

Long Range Planning

- 2000 University of Wisconsin – Extension
 - Community survey 687 respondents
- 2014 University of Wisconsin – Milwaukee
 - Community survey approximately 300 responses
 - Preliminary design ideas
 - Public meeting in 2015
- 2016 Kehoe-Henry
 - Credentialed engineers & architects
 - 2017 Planning meetings

Kehoe-Henry Tasks

- Develop a comprehensive long range plan
 - Condition assessments
 - Facilities upgrade or replacements
 - Golf course improvements
- Develop new community center building

New Community Center Building Advantages

- Increased Public Safety
 - Main entry drive farther from 12/67
 - Less traffic on Country Club Drive
 - Safer distance from road & drives
 - Adequate parking for group events
 - Accessible entrances & facilities

New Community Center Building Advantages

- Family gatherings
- Smaller receptions
- Morning coffee club
- Club meetings
- Association meetings
- Table games
- Yoga, fitness, Silver Sneakers

New Community Center Building Advantages

- Addresses Needed Facility Improvements
 - Code compliant mechanical & electrical systems
 - Energy efficient lighting & HVAC
 - Option for geothermal
 - Access for physically disabled
 - Improved food & beverage service
 - Maintain character of existing clubhouse
 - Improved visibility & value to community

New Community Center Building Advantages

- Re-purpose old clubhouse into Park Pavilion
 - Shelter for Picnics/ Cookouts
 - Family & Social Events for groups up to 50
 - Restrooms & Outdoor “Kitchen”
 - Yoga, Fitness, Silver Sneakers
- Other Activities
 - Association Meetings
 - Fundraising Events
 - Seminars
 - Volunteer Activities & Events

Planning Team

Kehoe-Henry & Associates

William Henry, Architect - PE

Daniel Kehoe, Architect

Master Planning / Architectural

Golf Course

Schreiner Golf, Inc.

Craig Schreiner, ASGCA, ASLA
Golf Course Architect

T.J. Emmerich Associates, Inc.

Tom Emmerich
Certified Irrigation Designer

Illinois Geothermal Engineering

Lon Hoover, PE
Well Consultant

Site / Civil

Cardinal Engineering LLC

Paul VanHenkelum PE, RLS
Civil Engineering

Scheel & Associates

Steve Scheel
Landscape Architect

Engineering

Liechty & Associates, Inc.

Randall Liechty, PE, LEED AP
HVAC Consultant

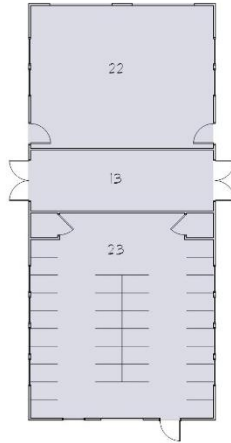
Czarnecki Engineering, Inc.

Alan Czarnecki, PE
Electrical Consultant

Stewart Design Associates

Rock Deering, FCSI
Foodservice Consultant





LEGEND

- 1) FOYER
- 2) COATS
- 3) FIREPLACE
- 4) LOUNGE
- 5) BAR
- 6) KITCHEN
- 7) PRO SHOP
- 8) SNACK AREA
- 9) OFFICE
- 10) SMALL CONFERENCE
- 11) LARGE CONFERENCE
- 12) WORK AREA
- 13) SUPPLIES / STORAGE
- 14) WOMEN'S LOCKER / TOILET
- 15) MEN'S LOCKER / TOILET
- 16) MEETING ROOM
- 17) OPERABLE PARTITION
- 18) BANQUET
- 19) PATIO
- 20) LOBBY / DISPLAY
- 21) WATER SAFETY PATROL
- 22) W.S.P. GARAGE
- 23) FULL CART / CLUB STORAGE



COMMUNITY CENTER PLAN



NORTH



OPTION B

7,000 SF.	CLUBHOUSE
1,750 SF.	GARAGE / STORAGE
8,750 SF.	FIRST FLOOR
3,000 SF.	BASEMENT
<hr/>	
11,750 SF.	TOTAL AREA



KEHOE-HENRY & ASSOCIATES, INC.

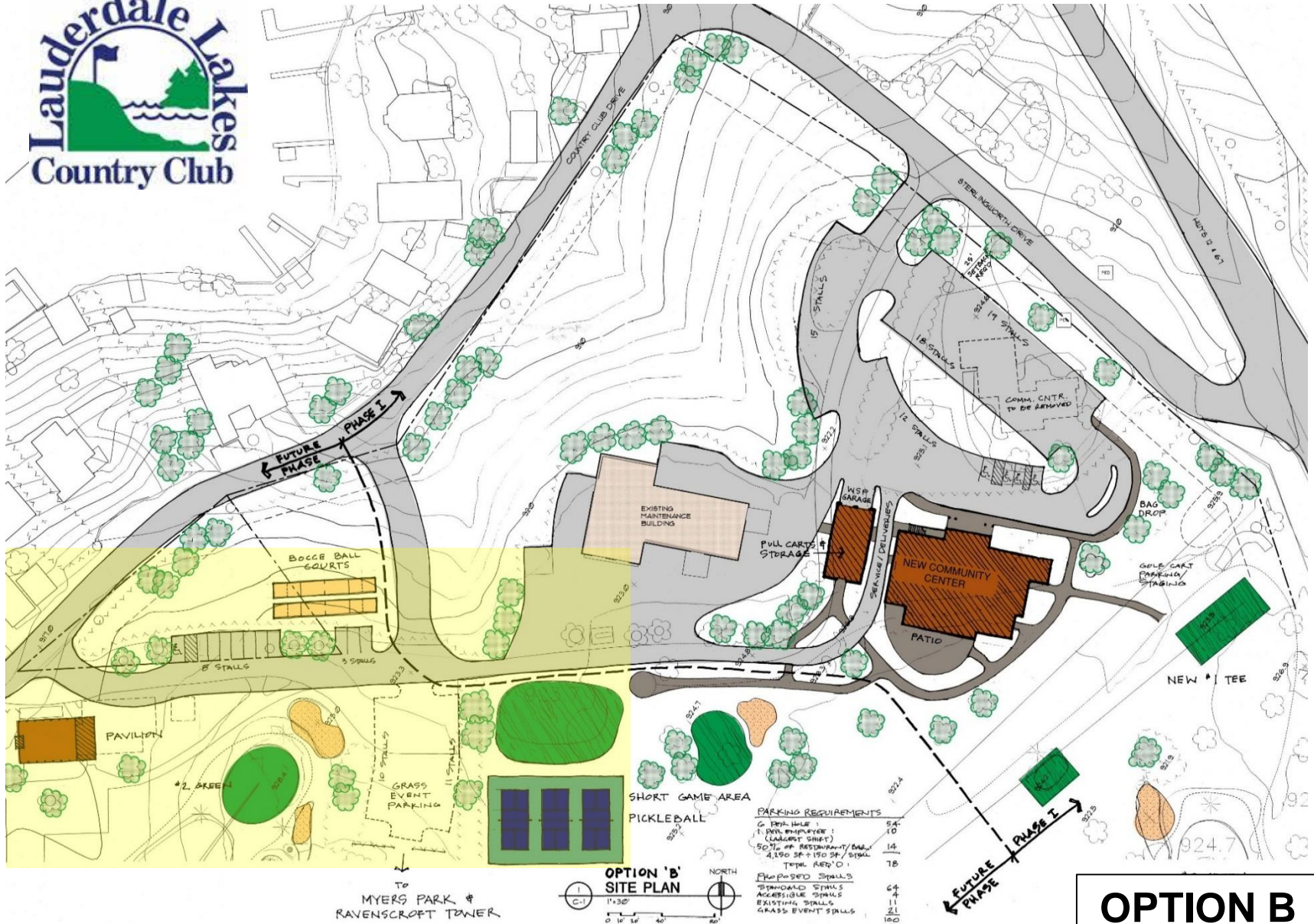
Architecture & Engineering

Elkhorn, Wisconsin



OPTION B

 **KEHOE-HENRY & ASSOCIATES, INC.**
Architecture & Engineering
Elkhorn, Wisconsin



PARKING REQUIREMENTS

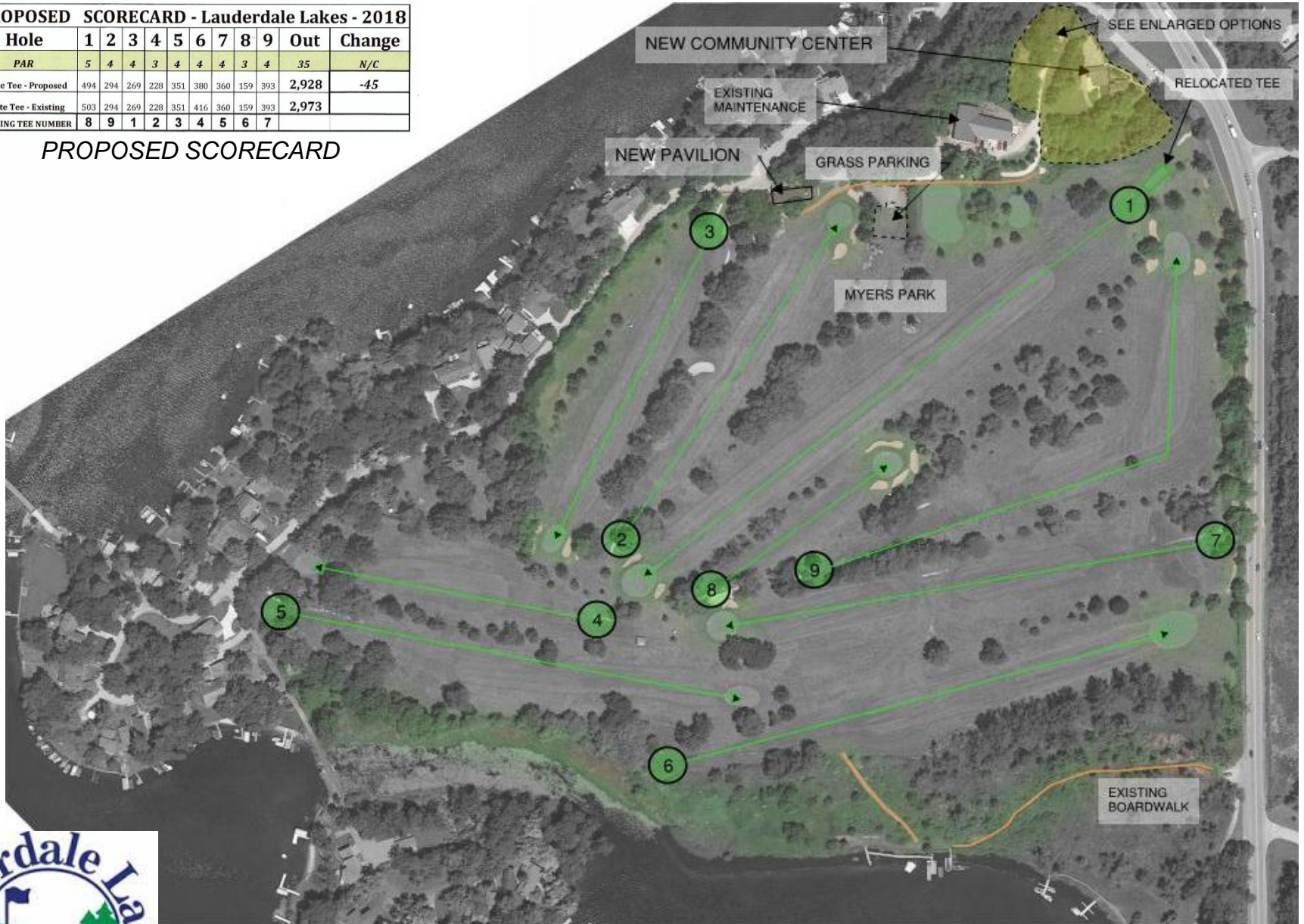
6 PER HOUR	54
1 PER EMPLOYEE	10
(LOADSHEET SHEET)	
50% OF RESTAURANT/BAR	14
4,190 SF + 190 SF / STALL	
TOTAL AREA 'D'	78
PROPOSED STALLS	
STANDARD STALLS	64
ACCESSIBLE STALLS	4
EXISTING STALLS	11
GRASS EVENT STALLS	21
TOTAL	100

OPTION B

PROPOSED GOLF COURSE LAYOUT – PHASE 1

PROPOSED SCORECARD - Lauderdale Lakes - 2018											
Hole	1	2	3	4	5	6	7	8	9	Out	Change
PAR	5	4	4	3	4	4	4	3	4	35	N/C
White Tee - Proposed	494	294	269	228	351	380	360	159	393	2,928	-45
White Tee - Existing	503	294	269	228	351	416	360	159	393	2,973	
EXISTING TEE NUMBER	8	9	1	2	3	4	5	6	7		

PROPOSED SCORECARD



PROJECT BUDGET SUMMARY

MASTER PLAN PHASE I

Site Development Work - Community Center:

Building Construction Work:

Building Construction Budget per Square Foot:

Foodservice & Beverage Equipment:

Total Construction Work - Community Center:

Total Construction Budget per Square Foot:

Site Development Work - Golf Course, etc.:

Total Phase I Construction Work:

Architectural - Engineering Fees:

Miscellaneous Costs:

TOTAL PROJECT BUDGET - PHASE I:

OPTION

'B'

**68 STALLS &
10,000 SF +
1,750 SF**

\$ 510,000

\$ 2,450,000

\$ 208.51

\$ 79,000

\$ 3,039,000

\$ 258.64

\$ 51,250

\$ 3,090,250

\$ 185,444

\$ 549,256

\$ 3,824,950



KEHOE-HENRY & ASSOCIATES, INC.

Architecture & Engineering

Elkhorn, Wisconsin



SCHREINER GOLF, INC.

Financing Impact on Property Taxes

Assumed Interest Rate (current prime): 4.25%

Assumed Term of Loan: 20 years

OPTION	TOTAL LOAN AMOUNT	ANNUAL LOAN REPAYMENT BY LAKE DISTRICT	ADDITION TO ANNUAL PROPERTY TAX BILL PER \$100,000 OF ASSESSED VALUATION <i>(See Note)</i>
B	\$ 3,812,145	\$ 283,272	\$ 48.25

Note: Based on 2016 property valuations for illustration only. Amounts will vary based on final structure of the loan, loan amount and interest rate.

Stated Another Way

If your 2016 property tax was \$10,000, here is how it was distributed...

TAXING JURISDICTION	2016 NET TAX
Elkhorn Area Schools	\$ 5,570.61
Walworth County	2,766.11
Gateway Technical	533.66
Town of LaGrange	418.39
CDEB Elkhorn Schools	355.86
LL Lake Management Dist	242.55
State of Wisconsin	112.82
TOTAL	\$ 10,000.00

IF your 2016 property tax was \$10,000 **AND** the Lake District had a Capital Project underway and had begun loan repayment ... **THEN** this is how much more your taxes would have been...

OPTION	TOTAL LOAN AMOUNT	ADDITIONAL 2016 TAX FOR LOAN REPAYMENT (See Note)
B	\$ 3,812,145	\$ 327.88

Note: Based on 2016 property valuations for illustration only. Amounts will vary based on final structure of the loan, loan amount and interest rate.