appointed by Mayor

Harry Peterson

Citizen Member
appointed by Mayor

Sarah Litke

Citizen Member
appointed by Mayor

Diane Worstell

Citizen Member
appointed by Mayor

Kyle Yelton

Alternate Member
appointed by Mayor

STAFF

**Bob Thompson,
Executive Secretary**

**Mark Worthley,
Attorney**

Valparaiso Plan Commission Meeting Agenda

Tuesday, May 6, 2025, 5:30 p.m. CST
City Hall, 166 Lincolnway, Valparaiso, IN 46383
Council Chambers

1. Call to Order
2. Pledge of Allegiance
3. Roll Call and Declaration of a Quorum
4. Consideration of Minutes of the previous meeting(s)
 - March 4, 2025
 - April 1, 2025
5. Old Business and Matters Tabled

A25-001 (Public Hearing was closed)
A petition for annexation into the City of Valparaiso has been filed by Lake Acquisitions, Inc., and Prairie Development, LLC. The Plan Commission will consider the zoning recommendation to the City Council for the proposed annexation area at a public hearing. The annexation area is approximately 80 acres made up of 4 parcels located north of CR 500 North and west of CR 175 West.
6. New Business

No new business.
7. Other Business

Rules and Procedures
8. Adjournment

Next scheduled meeting: Tuesday, June 3, 2025, 5:30 p.m.

The agenda packet can be reviewed on the city's website (Valpo.us). Interested persons desiring to participate in the public hearing process for a petition on the agenda may attend in person or submit written comments (with name, address, and email address/telephone number) to the Planning Department prior to the hearing date (planningdepartment@valpo.us or City Hall address provided above). For questions about a petition or about the meeting in general, contact the Planning Department at planningdepartment@valpo.us, (219) 462-1161, or visit City Hall. The meeting will be livestreamed on the city's website. A recording of the meeting will be posted on the city's website, and meeting minutes will be posted on the city's website once approved.

PETITION FOR ANNEXATION
TO THE CITY OF VALPARAISO

To: City of Valparaiso, Indiana
c/o Planning Director
166 Lincolnway
Valparaiso, IN 46383

The undersigned Petitioner(s), certify that we are owners of the Property described on attached **Exhibit A**, and do hereby petition for the annexation of said Property into the City of Valparaiso (City) with the zoning classification(s) as requested herein.

List owner(s) and source of title (include copies of deed(s) and/or purchase contract):

Lake Acquisitions, Inc., per the warranty deed recorded as document
2021-019013 for the original 3 parcels.

Further subdividing and transfer of ownership of part of the land to Prairie
Development, LLC occurred per the warranty deed recorded as document
2022-012368.

Requested Zoning Classification for the Property. If multiple zoning districts are requested
attach legal descriptions for each as Exhibit B.

UR: Urban Residential & GR: General Residential per the attached Exhibit B

Executed this 16th day of January, 2025.

Prairie Development, LLC

Owner and Petitioner

Olthof Homes, LLC

Owner and Petitioner

Todd Olthof/President

Name and title printed

Kevin Paszko/Land Entitlements Coordinator

Name and title printed

8051 Wicker Avenue, Saint John, Indiana
Address

46373

8051 Wicker Avenue, Saint John, Indiana
Address

46373



The Petitioner(s) is/are (check one) ☐ individual(s), ☐ partnership, ☐ Indiana corporation ☒ Indiana limited liability company or ☐ other legal entity.

If the Petitioner is an Indiana corporation, have the Petitioner initial the following:

As signatory to this Petition, I represent that I have the legal authority to execute this Petition on behalf of the Indiana corporation. Initials: _____

If the Petitioner is an Indiana limited liability company, have the Petitioner initial the following:

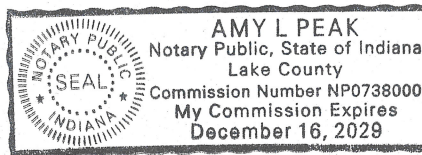
As signatory to this Petition, I represent that I have the legal authority to execute this Petition on behalf of the Indiana limited liability company. Initials: KP

If the Petitioner is a partnership, have the Petitioner initial the following:

As signatory to this Petition, I represent that I have the legal authority to execute this Petition on behalf of the partnership. Initials: _____

If the Petitioner is a married couple or the property is otherwise held jointly, all individuals with an ownership interest must execute this Petition.

State of _____
S.S.
County of _____



Before me the undersigned, a Notary Public for Lake County, State of Indiana, personally appeared the above signed and acknowledged the execution of this document this

16th day of January, 2025.

[Signature]
Signature

Amy L Peak
Name printed

seal

My commission expires 12/16/2029.

PETITION FOR ANNEXATION
TO THE CITY OF VALPARAISO

To: City of Valparaiso, Indiana
c/o Planning Director
166 Lincolnway
Valparaiso, IN 46383

The undersigned Petitioner(s), certify that we are owners of the Property described on attached **Exhibit A**, and do hereby petition for the annexation of said Property into the City of Valparaiso (City) with the zoning classification(s) as requested herein.

List owner(s) and source of title (include copies of deed(s) and/or purchase contract):

Lake Acquisitions, Inc., per the warranty deed recorded as document
2021-019013 for the original 3 parcels.
Further subdividing and transfer of ownership of part of the land to Prairie
Development, LLC occurred per the warranty deed recorded as document
2022-012368.

Requested Zoning Classification for the Property. If multiple zoning districts are requested
attach legal descriptions for each as Exhibit B.

UR: Urban Residential & GR: General Residential, per the attached Exhibit B

Executed this 14th day of January, 2025.

Lake Acquisitions, Inc.

Owner and Petitioner

Olthof Homes, LLC

Owner and Petitioner

Greg Bouwer/Vice President

Name and title printed

Kevin Paszko/Land Entitlements Coordinator

Name and title printed

425 Joliet Street, Suite 425, Dyer, Indiana

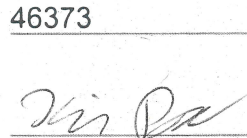
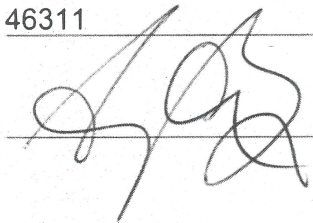
Address

8051 Wicker Avenue, Saint John, Indiana

Address

46311

46373



The Petitioner (s) is/are (check one) ☐ individual(s), ☐ partnership, ☐ Indiana corporation,
☒ Indiana limited liability company or ☐ other legal entity.

If the Petitioner is an Indiana corporation, have the Petitioner initial the following:

As signatory to this Petition, I represent that I have the legal authority to execute this Petition on behalf of the Indiana corporation. Initials: _____

If the Petitioner is an Indiana limited liability company, have the Petitioner initial the following:

As signatory to this Petition, I represent that I have the legal authority to execute this Petition on behalf of the Indiana limited liability company. Initials: ICP

If the Petitioner is a partnership, have the Petitioner initial the following:

As signatory to this Petition, I represent that I have the legal authority to execute this Petition on behalf of the partnership. Initials: _____

If the Petitioner is a married couple or the property is otherwise held jointly, all individuals with an ownership interest must execute this Petition.

State of Indiana
S.S.
County of Lake

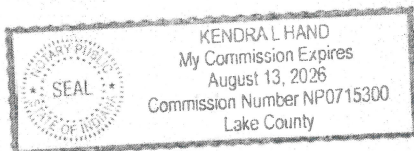
Before me the undersigned, a Notary Public for Lake County, State of Indiana,
personally appeared the above signed and acknowledged the execution of this document this

14th day of January, 2025.

Kendra L Hand Kendra L Hand
Signature Name printed

seal

My commission expires 08/13/2026



Agent for Petitioner: If an agent is listed below, all written correspondence and notices from the City will be sent to that individual and notice will be considered sent to the petitioner(s).

Kevin Paszko

Name printed

8051 Wicker Avenue, Saint John, Indiana

Address

46373

(219)-201-1428

Telephone

N/A

Fax

kpaszko@olthofhomes.com

email

Notes and Conditions:

1. If the petition involves multiple parcels, a legal description combining said parcels shall be provided. Said description shall be prepared by an Indiana Professional Land Surveyor and shall include references to the title(s) of the Property described.
2. If the property proposed for annexation does not comply with the contiguity or other requirements of Indiana law, the City may elect to defer the petition to a future date. Written notice of such deferral will be sent to the Petitioner. The Petition shall remain valid during the deferral period.
3. The City may combine this Petition with those for other parcels in order to meet contiguity requirements and/or present a proposal more consistent with the City's Annexation Policy.

Other items and supporting data to be included with the Petition:

- A. Auditor's card (printout) for each parcel included in the proposed annexation.
- B. Assessed valuations (land and improvements) for all parcels included in the proposed annexation.
- C. If the Property are proposed for development or re-development, an estimate of the value of the improvements proposed to be made.
- D. Names and addresses of the owners of all parcels located, in whole or in part, within 300 feet of any part of the boundary of the land(s) to be annexed. Include parcels owned by the State, County or City. Do not include road rights-of-way. Note: if the ownership information is not complete or is lacking it could delay or void the annexation process.
- E. A brief written description and site plan (if available) of the proposed development.
- F. Diagram showing the geographic representation of the area to be annexed and its relationship to the existing corporate limits. The diagram should show property dimensions of the lands to be annexed, and property ownership and parcel information of any lands located between those included in the petition and the existing corporate limits.
- G. Filing fee of \$500.

If you have questions concerning this petition please contact Bob Thompson, Planning Director, 166 Lincolnway, Valparaiso, IN 46383, 219-462-1161, bthompson@valpo.us

Parcel Numbers: 64-09-04-476-001.000-003, 64-09-03-351-002.000-003 and 64-09-03-351-001.000-003

9200 Thiel St.
#235

Tax Mailing Address:

Lake Acquisitions, Inc.

~~8051/Wicker Avenue, Suite A /~~
St. John, IN 46373

LIMITED LIABILITY WARRANTY DEED

THIS INDENTURE WITNESSETH that **BUDZ PLUS LLC**, an Indiana limited liability company, Grantor, of DuPage County, in the State of Illinois, Conveys and Warrants to

Lake Acquisitions Inc., an Indiana corporation,

Grantee, of Lake County, in the State of Indiana, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Porter County, in the State of Indiana:

See Legal Description attached hereto marked
Exhibit "A" and incorporated herein by this reference.

Commonly known as: 175 W 500 N, Valparaiso, IN 46385

SUBJECT TO the terms, covenants, conditions, restrictions and limitations of any instrument of record affecting the use or occupancy of said real estate; roads and highways; streets and alleys; limitations by fences and/or other established boundary lines; ditches and drains; easements; zoning, building and subdivision control ordinances and amendments thereto; special assessments, if any, and real estate taxes for the year 2021 payable in 2022 and thereafter.

(SIGNATURE PAGE FOLLOWS)

FIDELITY NATIONAL TITLE
FNW2101802

ELIGIBLE FOR
FILING WITH THE
COUNTY AUDITOR.
PORTER COUNTY
ASSESSOR LF

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

Jun 22 2021

Vicki Urbanik

AUDITOR PORTER COUNTY

3/1 \$40
mdp

Parcel Numbers: 64-09-04-476-001.000-003, 64-09-03-351-002.000-003 and 64-09-03-351-001.000-003

9200 Thiel St.
#235

Tax Mailing Address:

Lake Acquisitions, Inc.

~~8051/Wicker Avenue/ Suite A/ /~~
St. John, IN 46373

LIMITED LIABILITY WARRANTY DEED

THIS INDENTURE WITNESSETH that **BUDZ PLUS LLC**, an Indiana limited liability company, Grantor, of DuPage County, in the State of Illinois, Conveys and Warrants to

Lake Acquisitions Inc., an Indiana corporation,

Grantee, of Lake County, in the State of Indiana, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Porter County, in the State of Indiana:

See Legal Description attached hereto marked
Exhibit "A" and incorporated herein by this reference.

Commonly known as: 175 W 500 N, Valparaiso, IN 46385

SUBJECT TO the terms, covenants, conditions, restrictions and limitations of any instrument of record affecting the use or occupancy of said real estate; roads and highways; streets and alleys; limitations by fences and/or other established boundary lines; ditches and drains; easements; zoning, building and subdivision control ordinances and amendments thereto; special assessments, if any, and real estate taxes for the year 2021 payable in 2022 and thereafter.

(SIGNATURE PAGE FOLLOWS)

IN WITNESS WHEREOF, Stanley S. Budzinski as the Manager of BUDZ PLUS LLC, an Indiana limited liability company, has executed this LIMITED LIABILITY COMPANY WARRANTY DEED IN TRUST on this 3rd day of June, 2021.

BUDZ PLUS LLC, an Indiana limited liability company

By: Stanley S. Budzinski
Stanley S. Budzinski, Manager

State of Illinois)
) ss.
County of DuPage)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Stanley S. Budzinski as the Manager of BUDZ PLUS LLC, an Indiana limited liability company, and acknowledged the execution of the foregoing Warranty Deed in Trust and who, having been duly sworn upon each of their respective oaths, stated that the representations contained therein are true.

My Commission expires: 9-2-24
Resident of DuPage County

Michael W. Kite
Notary Public Michael W. Kite

AFTER RECORDING MAIL TO AND MAILING ADDRESS OF GRANTEEES:

Lake Acquisitions, Inc. , 9200 Thiel St. #235
~~8051/Wicker Avenue, Suite A~~ / / / /
St. John, IN 46373



This instrument was prepared by Stanley S. Budzinski, Manager of BUDZ PLUS LLC, an Indiana limited liability company (Phone: 630-935-4591).

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Stanley S. Budzinski

EXHIBIT "A"

Legal Description

Parcel 1:

The Southeast 1/4 of the Southeast 1/4 of Section 4, Township 35 North, Range 6 West of the 2nd P.M. in Porter County, Indiana.

Parcel 2:

The Southwest 1/4 of the Southwest 1/4 of Section 3, Township 35 North, Range 6 West of the 2nd P.M., in Porter County, Indiana
EXCEPTING THEREFROM: A parcel of land in the Southwest 1/4 of the Southwest 1/4 of Section 3, Township 35 North, Range 6 West of the 2nd P.M., described as: Commencing at the Northeast corner of said quarter-quarter section, thence South on said Section line 200 feet; thence West parallel to the quarter-quarter section line 400 feet; thence North 200 feet to said quarter-quarter section line; thence East 400 feet to the point of beginning.

Parcel 3:

A parcel of land in the Southwest 1/4 of the Southwest 1/4 of Section 3, Township 35 North, Range 6 West of the 2nd P.M., described as:

Commencing at the Northeast corner of said quarter-quarter section, thence South on said Section line 200 feet; thence West parallel to the quarter-quarter section line 400 feet; thence North 200 feet to said quarter-quarter section line; thence East 400 feet to the point of beginning.

Parcel Numbers: 64-09-04-476-001.000-003, 64-09-03-351-002.000-003 and 64-09-03-351-001.000-003

Commonly known as: 175 W 500 N, Valparaiso, IN 46385

Mail tax bills to: Prairie Development LLC, 8051 Wicker Avenue, Suite A, St. John, IN 46373

WARRANTY DEED

THIS INDENTURE WITNESSETH, that LAKE ACQUISITIONS INC., an Indiana corporation ("Grantor") of Lake County in the State of Indiana CONVEYS AND WARRANTS to PRAIRIE DEVELOPMENT LLC, an Indiana limited liability company, ("Grantee") located at 8051 Wicker Avenue, Suite A, St. John, Indiana 46373 of Lake County in the State of Indiana in consideration of One Dollar and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Porter County, in the State of Indiana:

SEE EXHIBIT A ATTACHED HERETO
PARCEL NO. 64-09-04-476-001.000-003

Subject to all covenants, easements and restrictions of record.
Subject to 2021 real estate taxes payable 2022, and all years thereafter.

The undersigned person executing this deed represents and certifies on behalf of the Grantor, that the undersigned is a duly elected officer or representative of the Grantor and has been fully empowered by proper resolution of the Grantor to execute and deliver this deed; that the Grantor is a corporation in good standing in the State of its origin and, where required, in the State where the subject real estate is situate; that the Grantor has full company capacity to convey the real estate described; and that all necessary company action for the making of this conveyance and grant has been duly taken.

In Witness Whereof, Grantor has executed this Warranty Deed this 26th day of May, 2022.

LAKE ACQUISITIONS INC.

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER
Jun 06 2022

Vicki Urbanik

AUDITOR PORTER COUNTY

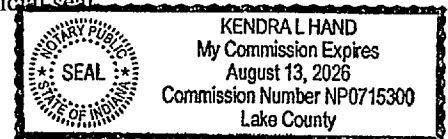
By:

Name: Greg A. Bouwer
Title: Vice President

STATE OF INDIANA
COUNTY OF LAKE SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 26th day of May, 2022, personally appeared: Greg A. Bouwer as Vice President of Lake Acquisitions Inc., an Indiana corporation, and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

ELIGIBLE FOR
FILING WITH THE
COUNTY AUDITOR.
PORTER COUNTY
ASSESSOR DM



My commission expires: 08/13/2026
Resident of Lake County

Signature: Kendra L. Hand
Printed: Kendra L. Hand Notary Public

AFFIRMATION

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Greg A. Bouwer

\$40

This instrument prepared by and return after recording to:

Greg A. Bouwer, Koransky, Bouwer & Poracky, P.C., 425 Joliet Street, Suite 425, Dyer, Indiana 46311

SPLIT

FIDELITY NATIONAL TITLE

2/1 MP

FNW2201878

COPY PORTER COUNTY RECORDER PAGE 1 OF 2

EXHIBIT A

THE FOLLOWING LEGAL DESCRIPTION WAS PREPARED BY MANHARD CONSULTING, LTD. BASED ON THE FIELD VERIFICATION OF FOUND MONUMENTS SHOWN ON AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY MANHARD CONSULTING, LTD. DATED SEPTEMBER 7, 2021. THE BASIS OF BEARING FOR THIS LEGAL DESCRIPTION IS THE INDIANA STATE PLANE COORDINATE SYSTEM, WEST ZONE - NAD 83.

THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 35 NORTH, RANGE 6 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN PORTER COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 43 MINUTES 26 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 409.38 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 89 DEGREES 43 MINUTES 26 SECONDS WEST, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 912.87 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 13 MINUTES 34 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 789.04 FEET; THENCE NORTH 89 DEGREES 46 MINUTES 26 SECONDS EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 36 DEGREES 59 MINUTES 48 SECONDS EAST, A DISTANCE OF 131.93 FEET; THENCE SOUTH 68 DEGREES 42 MINUTES 02 SECONDS EAST, A DISTANCE OF 138.19 FEET; THENCE NORTH 89 DEGREES 36 MINUTES 44 SECONDS EAST, A DISTANCE OF 378.40 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 16 SECONDS WEST, A DISTANCE OF 135.00 FEET; THENCE SOUTH 89 DEGREES 36 MINUTES 44 SECONDS WEST, A DISTANCE OF 13.50 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 16 SECONDS WEST, A DISTANCE OF 195.00 FEET; THENCE NORTH 89 DEGREES 36 MINUTES 44 SECONDS EAST, A DISTANCE OF 557.50 FEET; THENCE SOUTH 00 DEGREES 23 MINUTES 16 SECONDS EAST, A DISTANCE OF 14.29 FEET; THENCE NORTH 89 DEGREES 36 MINUTES 44 SECONDS EAST, A DISTANCE OF 135.00 FEET; THENCE SOUTH 00 DEGREES 23 MINUTES 16 SECONDS EAST, A DISTANCE OF 715.22 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 26 SECONDS WEST, A DISTANCE OF 11.01 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 34 SECONDS EAST, A DISTANCE OF 135.00 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 26 SECONDS WEST, A DISTANCE OF 375.00 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHERLY, ALONG A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 307.50 FEET, AN ARC DISTANCE OF 40.19 FEET, A CHORD BEARING SOUTH 04 DEGREES 01 MINUTES 12 SECONDS EAST, AND A CHORD DISTANCE OF 40.16 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00 DEGREES 16 MINUTES 34 SECONDS EAST, A DISTANCE OF 59.93 FEET TO THE POINT OF BEGINNING

CONTAINING 1,021,643 SQUARE FEET (23.454 ACRES) MORE OR LESS.

**LEGAL DESCRIPTIONS FOR
PROPOSED ZONING
MIDWOOD TERRACE
CITY OF VALPARAISO, INDIANA**

GENERAL RESIDENTIAL ZONING:

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4 AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 6 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN PORTER COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 43 MINUTES 26 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 1322.25 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 13 MINUTES 34 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND ALONG THE EAST LINE OF HAMPTON MANOR SUBDIVISION RECORDED AS DOCUMENT NUMBER 2005-034931, A DISTANCE OF 1321.99 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 36 MINUTES 44 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND ALONG THE SOUTH LINE OF MAGNOLIA MEADOWS - PHASE 1 RECORDED AS DOCUMENT NUMBER 2021-022841 AND THE SOUTH LINE OF MAGNOLIA MEADOWS - PHASE 3 RECORDED AS DOCUMENT NUMBER 2022-021468, A DISTANCE OF 1320.88 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 11 MINUTES 29 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1328.48 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 17 MINUTES 32 SECONDS EAST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; A DISTANCE OF 311.60 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 52 SECONDS WEST, A DISTANCE OF 235.08 FEET; THENCE SOUTH 00 DEGREES 18 MINUTES 04 SECONDS EAST, A DISTANCE OF 20.49 FEET; THENCE SOUTH 89 DEGREES 11 MINUTES 29 SECONDS WEST, A DISTANCE OF 770.81 FEET; THENCE SOUTH 00 DEGREES 23 MINUTES 16 SECONDS EAST, A DISTANCE OF 179.80 FEET; THENCE SOUTH 00 DEGREES 31 MINUTES 49 SECONDS EAST, A DISTANCE OF 29.50 FEET; THENCE SOUTH 00 DEGREES 23 MINUTES 16 SECONDS EAST, A DISTANCE OF 493.24 FEET; THENCE SOUTH 00 DEGREES 34 MINUTES 31 SECONDS WEST, A DISTANCE OF 60.01 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 34 SECONDS EAST, A DISTANCE OF 231.98 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 11 MINUTES 16 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 323.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,504,101 SQUARE FEET (57.486 ACRES) MORE OR LESS.

**LEGAL DESCRIPTIONS FOR
PROPOSED ZONING
MIDWOOD TERRACE
CITY OF VALPARAISO, INDIANA**

URBAN RESIDENTIAL ZONING:

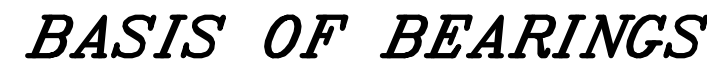
PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 6 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN PORTER COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 11 MINUTES 16 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 323.02 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 00 DEGREES 16 MINUTES 34 SECONDS WEST, A DISTANCE OF 231.98 FEET; THENCE NORTH 00 DEGREES 34 MINUTES 31 SECONDS EAST, A DISTANCE OF 60.01 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 16 SECONDS WEST, A DISTANCE OF 493.24 FEET; THENCE NORTH 00 DEGREES 31 MINUTES 49 SECONDS WEST, A DISTANCE OF 29.50 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 16 SECONDS WEST, A DISTANCE OF 179.80 FEET; THENCE NORTH 89 DEGREES 11 MINUTES 29 SECONDS EAST, A DISTANCE OF 770.81 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 04 SECONDS WEST, A DISTANCE OF 20.49 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 52 SECONDS EAST, A DISTANCE OF 235.08 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 17 MINUTES 32 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 1012.87 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 11 MINUTES 16 SECONDS WEST, ALONG SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1005.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,004,319 SQUARE FEET (23.056 ACRES) MORE OR LESS.

PART OF THE SOUTHEAST QUARTER OF SECTION 4 AND THE SOUTHWEST QUARTER OF SECTION 3,
TOWNSHIP 35 NORTH, RANGE 6 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN PORTER COUNTY, INDIANA.



AREA OF ANNEXATION

ANNEXATION REQUIREMENT

PIN'S

*LEGAL DESCRIPTION OF
TERRITORY TO BE ANNEXED*

SURVEYOR'S NOTES

- SURVEYOR CERTIFICATE

A circular seal for Jacob I. Dunham, an Indiana Registered Land Surveyor. The outer ring contains the name "JACOB I. DUNHAM" at the top and "LAND SURVEYOR" at the bottom. The inner circle contains the text "INDIANA REGISTERED LAND SURVEYOR" and the license number "LS-22300011".

March 11, 2025

Dear Property Owner:

You are receiving this notice because you are a property owner within 300 feet of parcels under consideration at an upcoming Valparaiso Plan Commission meeting.

Lake Acquisitions, Inc. and **Prairie Development, LLC** filed a petition for annexation into the City of Valparaiso and have been assigned case number A25-001. The Plan Commission will consider the zoning recommendation to the City Council for the proposed annexation area at a public hearing. The area is currently zoned R2- Medium Density, Single Family District in unincorporated Porter County and the petitioners request to zone the property as General Residential (GR) and Urban Residential (UR). The annexation area is approximately 80 acres made up of 4 parcels located north of CR 500 North and west of CR 175 West:

The Southeast 1/4 of the Southeast 1/4 of Section 4, Township 35 North, Range 6 West and the Southwest 1/4 of the Southwest 1/4 of Section 3, Township 35 North, Range 6 West.

The Plan Commission will conduct a public hearing on this matter, **Petition Number A25-001** on **Tuesday, April 1, 2025, at 5:30pm** at Valparaiso City Hall (166 Lincolnway) in Council Chambers.

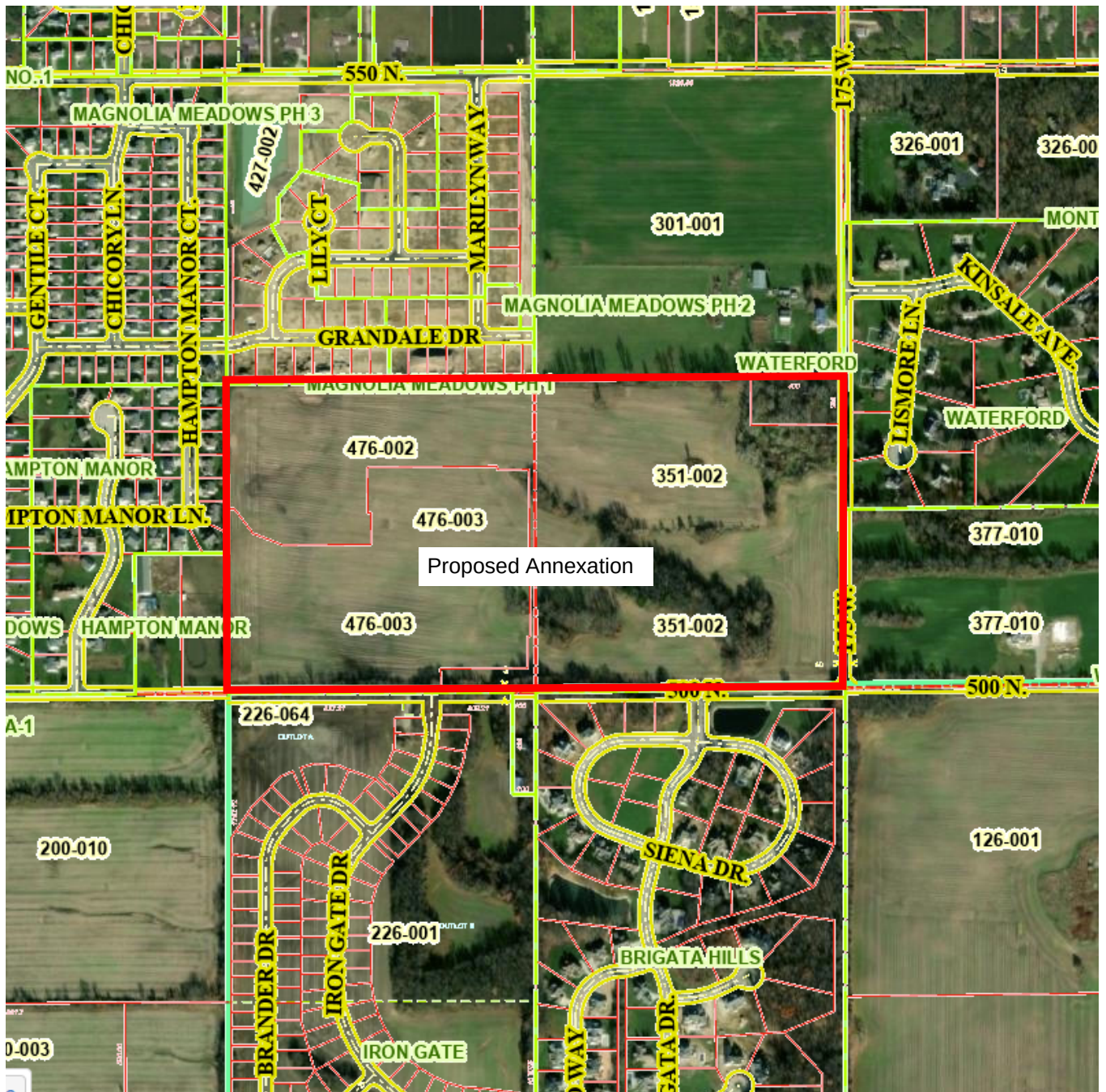
Interested persons desiring to participate in the public hearing process for this petition may attend in person or submit written comments (with name, address, and email address/telephone number) to the Planning Department prior to the hearing date (planningdepartment@valpo.us or City Hall address provided above). The meeting may be viewed live on the city's website (valpo.us), but public participation is not available via the website.

If you have questions about this petition or would like more information, please contact:

City of Valparaiso Planning Department
City Hall, 166 Lincolnway, Valparaiso, IN 46383
Phone: (219) 462-1161
Email: planningdepartment@valpo.us

Respectfully,

Bob Thompson, Planning Director
166 Lincolnway, Valparaiso, IN 46383



Parcel Identification Number	Owner	Mailing Address	Municipality
64-09-09-226-060.000-004	Damian & Rosemary Stalbaum	4107 Iron Gate Drive	Valparaiso, IN 46385
64-09-10-102-003.000-004	Susan & Daniel Martin	381 Bright Court	Valparaiso, IN 46383
64-09-04-453-008.000-003	Nabil Bouabid	518 Hampton Manor Court	Valparaiso, IN 46385
64-09-04-453-006.000-003	Jeremy Knotts & Desiree Farkas Joint Trust	522 Hampton Manor Court	Valparaiso, IN 46385
64-09-03-377-002.000-003	David & Linda Rose	527 Lismore Lane	Valparaiso, IN 46385
64-09-09-226-063.000-004	DRP IN 2, LLC	590 Madison Avenue, Floor 13	New York, NY 10022
64-09-04-429-023.000-003	Ryan & Stephanie Henry	207 Grandale Drive	Valparaiso, IN 46385
64-09-04-476-002.000-003	Lake Acquisitions, Inc.	9200 Thiel Street, Unit 235	Saint John, IN 46373
64-09-03-377-010.000-003	Carl & Angela Buerger	165 West 500 North	Valparaiso, IN 46385
64-09-09-200-002.000-004	George & Carol Danapas Family Trust	218 West 500 North	Valparaiso, IN 46385
64-09-04-427-016.000-003	Michael & Alexandria Pollard	211 Grandale Drive	Valparaiso, IN 46385
64-09-04-427-014.000-003	Nicholas & Aimee Christian	212 Grandale Drive	Valparaiso, IN 46385
64-09-04-455-001.000-003	Teresa & Earl Pittman	525 Hampton Manor Court	Valparaiso, IN 46385
64-09-10-103-004.000-004	Richard Yoder & Amy Smith Yoder	3352 Siena Drive	Valparaiso, IN 46385
64-09-04-429-026.000-003	Magnolia Meadows Estates Association, Inc.	3408 Enterprise Avenue	Valparaiso, IN 46383
64-09-03-377-004.000-003	Shawn & Nares Spaw	521 Lismore Lane	Valparaiso, IN 46385
64-09-09-226-004.000-004	DRP IN 2, LLC	590 Madison Avenue, Floor 13	New York, NY 10022
64-09-04-403-024.000-003	Matthew & Ashley LaFleur	526 Hampton Manor Court	Valparaiso, IN 46385
64-09-04-406-007.000-003	Eric & Nicole Nelson	228 Grandale Drive	Valparaiso, IN 46385
64-09-10-104-001.000-004	Victor Tinnish	3355 Siena Drive	Valparaiso, IN 46385
64-09-04-427-019.000-003	Jeremy Diederich & Shannon Fitts Joint Trust	217 Grandale Drive	Valparaiso, IN 46385
64-09-10-126-001.000-004	Patterson Park, LLC	487 Froberg Road	Valparaiso, IN 46385
64-09-10-101-006.000-004	Alexander & Krista Molina	3457 Campania Drive	Valparaiso, IN 46385
64-09-03-376-003.000-003	Waterford Homeowner's Association of Valparaiso, Inc.	PO Box 1681	Valparaiso, IN 46384
64-09-10-101-004.000-004	Edmundo & Sandee Ayala	3473 Campania Drive	Valparaiso, IN 46385
64-09-04-427-011.000-003	Laura Bartelt	218 Grandale Drive	Valparaiso, IN 46385
64-09-04-476-003.000-003	Prairie Development, LLC	8051 Wicker Avenue	Saint John, IN 46373
64-09-03-376-004.000-003	John & Karen Huguenard	514 Lismore Lane	Valparaiso, IN 46385
64-09-03-301-001.000-003	Ricky Hale	538 North 175 West	Valparaiso, IN 46385
64-09-04-427-018.000-003	Dustin Holycross & Alexandra Allen Joint Trust	215 Grandale Drive	Valparaiso, IN 46385
64-09-04-404-016.000-003	Craig & Deborah Sims	529 Hampton Manor Court	Valparaiso, IN 46385
64-09-04-455-005.000-003	Stephen Bennett	517 Hampton Manor Court	Valparaiso, IN 46385
64-09-04-427-012.000-003	Lynn & Terry Trunick Revocable Trust	216 Grandale Drive	Valparaiso, IN 46385
64-09-04-429-016.000-003	William & Angela Howell	198 Grandale Drive	Valparaiso, IN 46385
64-09-10-101-005.000-004	Chris & Alaina Albanese	3463 Campania Drive	Valparaiso, IN 46385
64-09-10-102-001.000-004	Michael & Deanna Hrosik	3464 Campania Drive	Valparaiso, IN 46385
64-09-09-226-005.000-004	Christopher Emig & Janeth Gonzalez Joint Trust	4202 Iron Gate Drive	Valparaiso, IN 46385
64-09-04-429-024.000-003	Arron & Jennifer Kau	205 Grandale Drive	Valparaiso, IN 46385
64-09-09-226-001.000-004	Iron Gate Owners Association, Inc.	1000 South Hamilton Street, Suite E	Lockport, IL 60441
64-09-04-429-019.000-003	Lakeshore Development, LLC	8051 Wicker Avenue	Saint John, IN 46373
64-09-04-427-015.000-003	Brandon & Kylie Melcic	210 Grandale Drive	Valparaiso, IN 46385
64-09-04-427-009.000-003	Cheryl Sacek	222 Grandale Drive	Valparaiso, IN 46385
64-09-03-376-002.000-003	Robert Bireline & Cynthia Keyak Joint Trust	526 Lismore Lane	Valparaiso, IN 46385
64-09-04-429-014.000-003	Robert & Heather Parker	527 Marilyn Way	Valparaiso, IN 46385
64-09-04-453-010.000-003	Michael Ruud & Janet Smith Joint Trust	231 Hampton Manor Lane	Valparaiso, IN 46385
64-09-04-428-001.000-003	Magnolia Meadows Estates Association, Inc.	3408 Enterprise Avenue	Valparaiso, IN 46383
64-09-04-427-007.000-003	Magnolia Meadows Estates Association, Inc.	3408 Enterprise Avenue	Valparaiso, IN 46383
64-09-04-429-021.000-003	Lakeshore Development, LLC	8051 Wicker Avenue	Saint John, IN 46373
64-09-09-226-062.000-004	Slate Non-NC/Non-WA Property Owner, LLC	1700 East Golf Road, Suite 1100	Schaumburg, IL 60173
64-09-10-104-002.000-004	Omar & Stacy Obaid	3357 Siena Drive	Valparaiso, IN 46385
64-09-04-406-008.000-003	Richard & Angelique Winkler	228 Grandale Drive	Valparaiso, IN 46385
64-09-04-427-020.000-003	Allison Goodpaster	219 Grandale Drive	Valparaiso, IN 46385
64-09-04-429-018.000-003	Lakeshore Development, LLC	8051 Wicker Avenue	Saint John, IN 46373
64-09-04-427-010.000-003	Ramon & Anisa Diaz	220 Grandale Drive	Valparaiso, IN 46385
64-09-04-455-002.000-003	Michael & Jaclyn Sidener	523 Hampton Manor Court	Valparaiso, IN 46385
64-09-04-455-009.000-003	Robert & Denise Treichel	230 Hampton Manor Lane	Valparaiso, IN 46385
64-09-04-453-005.000-003	Arnold & Shirley Johnson	524 Hampton Manor Court	Valparaiso, IN 46385
64-09-09-200-010.000-003	Gast Farms, LLC	474 North 250 West	Valparaiso, IN 46385
64-09-04-453-011.000-003	Randall Griffith, Sr. & Polly Griffith Trust	229 Hampton Manor Lane	Valparaiso, IN 46385
64-09-04-455-003.000-003	Michael Villanueva	521 Hampton Manor Court	Valparaiso, IN 46385
64-09-04-455-006.000-003	Steven & Maria Young	515 Hampton Manor Court	Valparaiso, IN 46385
64-09-10-101-003.000-004	Gary & Karen Bigott	3471 Campania Drive	Valparaiso, IN 46385
64-09-03-376-001.000-003	Brandon Cygan	530 Lismore Lane	Valparaiso, IN 46385

64-09-04-427-002.000-003	Magnolia Meadows Estates Association, Inc.	3408 Enterprise Avenue	Valparaiso, IN 46383
64-09-04-455-015.000-003	Kathryn Miller & Kimberly Kline	231 West 500 North	Valparaiso, IN 46385
64-09-04-429-022.000-003	Mikayla Hakala & Mandie Biggs Joint Trust	209 Grandale Drive	Valparaiso, IN 46385
64-09-09-226-002.000-004	DRP IN 2, LLC	590 Madison Avenue, Floor 13	New York, NY 10022
64-09-04-427-013.000-003	Seth & Megan Davis	214 Grandale Drive	Valparaiso, IN 46385
64-09-10-154-004.000-004	Brigata Hills Property Owner's Association, Inc.	3408 Enterprise Avenue	Valparaiso, IN 46383
64-09-04-429-015.000-003	Lakeshore Development, LLC	8051 Wicker Avenue	Saint John, IN 46373
64-09-10-101-001.000-004	Michael Gaudreau, Jr. & Kristi Gaudreau	3465 Campania Drive	Valparaiso, IN 46385
64-09-04-455-004.000-003	John & Trinidad Gonzales	519 Hampton Manor Court	Valparaiso, IN 46385
64-09-04-455-007.000-003	Beth Ann Chaplin	226 West Hampton Manor Lane	Valparaiso, IN 46385
64-09-10-103-001.000-004	Aldred Homes	1709 Crimson Drive	Valparaiso, IN 46383
64-09-09-226-061.000-004	Lennar Homes of Indiana, LLC	1700 East Golf Road, Suite 1100	Schaumburg, IL 60173
64-09-04-455-014.000-003	Kathryn Miller & Kimberly Kline	231 West 500 North	Valparaiso, IN 46385
64-09-04-429-025.000-003	Robert Berquist III & Kelly Berquist	203 Grandale Drive	Valparaiso, IN 46385
64-09-09-226-064.000-004	Iron Gate Owner's Association, Inc.	1000 South Hamilton Street, Suite E	Lockport, IL 60441
64-09-04-427-006.000-003	Lucas Wheeler	528 Sweetbay Street	Valparaiso, IN 46385
64-09-04-429-020.000-003	Victor Young	206 Grandale Drive	Valparaiso, IN 46385
64-09-03-351-002.000-003	Lake Acquisitions, Inc.	9200 Thiel Street, Unit 235	Saint John, IN 46373
64-09-04-427-008.000-003	Emily, Richard & Joanne Svetanoff Joint Trust	224 Grandale Drive	Valparaiso, IN 46385
64-09-03-377-003.000-003	Judith Watson	523 Lismore Lane	Valparaiso, IN 46385
64-09-04-453-007.000-003	Steven & Nancy Bogaert Revocable Trust	520 Hampton Manor Court	Valparaiso, IN 46385
64-09-09-226-003.000-004	DRP IN 2, LLC	590 Madison Avenue, Floor 13	New York, NY 10022
64-09-04-427-017.000-003	Joseph Butler & Emma Hayden	213 Grandale Drive	Valparaiso, IN 46385
64-09-04-407-001.000-003	Karen Pierro	226 Grandale Drive	Valparaiso, IN 46385
64-09-04-404-017.000-003	John & Krystal Wright	527 Hampton Manor Court	Valparaiso, IN 46385
64-09-04-455-008.000-003	Peter & Kelly Beechen	228 West Hampton Manor Lane	Valparaiso, IN 46385
64-09-03-351-001.000-003	Lake Acquisitions, Inc.	9200 Thiel Street, Unit 235	Saint John, IN 46373
64-09-04-429-017.000-003	Ronald Smith, Jr. & Ashley Smith	200 Grandale Drive	Valparaiso, IN 46385
64-09-10-101-002.000-004	Lawrence & Crystal Moore	7241 East 104th Place	Crown Point, IN 46307

Yellow highlighted names are repeat addresses

Red highlighted names are the parcels in question

VILLA LOTS

- 147 UNITS (LOTS 1-8, 22-160)
- 60'X133' STANDARD LOTS
- 74'X135' CORNER LOTS
- MINIMUM LOT AREA = 8,100 SQUARE FEET

70' WIDE LOTS

- 13 UNITS (LOTS 9-21)
- 70'X134' STANDARD LOTS
- 87.5'X135' CORNER LOTS
- MINIMUM LOT AREA = 9,380 SQUARE FEET

 TOWNHOME LOTS

- 140 UNITS (LOTS 161-182)
- 110'X110' STANDARD LOTS
- 110'X120' CORNER LOTS
- MINIMUM LOT AREA = 12,100 SQUARE FEET

PROPOSED FIRE STATION
AREA = 80,560 SQUARE FEET (1.849 ACRES)

TOTAL = 300 UNITS

 PARKING AREAS
= 140 PARKING STALLS

 GENERAL RESIDENTIAL ZONING (GR) URBAN RESIDENTIAL ZONING (UR)

	OVERALL TOTAL AREAS
LOT AREA = 1,853,714 SQUARE FEET	(42.555 ACRES)
OPEN SPACE (OUTLOTS) AREA = 820,684 SQUARE FEET	(18.840 ACRES)
FIRE STATION AREA = 68,324 SQUARE FEET	(1.568 ACRES)
INTERNAL RIGHT-OF-WAY AREA = 592,210 SQUARE FEET	(13.595 ACRES)
CITY ROAD RIGHT-OF-WAY AREA = 157,428 SQUARE FEET	(3.614 ACRES)
PARKING AREA = 31,846 SQUARE FEET	(0.731 ACRES)
TOTAL AREA = 3,524,210 SQUARE FEET	(80.903 ACRES)

GENERAL RESIDENTIAL (GR) ZONING AREAS

LOT AREA =	1,425,370 SQUARE FEET	(32.722 ACRES)
OPEN SPACE (OUTLOTS) AREA =	607,932 SQUARE FEET	(13.956 ACRES)
INTERNAL RIGHT-OF-WAY AREA =	393,175 SQUARE FEET	(9.026 ACRES)
CITY ROAD RIGHT-OF-WAY AREA =	78,282 SQUARE FEET	(1.797 ACRES)
TOTAL AREA =	2,504,759 SQUARE FEET	(57.501 ACRES)

URBAN RESIDENTIAL (UR) ZONING AREAS	
LOT AREA	= 417,480 SQUARE FEET (9.584 ACRES)
OPEN SPACE (OUTLOTS) AREA	= 224,579 SQUARE FEET (5.156 ACRES)
FIRE STATION AREA	= 80,560 SQUARE FEET (1.849 ACRES)
INTERNAL RIGHT-OF-WAY AREA	= 166,344 SQUARE FEET (3.819 ACRES)
CITY ROAD RIGHT-OF-WAY AREA	= 79,147 SQUARE FEET (1.817 ACRES)
PARKING AREA	= 51,341 SQUARE FEET (1.179 ACRES)
TOTAL AREA	= 1,019,451 SQUARE FEET (23.402 ACRES)

GENERAL RESIDENTIAL (GR) ZONING

MINIMUM LOT AREA

- VALPARAISO = 6,000 SQUARE FT.
- PROPOSED = 6,000 SQUARE FT.

MINIMUM LOT WIDTH

- VALPARAISO = 60 FT.
- PROPOSED = 60 FT.

MINIMUM SIDE YARD

- VALPARAISO = 6 FT. PER SIDE/12 FT. TOTAL
- PROPOSED = 6 FT. PER SIDE/12 FT. TOTAL

MINIMUM REAR YARD

- VALPARAISO = 25 FT.
- PROPOSED = 25 FT.

MINIMUM FRONT YARD

- VALPARAISO = 20 FT.
- PROPOSED = 25 FT.

MAXIMUM BUILDING COVERAGE

- VALPARAISO = 44%
- PROPOSED = 44%

MAXIMUM LOT COVERAGE

- VALPARAISO = 50%
- PROPOSED = 50%

TYPICAL VILLA LOT DETAIL

RIGHT OF WAY

6' B.S.L.

25' B.S.L.

60'

6' B.S.L.

25' B.S.L.

135'

TYPICAL 70' LOT DETAIL

RIGHT OF WAY

6' B.S.L.

25' B.S.L.

70'

6' B.S.L.

25' B.S.L.

135'

TYPICAL TOWNHOME LOT DETAIL

RIGHT OF WAY

6' B.S.L.

25' B.S.L.

12' B.S.L.

110' MIN

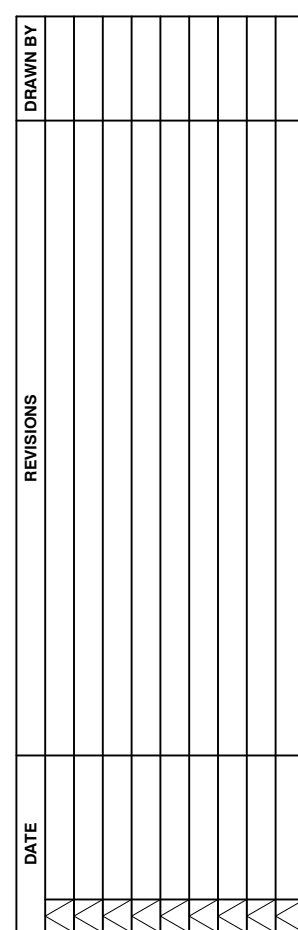
110'

30'

GRAPHIC SCALE

(IN FEET)

1 inch = 100 ft



Manhard
CONSULTING LTD.

One Ontario Place, Suite 2502, Unionville, L3R 9H9
Tel: 905.884.5550 Fax: 905.884.0395
E: info@manhard.com
Web: www.manhard.com

Construction Engineers • Water & Wastewater Engineers
Civil Engineers • Surveyors • Visual Resources Engineers • Environmental Engineers

MIDWOOD TERRACE
CITY OF VALPARAISO, INDIANA
SITE EXHIBIT

PROJ. MGR.: TMM
 PROJ. ASSOC.: MAP
 DRAWN BY: CMS
 DATE: 3/14/25
 SCALE: 1" = 100'

SHEET
1 OF 1
OLTPCIN02

Midwood Terrace Site Plan Description

Midwood Terrace is a proposed residential development project from Olthof Homes that will consist of a mix of single-family homes on 60 ft. and 70 ft. lots, as well as single-family attached front-loaded townhomes. The property will be partially rezoned to UR: Urban Residential and GR: General Residential to accommodate each product type that is proposed. Adequate drainage and detention facilities will be provided on site to handle all stormwater for the development. Open space with amenities will be provided for residents of Midwood Terrace and will be owned and maintained by the community HOA. There will also be a 2-acre parcel at the northwest corner of County Road 175 West and County Road 500 North that will be dedicated to the City of Valparaiso for a future fire station site. A site plan exhibit is attached with the annexation application materials.

The following breakdown represents the estimated value of the proposed improvements for the project:

Total Development Cost (No Land) = \$12,500,000

Roads = \$2,500,000

Water (IAWC) = \$1,500,000

Sanitary (Aqua) = \$2,000,000

Storm (City of Valparaiso) = \$2,500,000

Earthwork = \$1,500,000

Amenities = \$750,000.00

Other (soft costs + signs, erosion control, etc.) = \$1,750,000

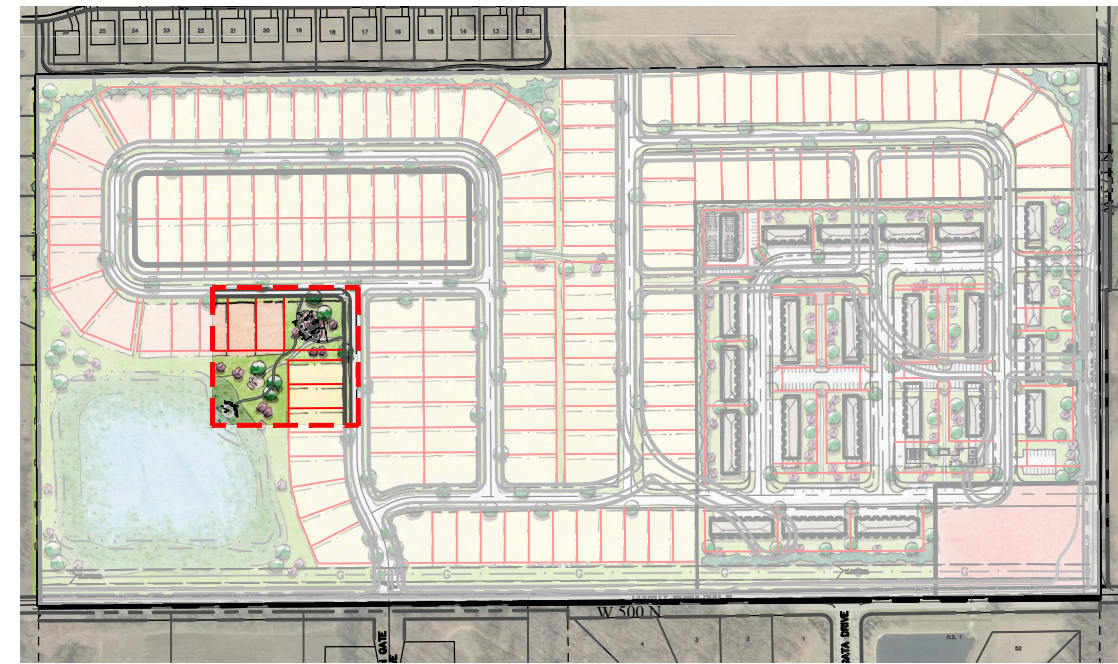
MIDWOOD
TERRACE



CONCEPT PLAN
PORTER COUNTY, INDIANA

03/27/2025

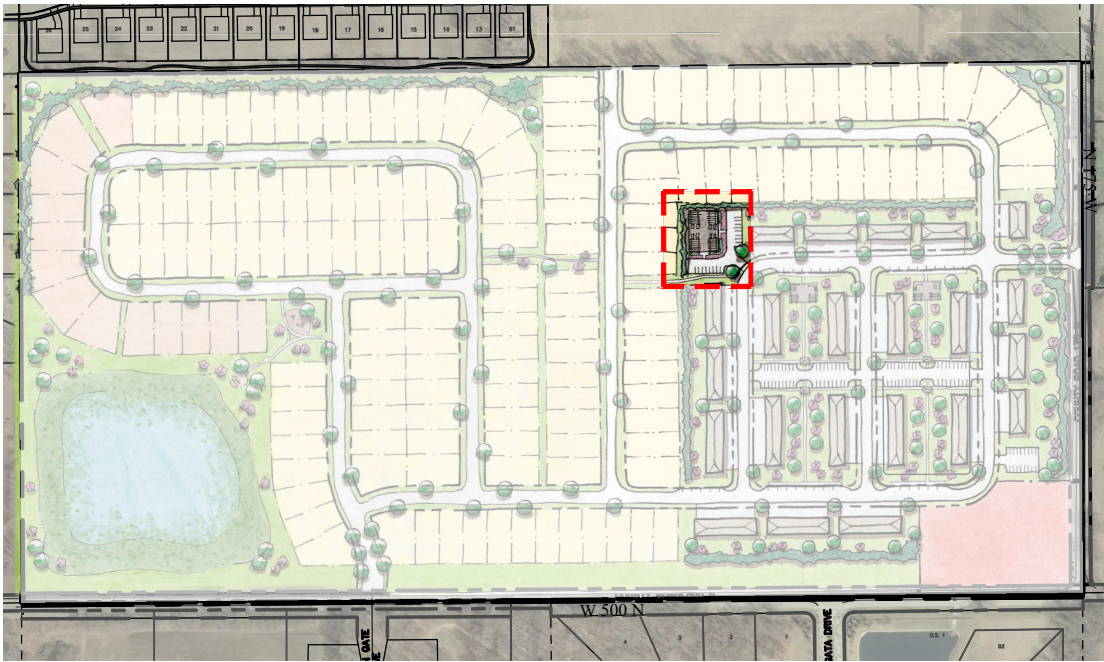




LOCATION MAP



EXAMPLE PLAYGROUND AREA



LOCATION MAP



EXAMPLE AMENITY AREA



EAST AMENITY AREA CONCEPT

PORTER COUNTY, INDIANA 03/28/2025

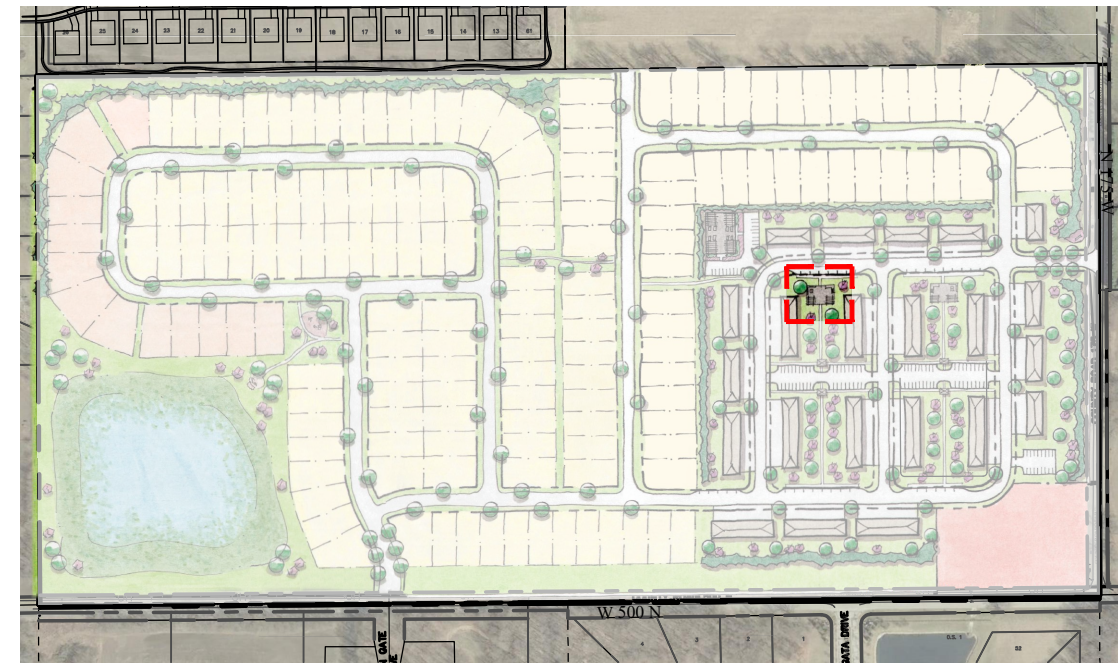
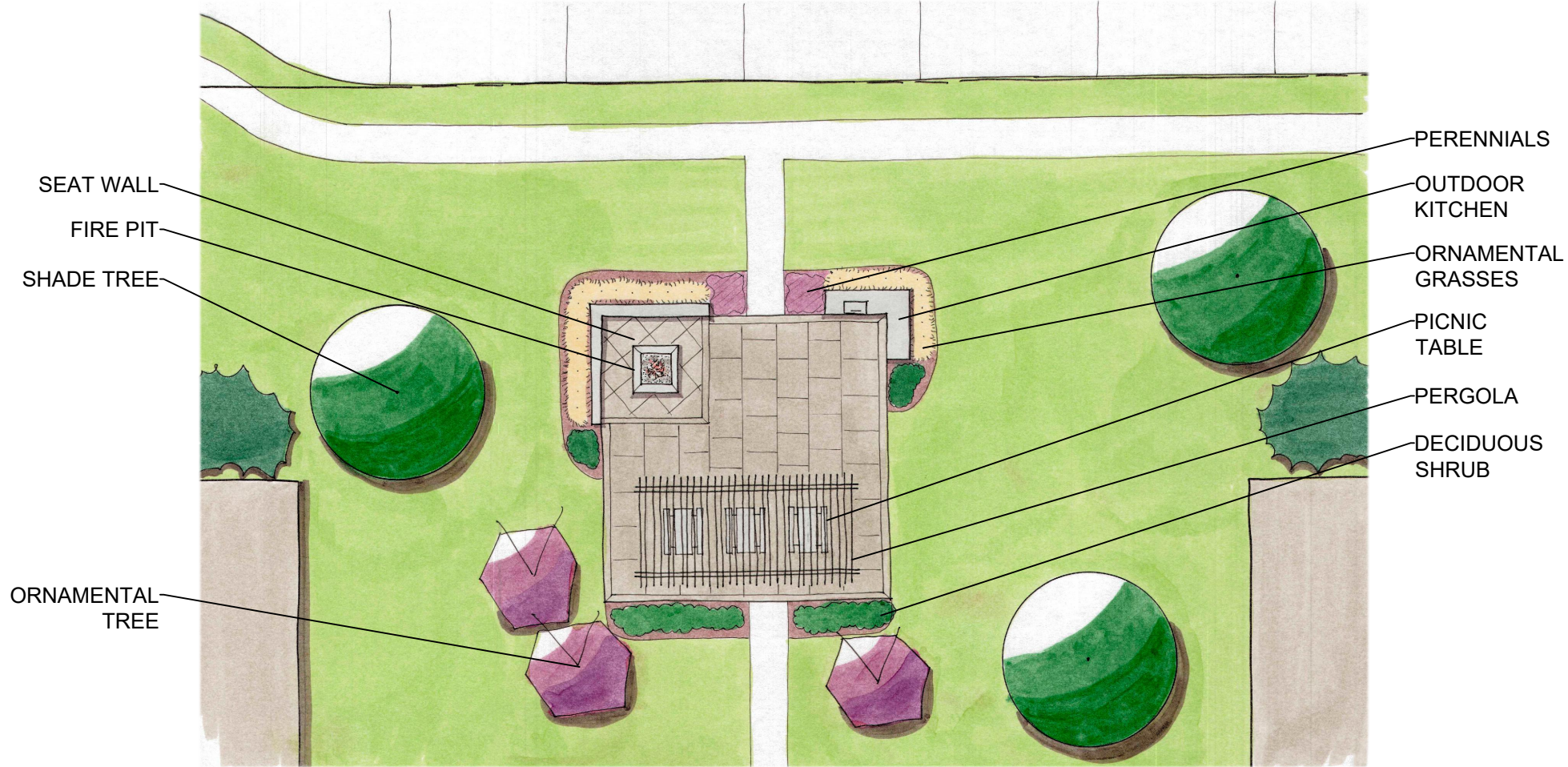
MIDWOOD
TERRACE



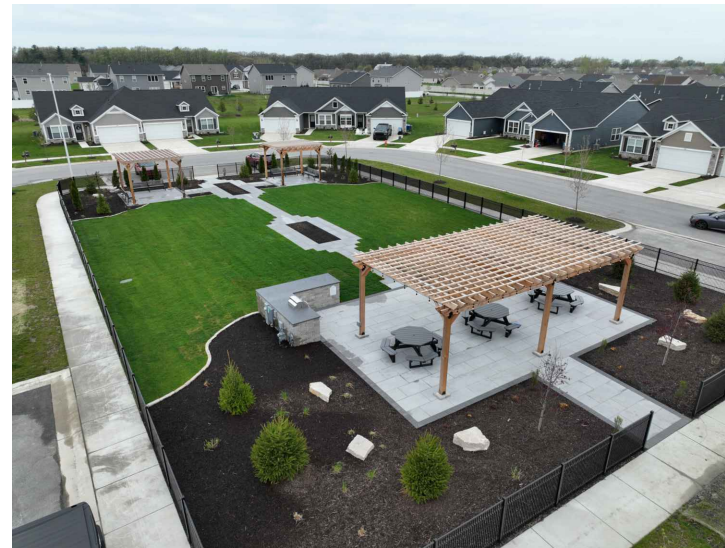
**Olthof
Homes**



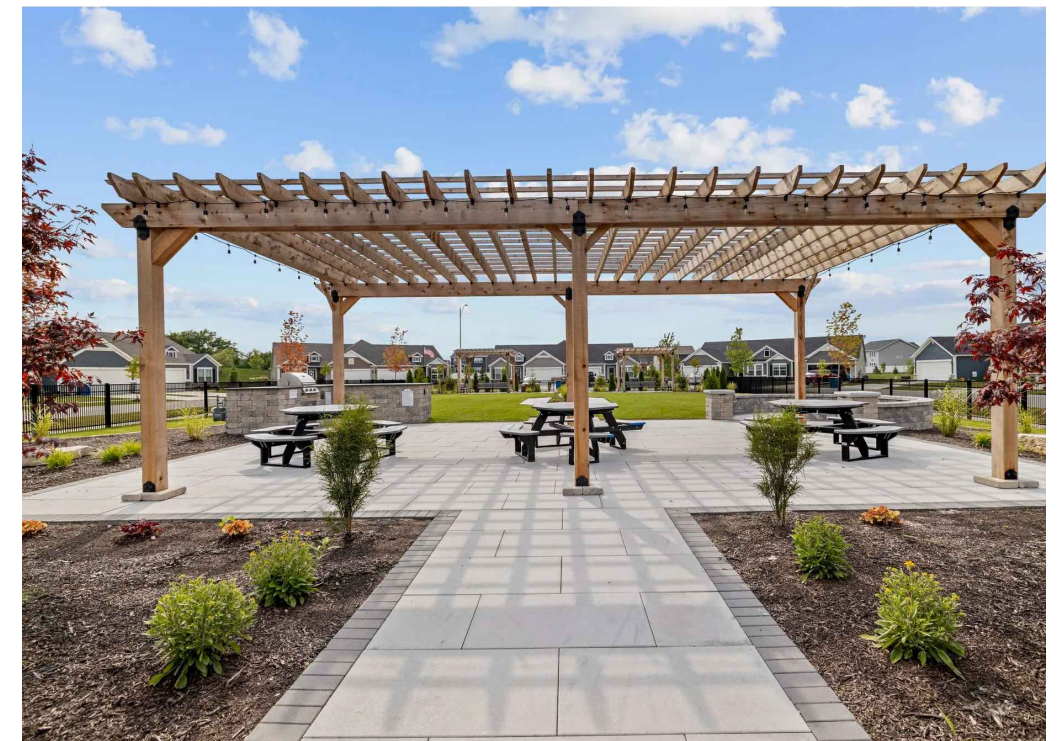
GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
WWW.GRWAINC.COM
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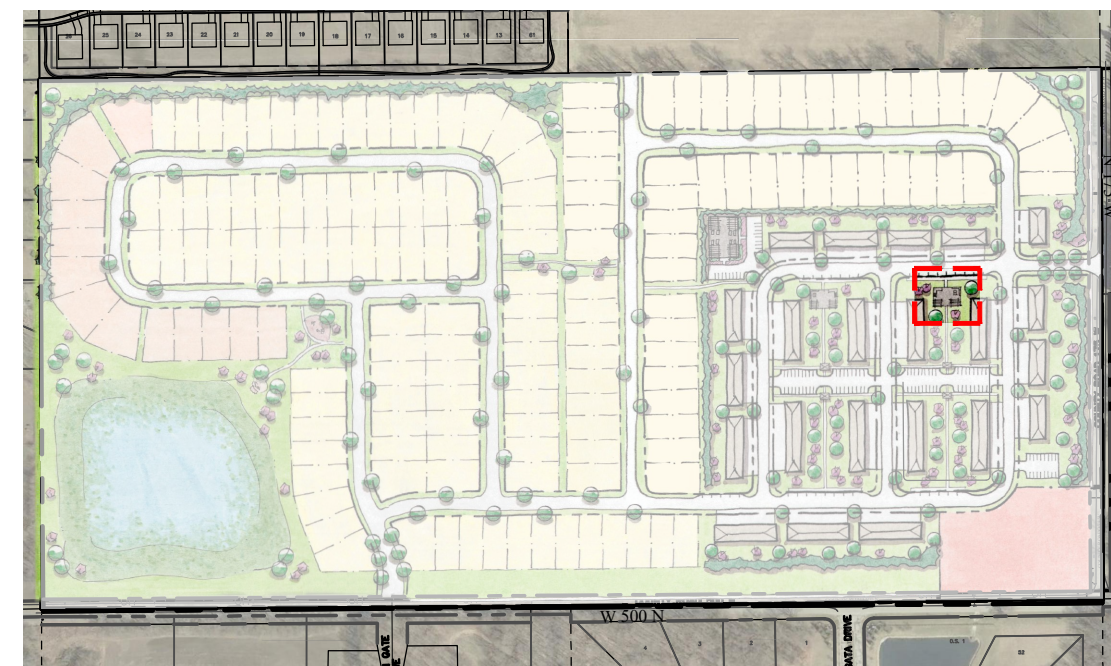
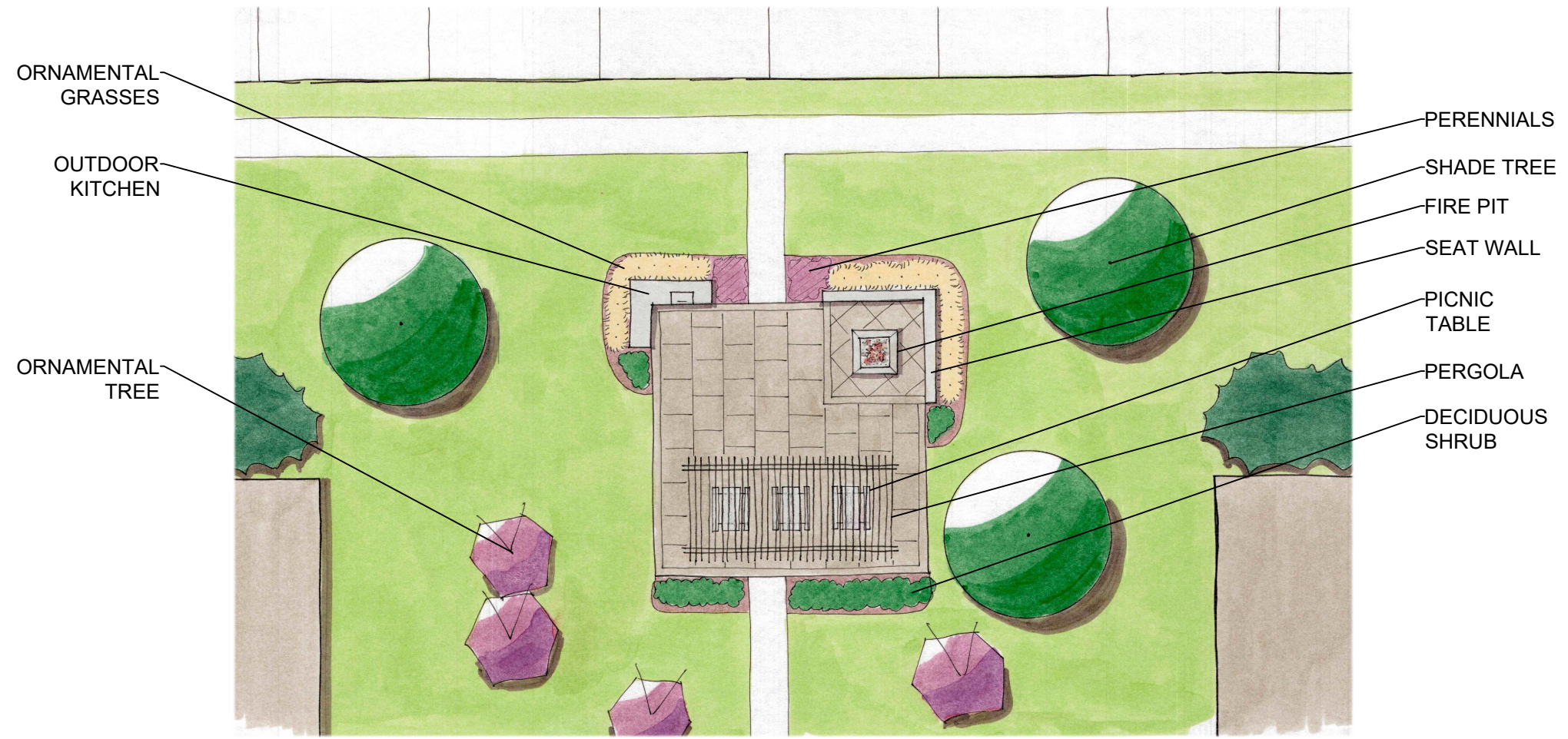


LOCATION MAP



EXAMPLE AMENITY AREA

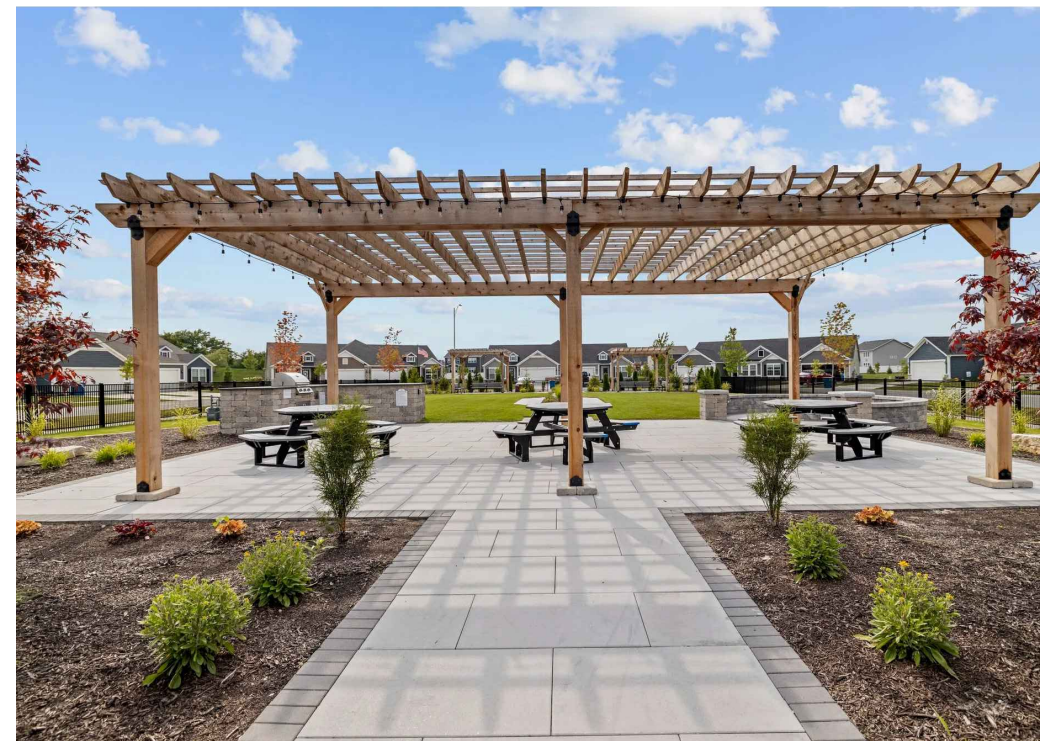




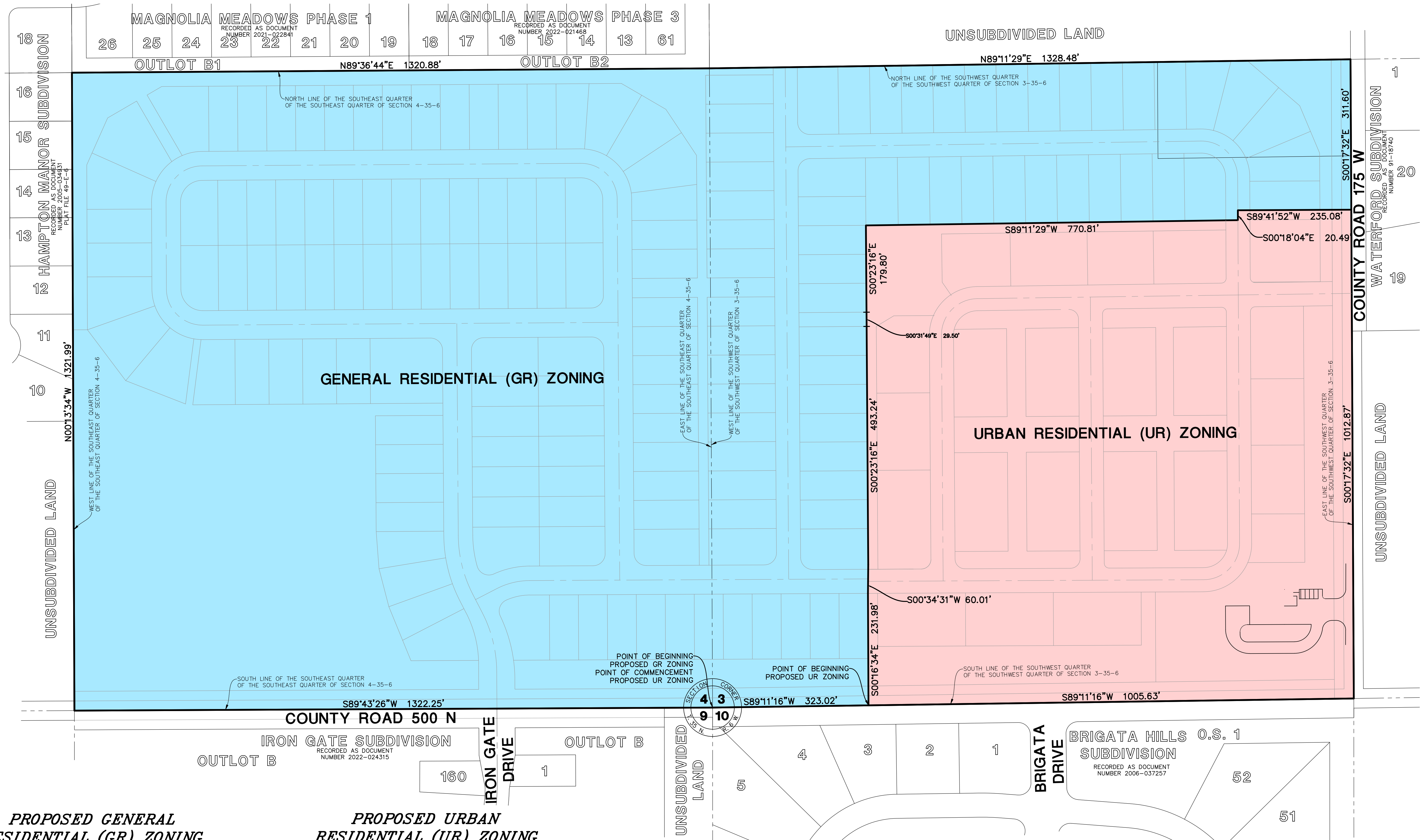
LOCATION MAP



EXAMPLE AMENITY AREA



ZONING EXHIBIT

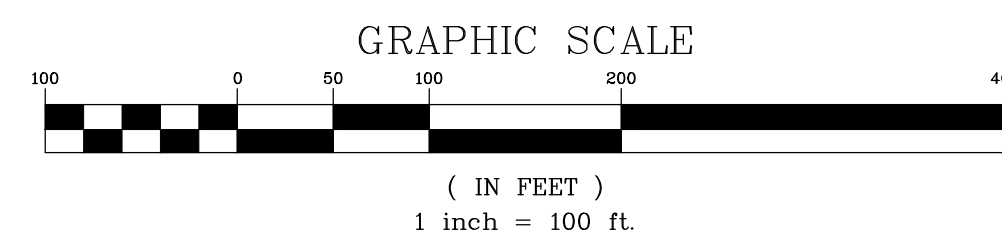


***PROPOSED GENERAL
RESIDENTIAL (GR) ZONING
LEGAL DESCRIPTION***

***PROPOSED URBAN
RESIDENTIAL (UR) ZONING
LEGAL DESCRIPTION***

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE INDIANA COORDINATE SYSTEM OF 1983, WEST ZONE, ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK

[illegible]

Manhard
CONSULTING

333 East Butterfield Road, Suite 600, Lombard, IL 60148
Cell Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
h: 630.691.8500 f: 630.691.3595 manhard.com

MIDWOOD TERRACE

CITY OF VALPARAISO, INDIANA

ZONING EXHIBIT

PROJ. MGR.: TM
PROJ. ASSOC.: JJD
DRAWN BY: PGA
DATE: 2/7/25
SCALE: 1"=100'

SHEET

1 OF 1

OLTPCIN02