

Golf Chalets at Edelweiss Timeline

LPC minutes, 090219

Discussion Regarding Development of Bob Darrow Property for Proposed Golf Chalets at Edelweiss. Chair Seward reported that the non-binding recommendation of the Plan Commission was shared with the members of the New Glarus Town Board. The Town Board was receptive to the non-binding recommendation for the proposed plan. Seward noted that Darrow and his associates have additional preparations to complete prior to seeking a variance to divide the lot to the north of Edelweiss Road. J. Freitag voiced some concern whether approval by the Town of Exeter would determine whether the plan would come to fruition. Wright noted that attorney Ron Trachtenberg had stated that he was going to create the Member Agreement for the Expandable Condominium, which he would share with the Commission members. Wright asked Chair Seward at what point this process would be considered a Major Subdivision for the purpose of establishing the start of timelines required in the Code and the collection of required escrow. Seward stated that it would be considered a Major Subdivision contingent upon the approval of the Preliminary Plan and after the issue of the proposed variance is resolved one way or the other.

LPC minutes, 090122

Discussion Regarding Development of Bob Darrow Property for Proposed Golf Chalets at Edelweiss. Mr. Klaas briefly recapped the most recent proposal previously referred to as Plan D. He noted that a survey crew reviewed the area. Deputy Clerk Wright forwarded the photos to the Commission members earlier in the week to review but did not reproduce them for tonight's meeting. Klaas showed the members the proposed relocation of the driveway further to the east on Edelweiss Road. Klaas assured the group that the curvature can accommodate the turning radius of a school bus (greater than forty-two feet) if the apron of the driveway is widened slightly where it meets the road. Ron Trachtenberg noted that the original Outlot A of the driveway and cul-de-sac did not indicate that the road was to be dedicated to the Town. Attorney Trachtenberg stated that redefining the existing configuration of the lots to match the proposed plan could be achieved through two Certified Survey Maps or a re-plat. Trachtenberg reviewed options as to whether the driveway remain private, public, private at this date to become public at some future date, or possibly be extended to the west if there is future development that requires that option. He further noted that the Town did not sign the document for Outlot A which describes the drive, which would indicated that it was not intended for Public Dedication. K. Seward asked how the roadway to the west would be handled. Trachtenberg stated that the property could be restricted from development or established as an outlot. Klass noted that if the roadway was to continue to the west his expectation would be that it would become a Town road instead of a private driveway.

Attorney Hustad asked about the map coded in green. Trachtenberg replied that it would be an outlot restricted from building owned in common by the association. Ott and Freitag agreed that the shift of the ingress to the east was an improvement. K. Seward noted that the turn around will need to be checked to make sure that it is of a diameter that is in agreement with the current standard in the Town Ordinance. Klaas noted that the property to the south of Edelweiss Road rises in elevation to the west and drops to the east, which prevents compliance with not building on the military ridge to the west; however, single-story structures are planned which would minimize their visibility. K. Seward noted that the current guide is to place where the foundation meets the ground on the highest point of the slope fifteen feet below the nearest ridgeline. Trachtenberg suggested that earthen tones could minimize the visual impact of these duplexes as well. Trachtenberg noted that the previous CSMs were signed by the Village and suspects that they will have to be consulted as well for approval of this new design proposal. D. Sherven asked if the proposed split of the Lot to the north of Edelweiss will require a variance. Mr. Klaas agreed, but the variance would favor the Town

by not developing the property to the density allowed by Green County. Seward noted that the proposed plan is to serve each duplex with a shared well and septic that would become the responsibility of the private owners to maintain rather than the association. Trachtenberg proposed that the septic and roofs should be the responsibility of the condo association and that a sinking fund could be established to maintain adequate funding for future expenses. Those who leave the association before the funds are needed would forfeit those monies.

Wright asked what relationship a single family dwelling would have in the condo association. Trachtenberg responded that traditionally their fees would be doubled to cover maintenance costs for common projects within the association. Darrow noted that he has a party who is interested in purchasing the first lot. Darrow plans on serving as the contractor to assure uniformity to the dwellings, which he can do until seventy-five percent of the units have sold. Trachtenberg noted under the law that after twenty-five to thirty-three percent of the units are sold a non-declarant homeowner must be on the association board. Klaas noted that if Phase I was slow to develop that Phase II could not take place or those lots could be sold for single-family dwellings. Hustad agreed that this was an option; however, if lots are slow to sell that the Town will not agree at a future date that any of those lots be allowed to be developed as tri or quadplexes.

Attorney Trachtenberg stated that he would welcome Town input regarding the Condo Association Agreement if requested. Seward stated that part of Darrow's plan requires a variance from the Town Board, yet the Condo Association Agreement must remain somewhat flexible to deal with uncertainties in the future; Seward was unsure whether the Town Board would be willing to allow flexibility within that Agreement. R. Reis noted that the Town lacks industry and commercial balance. His hope was that this expandable condominium would be for retirees. Darrow stated that it is likely that the property will attract retirees or empty nesters, but that the current economy prevents him from restricting anyone interested in purchasing. Attorney Trachtenberg noted that a municipality cannot require restrictions upon who may purchase property as a condition of approval under Federal law. Furthermore, Trachtenberg thought that the value of the improvement itself would offset the costs to other taxpayers for obligations to the School District. Darrow noted that he was considering including a two-year membership to the Edelweiss Golf Course with the purchase of a unit.

Chair Seward asked the members what they think the next step should be for Mr. Darrow and those assisting him. R. Trachtenberg stated that he is requesting an approval of the concept plan; J. Ott thinks that approving the variance for dividing the lot to the north of the road is required to approve the plan. G. Thomson made a motion for a non-binding resolution to the Town Board in support of the Darrow concept, not to exceed eight duplex structures for a maximum of sixteen dwelling units, an appropriate variance for the division of the lot to the north (accompanied by loss of one lot to the south), and acceptance of a neighbor exchange to shift the boundaries of the remaining lots to the south, per the attached; second by John Freitag. The motion was approved unanimously. Wright asked if all went well if this would then constitute a Major Plat which would then require escrow, time lines, and a Preliminary and Final Plat review. Trachtenberg suggested combining a Preliminary and Final together. Seward stated that certain time lines would preclude that option. Trachtenberg stated that he would be willing to waive the time constraints to combine the two.

LPC minutes, 080821

Consultation with Bob Darrow Regarding Proposed Plans for Golf Chalets at Edelweiss. Bob Darrow was unable to attend this evening but he sent two representatives in his place. Ron Trachtenberg introduced himself as the legal counsel who is representing the Darrows as a real estate attorney. R. Klaas from D'Onofrio, Kottke and Associates then presented a preliminary plan of the development, building upon the work previously done by Ken Sakai Design. The two then described a proposal to use the existing lots for a series of expandable condominiums on the existing lots that range in size from about .75 to 3.5 acres. The smaller

lots would have what appears to be free-standing homes yet would be part of a condominium association. Slightly larger lots would allow for duplexes whereas the large lots could accommodate triplexes. The largest lot on the other side of Edelweiss Road could easily accommodate multiplexes, but their preliminary plan is for quadplexes at that location. Klaas noted that Green County Zoning ordinances require lot sizes of 20,000 ft² per dwelling unit.

Trachtenberg explained that the plan is to allow market demand to determine the degree of development initially and that the expandable condominium concept allows the market to dictate when additional properties are added to the association. Trachtenberg further explained that this condo agreement would begin with one central lot that establishes the condo association and additional lands can be added by filing an Addendum to Plat and an Amendment to Declaration. This concept allows up to ten years to add land to the development. Trachtenberg noted that such a concept requires that land eligible to be included in the condo association be identified from the outset as well as the maximum number of units. This plan also allows for the possibility that a buyer might want to build a lot for a single-family home to be excluded from the condo association or for an owner to request that adjacent land defined in the initial plan as eligible for building be redefined through a declaration as being non-buildable.

R. Klaas shared photos of three-unit buildings with the Commission members present. He stated that the specific style has not been decided at this point and could range from a traditional Swiss chalet to a rustic lodge or cabin. These units would be potentially built into existing hillside with a low profile and a preference for joint driveway agreements. Seward appreciated their attempt to work within the recommendations of the Ordinance regarding avoiding visible rooflines along ridges. Seward, however, was uncertain about the preference of Green County Zoning regarding multi-unit dwellings. Seward asked Town Attorney Hustad his opinion regarding such multiple dwelling units. Hustad noted that the Town Code requires that new properties should resemble dwellings that already exist; although some duplexes have been allowed in the Town, no triplexes or quadplexes have.

Trachtenberg noted that the units could be designed to visually minimize their actual size unlike row houses and would have shared drives. He also explained that each unit would be approximately 1,800 to 2,200 ft². Marketing would be aimed at empty nesters and those who were in anticipation of their last child leaving home. Although these plans will not require a variance, Hustad still encouraged any plan go before the Town Board for their opinion. J. Ott noted that the existing cul-de-sac design is not desirable from a safety standpoint and questioned whether property to the west could be held in reserve to allow for the possibility for a through road in the future. Trachtenberg noted that this raises the issue of whether these will be public or private roads. One option he thought all parties should consider is that the roads be built to Town standards to then be dedicated to the Town when all work has been completed. K. Seward noted that some of the proposed units would be served by the New Glarus Fire Department although those in Exeter will be served by the Monticello Fire Department.

J. Ott expressed concern that Green County standards limit the number homes along a private drive; it was uncertain whether that limit was three or eight. D. Hustad recommended approaching Green County Zoning about recent changes they have enacted to their private road ordinances. Trachtenberg noted that the current drives have been grandfathered. It was further noted that there are sixteen proposed units on eight lots in the Town of New Glarus according to the preliminary plan that was presented. Trachtenberg noted that CSM 1906 contains one lot in New Glarus, the balance located in the Town of Exeter.

Trachtenberg believes the land upon which each unit is built cannot be privately owned by the individual condo unit owners; instead that land would be held in common as an undivided interest. Seward wondered aloud what the next step would be for Darrow and his representatives. Trachtenberg and Klaas will visit with representatives from Green County

and the Town of Exeter and then return before this body in two month's time with a refined concept plan. Seward asked Hustad if approval of this proposed plan, if it was introduced formally, would require a Public Hearing; his reply was only if the refined plan was requesting a variance. Ott expressed concern about the turns and slopes of the existing driveway design especially during the winter months.

Seward wanted to make certain that if this proposal were to be seriously considered that the language regarding maintenance of common wells and septic would need special attention in the condominium association agreement. Ott recommended that the units be designed with sprinklers; Trachtenberg stated that a well-designed and constructed firewall could serve the same purpose. It was noted that tonight's discussion did not constitute the submission of a plat so the clock has not begun to run. K. Seward recommended that Trachtenberg, Klaas, and/or Darrow should come before the Planning Commission with a refined concept plan when they next request to be added to a future agenda.

LPC minutes, 080717

Request from Ron Klaas of D'Onofrio, Kottke & Associates to reschedule meeting with Wright and Seward to Review Ordinances (7/14/2008). The previously proposed meeting date of Tuesday, July 15, 2008 was cancelled because of the unavailability of Bob Darrow. Currently Seward, Wright, and Attorney Hustad are scheduled to meet with Klaas, Darrow, and Attorney Jesse on Thursday, July 24, 2008 at 3:00 PM.

LPC minutes, 080626

Request from Ron Klaas of D'Onofrio, Kottke & Associates to meet with Wright and Seward to Review Ordinances (6/11/08). Wright read the attached email aloud from Mr. Klaas and Wright's subsequent replies to that request. After correspondence back and forth it was agreed that Seward, Wright and Hustad will meet with Klaas, Darrow and Vern Jesse (Mr. Darrow's attorney). J. Ott noted that the Planning Commission had insisted on a rationale for a variance that has yet to be seen to justify consideration for the Lots to be reconfigured. Elkins noted that use of open space on the Golf Course would be tantamount to transfer of development rights.

Ott stated the he could justify reconfiguring the current lots, not increasing the total number of residences. Hustad noted that they could possibly build duplexes (one owner, two occupants), but condos (two owners, two occupants) would require a variance. K. Seward cited a property owner within a mile and a half of the Village that wants to change a duplex into a condominium and must adhere then to the current ETZ Ordinances. R. Reis expressed concern that anything that is said in the meeting could be used by Darrow's attorney at a later date.

LPC minutes, 080515

Ron Klaas of D'Onofrio, Kottke & Associates Regarding Darrow Property. Seward stated that Klaas contacted him by phone and wanted to know about reconfiguring the lots as currently defined by CSM (1904, 1905 & 1906). Seward provided Klaas with a link to the Town's website so that he could review our Land **Division and Subdivision Ordinance**. Deputy Clerk Wright reported that he had subsequently contacted Mr. Klaas by phone. Klaas reported that he received information from Ken Sakai Design and is working with Darrow towards a similar goal of requesting a variance from the Town Board to approve single family lots that divide a duplex/condo style dwelling. The property is located across from the Edelweiss Chalet Golf Course with adjacent properties in Exeter Town. Mr. Klaas expressed an interest in consulting the Land Planning Commission at some future date.

LPC minutes, 070621

Update on Golf Chalets at Edelweiss. Chair Seward called Jon Stumpf of Ken Saiki Design notifying him that the Land Planning Commission determined that Darrow/Stumpf should appear before that body so that the Commission members could pass along a

recommendation to the Town Board regarding their request for a variance. Seward was then able to contact Bob Darrow who was not opposed to the idea, but was taking a second look at the feasibility of his proposed project.

LPC minutes, 070524

Update on Appearance by Jon Stumpf of Ken Saiki Design before the Town Board. K. Seward noted that at the last Regular Town Board meeting (070508) Jon Stumpf of Ken Saiki Design gave an update on the Golf Chalets at Edelweiss; Bob Darrow was not present. Seward noted that he had instructed Stumpf to request a variance before the Town Board as the next step of the process. Seward suggested that several reasons should be cited in this request for variance and that Darrow/Stumpf may want to seek legal assistance to guide them. Seward proposed that when Stumpf and Darrow make a presentation before the Town Board that members of the Land Planning Commission try to attend.

G. Thomson asked how much land had been designated as open space by the Edelweiss Golf Course. J. Ott stated that the properties in the Towns of New Glarus and Exeter were both divided pre-ordinance. If the plan was granted a variance by the Town Board the issue of open space, possibly defined on the Golf Course's property, might need to be addressed. D. Hustad read from the variance section of the Land Division Code and noted that the variance ruling is supposed to occur at approval of the final plat. K. Seward noted that he is trying to save Darrow the expense of filing a final plat prior to knowing whether the variance will be approved.

D. Hustad suggested that if the variance is granted, one of the conditions for approval should be for Darrow to go through the plat process for a major subdivision. Sherven and Hustad noted that Darrow's proposal might actually be less dense compared to the development that is possible within the existing lots. Because these lots were established pre-ordinance, they reasoned, duplexes and even four-plexes are possible. He noted that the only limitation on the pre-ordinance lots would be that they must be in keeping with the character of the neighboring properties. K. Seward wondered if it could be argued that their existing lots are pre-ordinance, but that the buildings would be post-ordinance and would therefore need to be built to current code standards. Seward asked Hustad to check into how strong the Town's code is on the question of single-family dwellings.

J. Ott stated that the Land Planning Commission should make a decision on this issue that they then pass along as a recommendation to the Town Board rather than the reverse. K. Seward explained that his rationale was to save a step by having the Town Board make a decision first regarding a possible variance so that Darrow knew which option he could pursue. G. Thomson noted that if the Town Board approves a variance, the detailed language that is required would prevent the Land Planning Commission from amending the Board's decision. G. Thomson made a motion to table this discussion until later in the meeting to allow the two other attendees to speak; John Ott seconded. There was no objection.

LPC minutes, 070426

Consultation with Bob Darrow and Jon Stumpf, Ken Sakai Design, Regarding Golf Chalets at Edelweiss. B. Darrow said that he approached both the Edelweiss Golf Course and the Town of Exeter Plan Commission and that their plan had been received favorably by both. J. Stumpf met with a representative from Green County to discuss the proposed plans and the location of the lots.

J. Stumpf presented an updated plan using satellite information to make his plan more specific. The outlines represent the building envelopes and the dark lines represent the shared drives. Through statements by Stumpf and through questioning by the membership, new facts arose about the project:

- Green County will not allow three single-family dwellings to be contained on a single lot (J.S.)

- Green County requested that the drives be public right of ways, meaning they would be Town roads, not private drives (K.S.)
- There are now six and a half lots proposed in the Town of New Glarus (D.S.)
- There is only one lot per townhouse so they will be treated like condominiums (G.T.)
- An association agreement between property owners will include provisions for the maintenance of the three joint wells and two septic fields (K.S.)
- The two utility structures pictured on the map will house the equipment used to monitor the wells and septic systems (K.S.)
- There is approximately 30 feet between building envelopes and approximately 40 feet between each townhouse (J.O.)
- The target date to break ground on the project is fall of 2007 (K.S.)
- Darrow owns five single-family lots in the Town of Exeter adjacent to the ones in the Town of New Glarus (G.T.)

The following is a list of recommendations made by the members present:

- An additional legal description was necessary to describe the specifics of the townhouse/condo approach (G.T.)
- The Association by-laws should include restrictions regarding potential fire hazards including green, maintained lawns and restrictions for burning trash (J.O.)
- An assurance that there would be adequate water pressure from the two wells to be able to fight a fire(s) (K.S.)
- A list of reasons to grant a variance of density and existing lot lines from the Town Board (D.S. and K.S.)
- The shared driveways would need to be built to Town road specifications (K.S.)

Darrow would like to have a list of concerns from the Land Planning Commission. J. Ott recommended that the plans include sprinkler systems because of the nearness of the buildings. K. Seward does not feel that there has been negativity towards the project, but the list of reasons for requesting a variance is a top priority. R. Reis asked if the neighbors would need to be contacted when the Town Board considers the variance. Seward asked Hustad if that phase requires a Public Hearing. Hustad stated that the issue could be divided into two phases: variance and Public Hearing, but in this instance he wondered if two Public Hearings might be preferable.

LPC minutes, 070215

Consultation with Bob Darrow and John Stumpf about updated designs for Golf Chalets at Edelweiss. At last month's meeting the Planning Commission had requested that B. Darrow should create a document that included legal language to formally request a variance if he was to pursue his proposed duplex design. One of the larger obstacles expressed by the Commission at the prior meeting was that Darrow's proposal re-divided the property that resulted in more building sites. B. Darrow stated that he was still refining the variance issues to present before the Commission. He reported that he will be going before the Exeter Town Planning Commission on Tuesday, February 20, 2007. After he spoke to Bill O'Connor, a member of the Joint Extraterritorial Zoning Commission who represented the Town of Exeter, it was Darrow's impression that they were very receptive to his plan. Darrow went on to state that he would also be meeting with the Board of Directors from the Edelweiss Chalet Country Club the same night.

Duane Sherven asked if Darrow or Stumpf had checked Green County Codes or Ordinances yet. They agreed that they had read those documents, but had not yet spoken with the Zoning Administrator. Sherven stated that he had spoken to Adam Wiegel, Green County Zoning Administrator, and that he had questions. Darrow agreed that he would speak to the County, but thought it more appropriate to get approval of the preliminary plan from the Planning Commission first. Darrow's next steps, he stated, was to work on the variance request and to have an Engineer and Surveyor create a plan to scale.

Jon Stumpf of Ken Sakai Design presented preliminary images of how he visualizes the exterior of the duplexes would look and how they would be located along the slope. B. Elkins asked for further details concerning the upper illustration; Stumpf explained that the structure on the left is the house and the roofed structure on the right is an attached garage. The structure between the main floor of the house and the lower level that is built into the slope is a deck. The vertical structure between units is a chimney. Darrow cautioned that these were preliminary drawings, not to scale, and that more detailed plans would follow if he was encouraged by the Planning Commission.

D. Sherven asked if all the properties in the Town of New Glarus would be contained on a single CSM. Stumpf wasn't sure, but knew that it would have to be replatted from the original configuration so that each house sat on a lot and that the surrounding common area would be defined. Sherven asked if that meant that each house would have a separate CSM to which Stumpf agreed. Seward thought that although the proposal is intriguing, it requires replatting the lots which had been grandfathered in pre-ordinance which would now make it a post-ordinance project. As such it would need to adhere to those new guidelines regulating clustering and density. J. Ott thought that this project was laid out much better than the original configuration, but did not mean that to suggest his approval of the entire project; many questions still needed to be addressed to convince the Planning Commission that a variance is warranted. Darrow agreed to speak to a representative from Green County Zoning before appearing before the Commission again next month. He would also be able to report on the meetings with the Planning Commission of the Town of Exeter and with the Board of Directors from Edelweiss Chalet Country Club.

LPC minutes, 070125

Consultation with Bob Darrow for Proposed Property Improvements of Edelweiss properties and Jon Stumpf from Ken Sakai Design. Chair Seward stated that B. Darrow had come before this Commission in November of 2006 for a consultation regarding his properties located near the Edelweiss Golf Course. Those seven properties within the Town of New Glarus were established pre-ordinance and as such are exempt from the 2 acre minimum for a building site. B. Darrow informed the Commission that in the past 60 days his plans have changed considerably. He has been working with Ken Saiki Design of Madison. Darrow's proposed development is designed around a theme. The name of the proposed grouping of improvements is the Golf Chalets at Edelweiss. Darrow presented examples of local architecture whose style he would like to emulate. He feels this style would be marketable and would make an attractive addition to the community. Darrow introduced the Architectural Designer from Ken Saiki Design, Jon Stumpf.

Stumpf stated that the location of Darrow's land is ideal because it overlooks the Edelweiss Golf Course and the Village. Stumpf used the concept of clustering to visualize improvements to the land that don't stress property boundaries. The design team wants to avoid the parceling of the land and building tall homes at the top of each high point. They are working to preserve the rural bluffs along the ridgeline. The highest point is about 1,020 feet. The design calls for the peak of the roofs to be below the ridgeline. He proposed 6 duplexes and 3 single-family dwellings. The yards would form an approximate perimeter of 30-40 feet around each building site. The property beyond each perimeter is to be held in common and would allow for a series of trails. Stumpf also proposed to consolidate septic systems and wells. By designing the units as a whole it minimizes the potential problems with water runoff and erosion. The plan is divided into West and East Neighborhoods. Darrow has a total of 22.5 acres in New Glarus and Exeter combined. Eight of the lots are in the Town of New Glarus. The black boxes on his supplied diagram represent existing structures. Instead of having a series of individual driveways there will be two crossing drives that serve all the dwellings.

K. Seward sees the described septic system as being a custom system on the shallow bedrock that would require maintenance over the years. Darrow introduced Mike O'Connell of Mount Horeb Plumbing, Inc. to explain the septic system. Mike thinks that the septic would most likely be a mound system. It would essentially be a mini-sewage treatment facility that would pre-treat the water. In Dane County an agreement is required among the residents and an annual inspection is required. Stumpf described a system that he had installed in Minnesota that is essentially a sealed wetland whereby plants break down the sewage. Seward asked if there would be an association and, if so, would it include snow removal, mowing and maintenance of the sewage system and well system. The system is designed to accommodate the number of bedrooms in the design. B. Elkins asked if the capacity would accommodate future additions. Stumpf replied that approximately double the land for the septic system would be set aside to allow for future needs.

Seward asked if the original property lines would disappear: Stumpf confirmed. B. Elkins asked if the entire project would be supervised. Darrow stated that he plans to build 2-3 structures initially that he will oversee from beginning to end. Stumpf said the proper term is a duplex condo. Each residence as proposed by Stumpf, would sit on its own lot, so each duplex condo is on two adjacent lots. Seward sees the density issue as being the problem and to approve it would require a variance from the Town Board.

D. Hustad stated that originally there were 11 lots and now there is a request to create 14 lots. Originally there were 8 lots to the west of the line that divides the Town from Exeter. There had been 3 lots in Exeter that has now been increased to 5 after a recent purchase. Hustad noted that on the New Glarus side there was the possibility of 8 single-family dwellings but now what is being proposed is 7 duplexes instead. Elkins wonders if the old lots were to be abandoned, wouldn't a variance then be required. Hustad doesn't see a problem with erasing old property divisions as much as the issue of creating additional building sites. Seward wondered if the Golf Course would be willing to deed restrict property to maintain adequate open space. J. Ott thought that the golf course was approximately 160 acres in size. The members expressed concern that there is a provision for a throughput to the property from Valley View Road for emergency services. Ott noted that the golf course is located in the Belleville District but served by Monticello for fire protection as an agreement with Monticello and New Glarus Services. New Glarus Services does not perform fire inspections in that area.

Seward asked who the target market for the Golf Chalets at Edelweiss would be. Darrow figured about 75% of the sites would sell to people from the New Glarus area. Darrow considers that most of the properties would probably sell to 50-55 year olds. Elkins asked whether the structures would be single or two-story. Stumpf plans for a walkup design because they are built into a hillside. Darrow plans for the basements to be unfinished, with the potential for becoming bedrooms in the future. Elkins thinks a limit has to be set on the total number of bedrooms so that the sewage system doesn't have to be redesigned in the future if it were to exceed the designed capacity.

D. Sherven noted that duplexes were allowed prior to the current ordinance but there was only one owner and one renter. Seward stated that the next step would be for the Planning Commission to consider the variance question regarding the change from the original 8 building sites to the duplex-condo concept that proposes more properties. Hustad sees no problem with establishing single-owner duplexes other than the response of the neighbors. Hustad said that the first step is a variance request and then a public hearing. Hustad cautioned that it would set precedence and that the reason given for a variance cannot be based upon economic rationale. Hustad also notes that the cluster concept as defined by the Town is very specific and that the design team's use of the term to describe their grouping does not fulfill the formal requirements established by the Town.

Seward asked Darrow and his design team to come before the Town Board to seek a variance and that the language in the request should make a compelling argument in favor of the variance using appropriate legal language. J. Ott would also like to know what the Town of Exeter thinks of the plan. The property is within the Plat Review area of the Village, but outside of the ETZ. Members voiced their individual concerns that were non-binding. Darrow agreed to speak to the owners of the Golf Course, the neighboring property owners and Exeter Township and then will request another consultation with the Planning Commission at a future date.

LPC minutes, 061214

Discuss Proposed Development of Darrow property. B. Darrow reported to Deputy Clerk Wright by phone about his work with Ken Saiki Design, Landscape Architects located on S. Paterson Street in Madison, WI. Mr. Darrow has passed along the documents provided by the Town to a team at Saiki Design who are studying our ordinances, the ordinances of Green County and the nature of the site. By studying the website and speaking with Jon Stumpf by phone Deputy Clerk Wright found that this firm: works with builders and designers as a team to build structures that fit the site; and landscapes the building site to bring out the nature of the neighborhood and/or natural surroundings. Darrow and the Sakai team are considering all possible housing options including single family, condos, townhouses and duplexes. They are aware of the current 2 acre minimum for a building site mandated by Town Ordinance and are studying options for combining some parcels together. It was noted that these properties were divided pre-ordinance and as such are not bound by the current size minimums. Mr. Darrow would like for the Town Office to contact him when the Land Planning Commission sets the January meeting date and hopes to present some preliminary plans at that time.

K. Seward thinks a possible sticking point would be the acceptance of condominiums, duplexes or townhouses. D. Sherven said that with a condominium the property is not a split. D. Hustad said the CSMs he has studied for condos show a split down the center of the property. D. Sherven feels that the county will issue building permits and zoning and that this Commission has little say in the process. B. Elkins sees no conflict in being more restrictive than the county.

LPC minutes, 061116

Discussion of Edelweiss development and consultation with Bob Darrow. K. Seward explained that the eleven lots around Edelweiss Golf Club were purchased about 3 years ago by Mr. Darrow. Eight lots are in the Town of New Glarus and three are in Exeter Township. The Certified Survey Maps for these properties were created in the mid-1990s and pre-date the 1997 adoption of the Land Division and Subdivision Code Ordinance. B. Darrow originally intended to develop the lots for single-family dwellings. However, according to Mr. Darrow, the current housing market is not favoring single-family dwellings so he is now interested in selling parcels for duplexes or condos and wants to consult the Land Planning Commission about this possibility.

K. Seward explained that the current ordinance is based upon the concept of density and that building permits are issued based upon a density factor. The ordinance uses 35 acres as the divisor for determining how many possible building permits could be issued for the development of a property. K. Seward went on to describe the concept of clustering that limits the development on properties to single-family dwellings. Chairperson Seward went on to explain that appearing before the Land Planning Commission is just the first step in a process including any requests for granting a variance to the current ordinance. Ultimately the final decision would be made by the Town Board after a public hearing at which neighbors impacted by this proposal can express their concerns or support.

Dale Hustad, attorney for the Town of New Glarus stated that a condo would require dividing the property into two separate lots which is prohibited by the current ordinance. D. Hustad

went on to explain that duplexes are not strictly prohibited by the ordinance, but one of the provisions states that the character of the neighborhood must be considered in a new development. According to the most recent revision of the ordinance, the Land Planning Commission shall (instead of may) consider a set of criteria with proposed developments. What is decided with this issue, he feels, could open the possibility that others may request the same.

J. Ott pointed out that only one of the lots is larger than two acres, at 3.05 acres. The minimum lot size, according to Town Ordinance, is two acres for a residence. B. Darrow stated that his understanding of a condo is an association that takes care of services such as mowing and plowing where the property itself is not split, but is owned jointly. D. Hustad stated that his understanding of a condo is a group of individual owners of property who also own a property in common. B. Elkins asked if a duplex owned by an individual who lives on one side would constitute one split? D. Hustad confirmed that to be the case. B. Elkins expressed his concern that if such a development was to be sold in the future that the new owner might pursue further splitting the property. D. Hustad said that he could see two owners potentially wanting to own each side of the duplex property.

J. Freitag questioned if the land newly annexed by the Village for the Brewery would bring the property in question within a half mile of the Village's boundary. K. Seward said that it is not. J. Ott pointed out that the extension of the Village plat boundary does not mean that the Extraterritorial Zoning boundary grows as well. R. Reiss noted that the Town's ordinance is intended to promote single ownership of property. J. Freitag wondered how the Planning Commission would describe the character of the neighborhood. It is unusual because it is located at the edge of the Town and is bounded by the Edelweiss Chalet Golf Course, Inc. to the north and east and the Fred and JoAnn Cruse properties to the south and east. R. Reiss realized the appeal of locating a condo next to a golf course and although the Planning Commission has not dealt with this situation previously thinks it merits discussion. K. Seward said that roads would become one of the major issues in determining how the property can be developed. K. Seward requested that B. Darrow secure a contour map to present before the Planning Commission and to contact the EMS and Fire Services will need to review proposed roads for safety and access. K. Seward also noted that sight lines will also need to be considered.

D. Hustad warned that any decision made by the Planning Commission and ultimately the Town Board would need qualifications so that it does not create future problems from other property owners wanting to request the same treatment. B. Darrow says that securing a contour map would not be a problem and any steep drive could be re-graded. Ultimately he wanted to know whether he should pursue his plan or abandon it. The members recommended that B. Darrow do a minimal amount of planning to present to the Land Planning Commission at a future date to consider his proposal more fully. The Commission members expressed that they do not oppose Mr. Darrow's concept; they simply need a more concrete plan with supportive information. J. Freitag asked D. Hustad if smaller lots could be combined to accommodate a duplex. D. Hustad did not see a problem combining properties; further subdivision of the current properties, however, would be problematic. B. Darrow agreed to return before the Commission with preliminary plans at a future date. The Deputy Clerk will send a copy of the Ordinance for Minimum Highway Design Standards, Driveway Permit Ordinance, Driveway Procedure Checklist, Driveway/Access Verification Certification, and Land Division/Subdivision Code information to Mr. Darrow by mail.