

## Excerpts from 091217 Village Plan Commission

### REVIEW: CONCEPT PLAN FOR REVISION TO NEUCHATEL SUBDIVISION

Sherry Wilde came before the Commission with a revised concept plan for the Neuchatel Subdivision. Ms. Wilde is proposing to reduce the approved development of 91 lots to 18 lots, varying in size from 1.5 – 2.5 acres. She originally had planned on a development similar to the proposed concept, but the Town of New Glarus wasn't in favor of it at the time. She then had the property annexed into the village. Also being proposed is that the lots be served by private wells and septic tanks rather than public water and sewer. Ms. Wilde stated that to extend public water and sewer to the 91 lot development it would cost \$1.8 million dollars. At this time it isn't economical to proceed with the larger development. She is more comfortable developing the 18 lot concept. She noted that the size of the lots fit in with the surrounding properties in the area. Ms. Wilde distributed an aerial map showing the area. All the lots would be single family homes. Administrator Owen requested Village Attorney Larry Bechler to provide a review of the proposed concept. Comments received from Attorney Bechler (dated 12/15/09) noted that there is several provisions outlined in the Village's subdivision ordinance that public water and sewer be provided.

A variance would need to be granted by both the Plan Commission and the Village Board to allow for the private wells and septic tanks. Attorney Bechler also recommended a dedication of land for park or conservancy area. Ms. Wilde indicated that private wells & septic systems are easier on the environment. She also feels that the development could bring \$8 million dollars in assessed value to the village's tax base. Ms. Wilde stated that her two options at this time are to either apply for a variance to allow for the private wells and septic systems or to pull out of the village and develop within the ETZ requirements. Consensus of the Commission is that the subdivision ordinance needs to be followed and that the ETZ requirements need to be researched if the development would revert back to the Town. Chairman Salter also noted per Attorney Bechler's comments that the Water Utility's PSC tariff would also need to be looked into regarding connection policies for new developments. The Plan Commission agreed to continue discussing the concept plan at the February 2010 Plan Commission meeting after the subdivision and ETZ ordinances are reviewed further. Ms. Wilde agreed to return in February.