

John Wright

From: "John Wright" <jwright.townofnewglarus@tds.net>
To: "Travis Schreiber" <tsch2@vierbicher.com>
Cc: "Keith Seward" <tgdl@tds.net>
Sent: Tuesday, July 21, 2009 11:06 AM
Attach: Revised Darrow 090716.pdf; 0305_001.pdf; 0306_001.pdf; cruse csm.pdf
Subject: Bob Darrow development, Edelweiss Road
Travis,

I have attached several documents for you to review regarding the Bob Darrow project that has been proposed on Edelweiss Road. Keith has already introduced the project to you in part regarding the 100 foot minimum horizontal turning radius for the entrance to Phase I of the project if the road was to ever be dedicated to the Town.

Briefly, the history of the project predates our 1997 Ordinance which accounts for the existing lots being below the two acre minimum. Recently Mr. Darrow and his associates Ron Klaas of D'Onofrio, Kottke, and Associates and attorney Ron Trachtenberg have been granted a variance with fourteen conditions to reconfigure lots to the south of Edelweiss Road and subdivide the lot to the north (which is part of Phase II). One of the goals in accepting this variance is to move the proposed road that provides access to the lots in Phase I further east so that slope is reduced and sightlines are improved.

I have attached the two proposed CSMs which reflect recent changes in the configuration of those lots previously established and a map created by Mr. Klaas that shows the relationship of the lots in Phase I with the two lots in Phase II. Recently the Plan Commission has worked under the assumption that all eight lots will be part of an expandable condominium with no more than two attached condo units per lot for a maximum of sixteen units. Mr. Darrow and his associates have proposed a well to be shared by up to two lots (four units maximum).

Mr. Klaas' map also indicates where septic fields may be located in addition to drainage tubes upslope. Klaas' map, however, is not very detailed with topographic data although I have asked that he provide more information in that regard, specifically for the two lots to the north of Edelweiss Road as the lower elevation of those lots may need special attention with stormwater management issues. Darrow and his associates are working with the owners of the neighboring property (east and south) Fred and JoAnn Cruse to exchange property in order to make the changes to the access road to Phase I mentioned above (a scan of the CSM below Phase I owned by the Cruse family is attached). Mr. Klaas' map shows the original location of the drive that was established pre-Ordinance, the relocation further east on Darrow's existing land, and finally the relocation even further east which assumes an agreement between Darrow and Cruse. It is unknown at this time the route that underground utilities may follow.

It is my understanding that the stakes are currently marking the centerline of the access road to Phase I have been moved to the location furthest east requiring an agreement with the Cruses. The centerline between the two lots to the north of Edelweiss Road is also marked. Please let me know what additional material you may need from this office or what to request from Mr. Darrow and his associates.

Respectfully,

John Wright, Deputy Clerk-Plan Administrator
Town of New Glarus
(608) 527-2390