

June 17, 2009

Plan Commission & Town Board
Town of New Glarus

Re: Bob Darrow Lots

To The Commissioners & Board Members,

As you will recall from our Preliminary Consultations with the Town, Bob Darrow has 8 lots in the Township on Edelweiss Road, and would like to build duplex condominiums on these lots.

Currently, there are 7 existing lots on the west side of Edelweiss Road, and 1 larger lot on the north side. Per our discussions with the Town, Bob is proposing to adjust the configuration of these lots such that there would only be 6 lots on the west side, and 2 on the north side, maintaining the total of 8 lots.

To accomplish that, we have prepared 2 CSM's (attached). Please note that the first CSM reconfigures 3 lots on the west (and leaves 3 the way they are), while also shifting the cul-de-sac intersection with Edelweiss Road to the east in order to achieve better sight distance. The second CSM splits the large lot on the north side of Edelweiss into 2 lots. This will require a variance regarding size of the lots under the current ordinances, which we are requesting based on the fact that no additional lots overall will be created, and the total number of dwelling units allowed will be reduced from a maximum of 21 down to a maximum of 16 (2 per lot).

These 8 lots will be developed with one duplex condominium on each lot (although the condominium documents will maintain the flexibility of allowing a homeowner to build a single unit on a lot if so desired). Each lot will have its own private septic system. Wells will be shared by 2 lots. The cul-de-sac will be privately owned and maintained by the condo association, but the condo documents will specify that this cul-de-sac will be dedicated to the Town of New Glarus if the Town ever decides to make it a public road.

The proposed condominium will be what is known as an "Expandable" Condominium Plat. The 6 lots on the cul-de-sac will be part of the Phase I Condo, and the 2 lots north of Edelweiss in the Town of New Glarus will be part of the expansion area, along with the 5 existing lots that Bob owns in the Town of Exeter. Depending on market conditions, future amendments to the condo plat could bring in some or all of the expansion area.

We have met with the Town of Exeter Plan Commission and informed them of what Bob would like to do. Following that meeting, it was determined that the 2 lots in Exeter that are

south of Edelweiss Road have been restricted to single family homes, and duplex units would not be allowed. In addition, their Attorney Jeff Clark opined that the 3 lots north of Edelweiss Road would only be suitable for single-family homes as well, due to how their ordinances are written. While this issue is subject to some debate and has not been resolved, it nonetheless does not prevent us from including all of these lots in the "Expansion" Area. If duplexes are ultimately not allowed, the lots could still be part of the condo association, with a single unit condominium on them (should a homeowner wish to avoid any worries about snowplowing, lawn mowing, or building maintenance), or they could be sold as conventional single-family lots.

The Phase I lots on the cul-de-sac will have duplexes built within the allowable setbacks. Exact location, orientation, and architectural style will be resolved between the homeowner and Bob Darrow, who will have architectural review authority. In general, Bob anticipates a footprint of approximately 1500 square feet per unit, with earth tones used for the exterior. He is willing to restrict the 3 duplexes on the south side of the cul-de-sac to single story structures with exposed basements, since these lots are near the Military Ridge line.

Thank you for your consideration of this proposal. We look forward to the upcoming meetings to resolve any questions.

Sincerely,
D'Onofrio, Kottke & Associates, Inc.


Ronald R. Klaas, P.E.

CC: Bob Darrow
Ron Trachtenberg