

PROPOSAL ONE

Attached is a Google aerial map of the Eder Farm. The approximate 53 acres is subdivided into ten five-acre parcels and two smaller remaining parcels, all within the current zoning restrictions. Each of the five-acre parcels is roughly 617 feet in length and 336 feet in width. By example, the four parcels on the south side of Greenbrook mirror the four parcels in place and built out on the north side.

The two parcels to the east are in the two-acre zoning creating two smaller buildable parcels. In all, there are twelve buildable lots under the current zoning restrictions.

The white strip forming a U would be a planned road ~ 2,600 feet in length. It may be used to provide sewer and electric to the edge of each parcel. Assuming \$200 per foot to lay sewer and a road, it would add approximately \$50,000 in value to each parcel.

A five-acre parcel along Brown Deer Road, a short distance west of the Eder Farm, recently sold for \$240,000 without sewer. Hence, assuming the ten lots are sold on average for \$350,000, the Village would be paid back entirely for its original investment.

Once, these properties are sold and built out, the Village would increase its tax revenue base between \$20,000 and \$30,000 per parcel per year.

No other investment is required by the Village. No zoning laws need to be changed. No further infrastructure would need to be developed. The character of River Hills would be maintained.



W Greenbrook Rd.

W Brown Deer Rd.

N River Rd.

W Larkspur Ln.