

Requested & Required Attachment

Required Attachments

1. Narrative describing the subdivision with respect to the following matters:
 - a. Existing use of property within the general area of the property in question.
 - b. Citation of any existing legal rights-of-way or easements affecting the property.
 - c. Existing covenants on the property.
 - d. How the applicant proposes to meet the parkland dedication requirement
 - e. Any other proposals, such as parcels of land intended to be dedicated, conveyed or reserved for public use.

Proposed Narrative:

Alliance Holdings, LLC has a pending contract for sale to the Green Tree Companies for its **vacant parcels** along and near the Villages northern boundary. Three of the parcels are heavily wooded and or have some wetlands and some parcels have shape challenges but are developable and designated in the Villages (SF) zoning for single family homes. The developer has presented and some actions have taken place regarding this and a previous developers proposals including a much denser development with public sewer and water that became unattainable even with Village participation. Green Tree has worked with Marathon County regarding private water and sanitary lots for this area and roadways as shown will be dedicated to the Village. The Developer plan calls for 1 ac or larger Lots. Currently from Title company review no covenants and easements are shown on the parcels to be developed. The Seller is providing a Village approved gated with Knox box key controlled Emergency Access road from the Village existing dedicated right of way in the north-east corner of the property and has made provisions for a future access to developable property to the south and east. The developer intends to pay the parkland fee as several parks are nearby and this may provide funding for improvements at those parks if the Village so chooses. Storm water pond and plans are in process and a situation with a neighboring property Owner seems to be resolved to the best of the Sellers and Developers ability.