

**Town of New Glarus  
Planning Commission Mtg.**  
June 15, 2006

Attendance: K. Seward, Chair; John Ott; Bob Elkins; Chris Narveson.

Appearances; Debbie Meyer, Kay Spidahl, Nate Lancaster, Hans Justeson

Meeting called to order @ 7:00PM.

1. Review Posting
2. Approved Minutes, as amended. Motion to approve by J. Ott, 2nd by Bob Elkins, Motion carried.
3. Debbie Meyer/for Catharine Bauman. Question was whether Bauman residence, W7225 Hustad Valley Rd., (Hobby Horse Stable), could be remodeled into a 2 family residence to be sold as condominium. Was told code only allows single-family residences. Bauman could consider seeking a variance if they wished but present code does not allow. Bauman to set up consultation with Town's lawyer, Chair and Bauman by contacting Clerk. Discussion also on site's septic system and market status of this site.
4. Spidahl consult. Chair presented list on status of this project thru LPC and a list of remaining questions Developers will have to complete prior to LPC approval, (copy attached). C. Narveson's motion, to "Provide Developer with guidance by establishing a vertical home site distance from nearest ridge top shall be 25 feet below ridge from the highest point within the building site." was seconded by R. Elkins, After discussion on moving building sites down slope, the motion passed unanimously. Developers were told all material required by code must be presented to the LPC before it could be reviewed for compliance.
5. Kubly potential properties consult. Hans Justeson appeared for Kris & Perry Kubly regarding a piece of property (23 acres presently owned by Rosa Bahler located in sect.23) that Kubly's have under option to purchase. He questioned whether Town would allow access. Advice given was, the 15 feet wide access to Second Avenue might be used as normal drive access by an owner, but it does not comprise a legal drive. Another access of legal width, slope, etc. would have to be provided, possibly along south property line or via easement south to Hwy. H. He was also advised to contact the Village regarding access on Second Street since the east half of Second St. is within the Village.

6. Public Comments. No appearances.
7. Next Months Agenda. Meeting date set for July 20, 7:00 PM. LPC to consider Driveway approval procedure will be added to the agenda.

Motion to adjourn by J. Ott, 2nd by C, Narveson, carried. Adjourned 9:15 PM

DRAFT