

# TOWN OF NEW GLARUS

## REGULAR TOWN BOARD MEETING

SEPTEMBER 3, 2019

### AGENDA

NOTICE IS HEREBY GIVEN that Town of New Glarus board, County of Green, will conduct a meeting for the transaction of business as is by law required permitted at such meeting as follows:

LOCATION: New Glarus Town Hall  
26 5<sup>th</sup> Avenue  
New Glarus, WI 53574

DATE: Tuesday, September 3, 2019  
TIME: 7:00 p.m.

#### AGENDA

- 1) Proof of Posting
- 2) Approve Town Board Minutes
  - a) August 14, 2019 Town Board Meeting
- 3) Patrolman Report
  - a) Consider purchase of Skid Loader Trailer
- 4) Engineer's Report
  - a) New Business
- 5) New Glarus Fire Department – John Ott
- 6) Review KEBB ACRES CSM
- 7) Review Kummer/NG Utilities Split Request
- 8) Consider Hoesly Split
- 9) Review Waste & Recycling Quote Request
- 10) Review Assessor Quote
- 11) Public Comments
- 12) Finance Committee Report
  - a) Accounts Receivable Aging List
  - b) Accounting Reports w/Monthly Bank Reconciliation
  - c) Approval and Payment of Bills
- 13) Clerk-Treasurer Report
  - a) Beer, wine and Soda Picnic Licenses – Wilhelm Tell Guild
  - b) Correspondence
    - i) Green County Hemp, LLC. Conditional Use Follow up
  - c) Schedule Next Town Board Meeting
- 14) Parks Report
  - a) Minutes Attached
- 15) Plan Commission
  - a) Minutes Attached
- 16) Chairman's Report
  - a) New Business
    - i) Parks Commission Appointments
      - (1) Mona Sue French
      - (2) Mark Pernitz
- 17) Closed Session per §19.85(1)(c) to consider employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility.
- 18) Return to public session
- 19) Action on Closed Session
- 20) Adjourn

POSTED: New Glarus Town Hall 8/29/2019  
New Glarus Garage 8/29/2019  
New Glarus Post Office 8/29/2019

Chris Narveson, Chair  
New Glarus Town Board



Pattie Salter, Clerk-Treasurer

Pursuant to applicable law, notice is hereby given that a quorum or a majority of the Town of New Glarus Planning Commission Members may attend this meeting. Information presented at this meeting may help form the rationale behind future actions that may be taken by the Town of New Glarus Board. Persons requiring additional services to participate in a public meeting may contact the Town Clerk for assistance at 527-2390.

# TOWN OF NEW GLARUS

Regular Town Board Meeting  
Town Hall – 26 5<sup>th</sup> Avenue, New Glarus  
August 14, 2019 – 7:00 p.m.  
Minutes

**ATTENDING:** Board Members: Chris Narveson, Dean Streiff, Robert Elkins, and Pattie Salter. Troy Pauli and Jim Hoesly were absent.

**ALSO ATTENDING:** Tim Schleeper and Robert Talarczyk

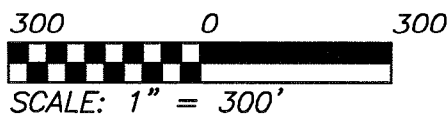
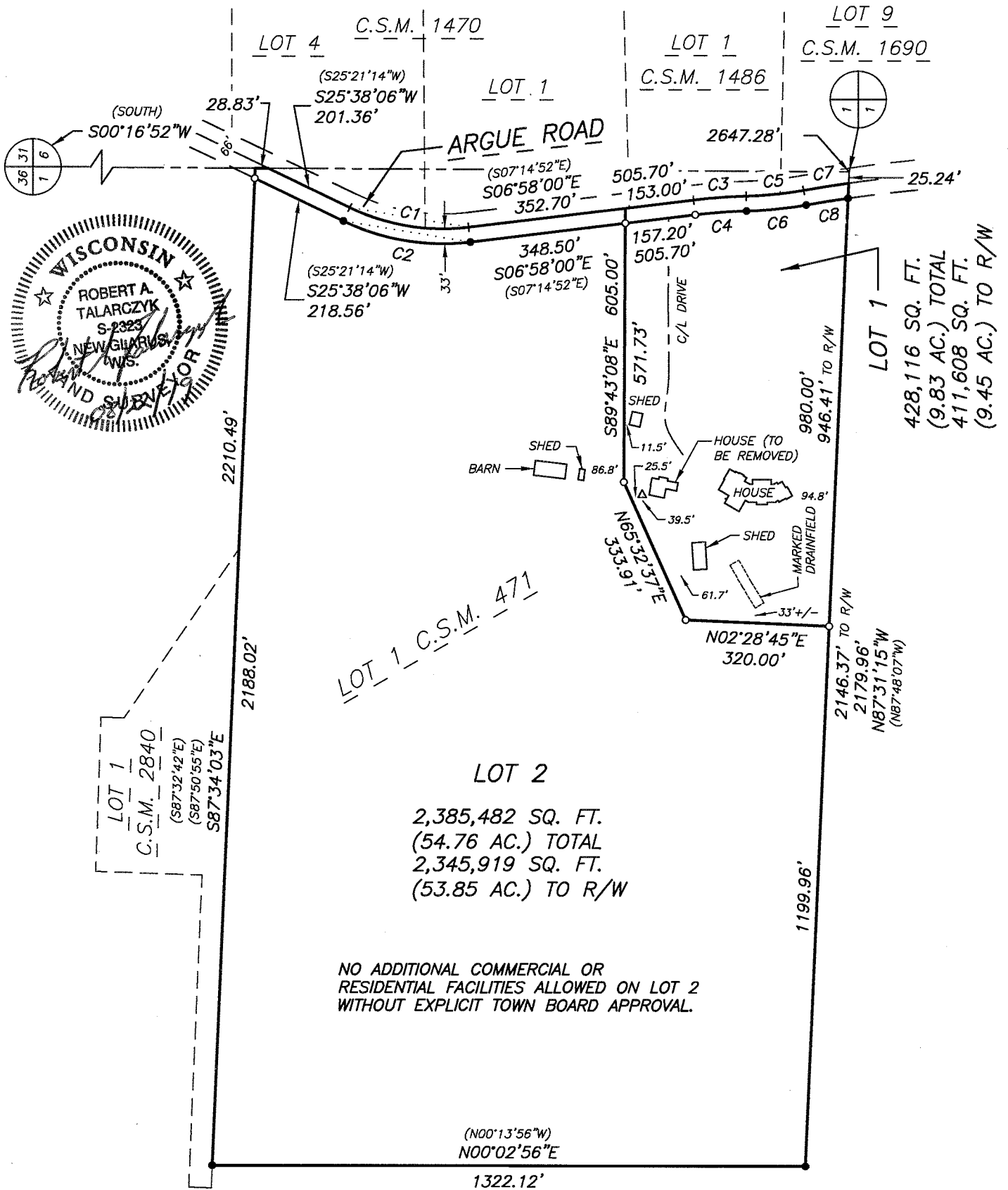
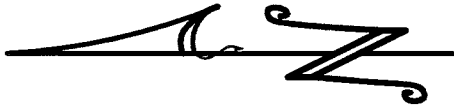
C. Narveson called the meeting to order at 7:00 pm.

- 1) **Proof of Posting:** P Salter attested to proper proof of posting.
- 2) **Approve Town Board Minutes:**
  - a) July 17, 2019 Town Board Meeting: R. Elkins moved to approve the minutes as presented. D. Streiff 2<sup>nd</sup>. Motion carried.
- 3) **Patrolman Report:** C. Narveson reported that R. Roesslein is working on the next round of mowing. Argue Road culvert was replaced. The Town of New Glarus split the project with the Town of Exeter the Town of New Glarus dug out and replaced the old culvert while the Town of Exeter bought the replacement culvert.  
  
The County has completed chip seal and will begin paver patch shortly.
- 4) **Engineer's Report:**
  - a) New Business
    - i) Valley View is moving along. Trees are starting to come out. T. Schleeper needs to work with T. Preston regarding drainage.
- 5) **Consider KEBB ACRES Split Request:** Bob Talarczyk reported that the residents need to move the west side boundary 100' to allow for drainage field, also add a note to the CSM showing which home on the CSM is to be torn down. Show setbacks with dimensions on exhibit.  
  
D. Streiff moved to conditionally approve the CSM with the Plan Commission recommendations and suggested exhibits. R. Elkins 2<sup>nd</sup>. Motion carried.
- 6) **Fence Review:**
  - a) Nicolas Furio: C. Narveson reported that he and J. Hoesly went out and reviewed the fence. The problem was calves were escaping under the electric fence and wandering onto neighboring properties. There was no way for anyone other than the renter to put the animals back due to a locked gate. The fence has been repaired and N. Furio was instructed to give his padlock combination to the Green County Sheriff's Department so they could return animals to the containment should they get out in the future.
  - b) Righter Fence: The fences have been adequately repaired.
- 7) **Public Comments:** None
- 8) **Finance Committee Report:**
  - a) Accounts Receivable Aging List: No action.
  - b) Accounting Reports w/Monthly Bank Reconciliation: Report attached to agenda.
  - c) Approval and Payment of Bills: D. Streiff moved to approve 19821-19843 and ACH payments as presented. R. Elkins 2<sup>nd</sup>. Motion carried.
- 9) **Clerk-Treasurer Report:**

- a) Resolution for Employee Trust Funds: R. Elkins moved to authorize the Clerk-Treasurer to sign ETF Resolution. D. Streiff, 2<sup>nd</sup>. Motion carried.
  - b) Driveway Refund Request – David Gunderson: R. Elkins moved to refund the deposit as requested. D. Streiff 2<sup>nd</sup>. Motion carried.
  - c) Correspondence:
    - i) Time Trial Race: Thank you card attached.
    - ii) NGFD Minutes: Attached.
    - iii) L. Hefty Fence Letter: Attached.
    - iv) N. Furio Fence Letter: Attached.
  - d) Schedule Next Board Meeting: Scheduled for September 4 at 7 p.m. Editors note: due to a scheduling conflict, the meeting was rescheduled for September 3 at 7 p.m.
- 10) Parks Report: Minutes attached.
- 11) Plan Commission: Minutes attached.
- 12) Chairman's Report:
  - a) New Business – No report.
- 13) Closed Session – No action - revisit next month.
- 13) Return to public session – No action
- 14) Action on Closed Session – No action
- 15) Adjourn: R. Elkins moved to adjourn at 8:10 p.m. D. Streiff 2<sup>nd</sup>. Motion carried.

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

Lot 1 of Certified Survey Map 471 (Vol. 1, Pages 495-496), being part of the Southwest and Southeast 1/4s of the Northeast 1/4 of Section 1, Town 4 North, Range 7 East, Green County Wisconsin.



**TALARCZYK**  
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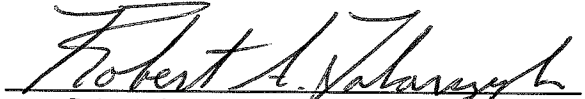
JOB NO. 19069  
POINTS 19069  
DRWG. 19069  
DRAWN BY RT

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Lot 1 of Certified Survey Map 471 (Vol. 1, Pages 495-496), being part of the Southwest and Southeast 1/4s of the Northeast 1/4 of Section 1, Town 4 North, Range 7 East, Green County Wisconsin.

I hereby certify that this survey is in compliance with Chap. 236.34 of the Wis. Statutes and the subdivision regulations of Green County and the Town of New Glarus, and that I have surveyed, monumented, and mapped the lands described hereon, and that this map is a correct representation thereof in accordance with the information provided.

August 22, 2019

  
Robert A. Talarczyk, P.L.S.

## CURVE DATA

CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING	TAN. BEARING-IN	TAN. BEARING-OUT	REC. CH. BEAR.
C1	478.00'	271.99'	32°36'06"	268.33'	S09°20'03"W			(S09°03'11"W)
C2	511.00'	290.76'	32°36'06"	286.86'	S09°20'03"W			(S09°03'11"W)
C3	1255.00'	117.49'	5°21'50"	117.45'	S04°17'05"E		S01°36'10"E	(S04°33'57"E)
C4	1222.00'	114.40'	5°21'50"	114.36'	S04°17'05"E		S01°36'10"E	(S04°33'57"E)
C5	884.90'	128.94'	8°20'54"	128.82'	S05°46'37"E	S01°36'10"E	S09°57'04"E	(S06°03'29"E)
C6	917.90'	133.74'	8°20'54"	133.63'	S05°46'37"E	S01°36'10"E	S09°57'04"E	(S06°03'29"E)
C7	3303.52'	101.48'	1°45'36"	101.47'	S09°04'16"E	S09°57'04"E	S08°11'28"E	(S09°21'08"E)
C8	3270.52'	94.25'	1°39'04"	94.24'	S09°07'32"E	S09°57'04"E	S08°18'00"E	(S09°24'24"E)

TOWNSHIP APPROVAL: Approved for recording this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_ by the Township of New Glarus.

\_\_\_\_\_  
Town Chair

COUNTY APPROVAL CERTIFICATE: Approved for recording this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by the Green County Zoning Department.

\_\_\_\_\_  
Zoning Administrator

REGISTER OF DEEDS CERTIFICATE: Received for record this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_M., and recorded in Vol. \_\_\_\_\_ of Certified Survey Maps of Green Co., on Page \_\_\_\_\_.

\_\_\_\_\_  
Register of Deeds

### LEGEND:



Cast aluminum monument found

- 3/4" solid round iron rod found
- 3/4" x 24" solid round iron rod set, weighing 1.5 pounds per lineal foot
- △ Well



### NOTES:

- 1.) Bearings are referenced to the Wisconsin County Coordinate System, Green County Zone, NAD83 (2011), in which the East line of the Northeast 1/4 of Section 1 bears S00°16'52"W.
- 2.) Recorded data, when different than measured, is shown in parenthesis.
- 3.) Per Section 110-28 of the Town of New Glarus Land Division and Subdivision Code, when the land included in a subdivision or certified survey map abuts upon or is adjacent to land used for agriculture, farming or grazing purposes, the land divider shall, if requested by adjacent landowners, erect, keep, and maintain partition fences, satisfying the requirements of the Wisconsin Statutes for a legal and sufficient fence, between such land and the adjacent land. A covenant binding the developer, its grantees, heirs, successors, and assigns to erect and maintain such fences, without cost to the adjoining property owners, so long as the land is used for agriculture, farming or grazing purposes.

PREPARED FOR:  
Brant & Brandi Nehmer  
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New Glarus, WI 53574  
(608) 332-3447

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**CHAPTER 3  
BUILDING AND LAND USE REGULATIONS**

**4-3-1: DISTRICTS AND DISTRICT MAPS**

The unincorporated areas of Green County are hereby divided into six (6) use districts: Residential District, Agricultural District, Conservancy District, Commercial District, Highway Interchange District, and Industrial District. The boundaries of these six (6) districts are shown upon the maps of the towns of Green County, being designated as "Green County Zoning Maps", such maps hereby becoming a part of this Chapter. In unsubdivided property, unless otherwise indicated on the map, the district boundary lines are the center lines of streets, highways, railroads, section lines, quarter-section lines, quarter-quarter lines or such lines extended. Where not otherwise indicated on the map, it is intended that the district boundary line be measured at right angles to the nearest highway right-of-way line and be not less than three hundred feet (300') in depth; provided, however, that wherever a commercial district is indicated on the district map as a strip paralleling the highway, the depth of such strip shall be three hundred feet (300') measured at right angles to the right-of-way line of the street or highway to which it is adjacent unless a different depth is shown on the map. The length of each strip shall be shown on the map. When such commercial district is located at the intersection of streets or highways, the length shall be measured from the intersection of each street or highway right-of-way line included in such district. (Ord. 01-0401, 4/17/01)

**4-3-1-1: RESIDENTIAL DISTRICT**

- A. Use: In the Residential District no building or structure or premises shall hereafter be erected or structurally altered, unless otherwise provided in this Chapter, except for one or more of the following uses:
1. Single-family, two-family and multiple-family residences, except dwellings or single-wide manufactured homes.
  2. Churches, public and parochial schools.
  3. Lodging house, boarding house, or bed-and-breakfast establishments, restricted to not over three (3) boarders or lodgers not members of the resident family. If the boarded population exceeds over three (3) persons, a conditional use permit will be required.
  4. Public buildings, except sewage disposal plants, garbage incinerators and buildings for the repair or storage of road building or maintenance equipment.
  5. Accessory buildings, including, but not limited to, private garages and storage sheds; provided, however, that no such accessory building may be used as a separate dwelling unit.
  6. Private clubs and fraternities, except those whose principal activity is a service customarily carried on as a business.
  7. Private gardening, hobby farming and crop farming.

8. Public parks and playgrounds, including swimming pools, golf courses, tennis courts and picnic grounds. The following regulations shall be mandatory as applied to any park or playground established by any agency within Green County:
  - a. No yard shall be less than twenty five feet (25') wide, except that no such yards need to be provided adjacent to the fairways and greens of golf courses.
  - b. Each such yard shall be increased for the following:
    - (1) For swimming pools larger than forty feet by sixty feet (40' x 60'), one foot (1') of additional yard for each two feet (2') of width or length of the pool, in the direction of such additional width or length.
    - (2) For picnic grounds having seating arrangements for more than forty (40) persons, ten feet (10') of additional width on every yard for each additional ten (10) persons or fraction thereof which such picnic ground is designed for or equipped to accommodate.
  - c. Any such yard which abuts on a public street or highway may be reduced by one-half (2) the width of such street or highway, but in no case to less than fifteen feet (15').
  - d. Each such yard shall be left in its natural condition, and the natural vegetation of the area, including grasses, flowers, shrubs, and trees, except noxious plants, trees and weeds shall be allowed to grow and develop, or other vegetation of equivalent density shall be planted therein, so as to provide a natural screen between the park or playground and neighboring residential areas and so that such yards shall be, so far as possible, unused and unusable for the general purposes of such parks and playgrounds.
  - e. Off-street parking shall be provided, on the premises of each park or playground but not in any yard established under the above suggested regulations, equal to not less than one parking space for each four (4) persons which the park or playground is designed or intended to accommodate.
9. Wired services and utilities, including metal, glass fiber or other conductors, and necessary appurtenant equipment and structures, such as transformers, unit substations and equipment housings relative thereto and provided that there be no service garage or storage yard. This regulation, however, shall not include microwave relay structures unless and until the location thereof shall first have been approved by the Zoning Board of Adjustment subject to the requirements of Chapter 10, *infra*.
10. Home occupation, when such occupation is incidental to the residential use of the premises and does not involve any external alteration that would effect a substantial change in the residential character of the building; provided further, that no article is sold or offered for sale that is not produced by such home occupation, that no stock in trade is kept or sold and that no person other than a member of the resident

family is employed on the premises. Documentation must be provided that the private on-site wastewater treatment system serving the structure is adequate to accommodate any increase in wastewater load that is generated by such use.

11. Professional office, when such office is conducted solely by a member or members of the resident family, entirely within the residence and incidental to the residential use of the premises; provided further, that there shall be no external alterations that would effect a substantial change in the residential character of the building, that no more than fifty percent (50%) of only one floor of the dwelling shall be devoted to such offices.
  12. Signs when meeting the requirements of the sign regulations contained in Section 4-3-4 of this Chapter.
    - a. Directory sign.
    - b. Home occupation.
    - c. Temporary.
    - d. Plaque.
  13. Cabins and hunting shelters, and other buildings or structures intended for human habitation when such structures meet all the provisions of this Title, as well as the requirements for an adequate, safe and potable water supply; and a properly functioning, code-compliant system for treatment and disposal of domestic waste.
  14. Storage of campers, motor homes, recreational vehicles, house cars, camp cars, or any portable or mobile vehicle on wheels, skids, rollers or blocks either self-propelled or propelled by any other means which is used or originally designed to be used for temporary or permanent residential living or sleeping purposes, and other similar types of units shall be allowed to be parked or stored in the open on a lot, provided that an existing residence is in place on the lot; the resident landowner is the owner of the unit; a limit of one such unit is stored on the premises; and the unit is not occupied during the storage period. Units are not allowed to be stored on vacant lots. (Ord. 02-0801; 8/13/02)
- B. Other Requirements: Also see General Provisions and Exceptions in Section 4-3-2 herein.
1. Lot Area: Buildings or parts of buildings hereafter erected or structurally altered for single or two-family residential purposes shall provide a lot area of not less than twenty thousand (20,000) square feet and provided further that no such lot shall be less than one hundred (100) feet wide at the building line, a building line being defined as the shortest line between the side lines bisecting the structure. For multi-family structures, such as triplexes, etc., an additional three thousand (3,000) square feet shall be provided for each additional living unit; and provided further, that when the regulations of the Wisconsin Administrative Code regarding private onsite wastewater treatment systems or an examination of available soils data requires a larger lot area than any of the above, such regulations shall govern. For lots serviced by public sewer, the minimum lot area shall be ten thousand (10,000) square feet and, provided further that no such lot shall be less than eighty (80) feet



wide at the building line, a building line being defined as the shortest line between the side lines bisecting the structure.

2. Floor Area: Buildings used in whole or in part for residential purposes which are hereafter erected, moved or structurally altered shall have a minimum floor area of seven hundred fifty (750) square feet of living area on the main floor(s) for single-family dwellings. For buildings which house multiple-family living units, each unit shall have a minimum floor area of seven hundred fifty (750) square feet of living area on the main floor(s) of the unit.
3. Height: No building shall be more than two and one-half (22) stories or thirty five feet (35') in height.
4. Side Yard: There shall be a side yard on each side of a building. In the Residential District no single side yard for any structure shall be less than ten feet (10') wide; provided further, that the highway setback regulations shall apply to all corner lots.
5. Rear Yard: There shall be a rear yard of not less than twenty five feet (25') in depth for any main building. Accessory buildings shall be provided with a minimum rear yard of not less than three feet (3').
6. Highway or street setback lines. See Section 4-3-5 of this Chapter. For a lot which does not have direct road frontage, in addition to the minimum setbacks provided for the highway or street, if applicable, the minimum front yard setback from any building to the front lot line shall be twenty-five feet (25').
7. Waterfront Setback Lines: See Section 4-7-5 of this Chapter.
8. Creation of Lot Lines on Developed Parcels: The setbacks of this Title shall apply to lot lines and land divisions which are created on parcels on which buildings or structures exist. (Ord. 01-0401, 4/17/01; Ord. 03-0201, 2/11/03)

#### **4-3-1-2: AGRICULTURAL DISTRICT**

- A. Use: In the Agricultural District no building or premises shall be used and no building shall hereafter be erected, moved or structurally altered, unless otherwise provided in this Chapter, except for one or more of the following uses:
  1. a. Any use permitted in the Residential District; manufactured single-wide homes converted into dwellings.
  - b. A camper, motor home, recreational vehicle, house car, camp car, or any portable or mobile vehicle on wheels, skids, rollers or blocks either self-propelled or propelled by any other means which is used or originally designed to be used for temporary or permanent residential living or sleeping purposes, and other similar types of unit which is intended to be parked or stored on a vacant lot or a lot in which the unit's owner is not the resident landowner will be considered a building or structure intended for human habitation or occupancy, which will be required to meet all the provisions of this Title. In addition, a conditional use permit is required for designation as a private campground, as well as the requirements for an

adequate, safe and potable water supply; and a properly functioning, code-compliant system for treatment and disposal of domestic waste. If the owner of the unit signs an affidavit certifying that the unit is not occupied or used at any time on the premises, one unit may be allowed to be parked on a vacant lot owned by the unit's owner, for a period of not more than one (1) year.

2. General farming, including dairying, livestock and poultry raising, animal feedlots, nurseries, greenhouses, (limited to the raising of plants and produce with no retail sales on the premises) vegetable warehouses and other similar enterprises or uses, except fur farms and farms operated for the disposal or reduction of garbage, sewage, rubbish or offal; provided, that no greenhouse or building for the housing of livestock or poultry shall be located within one hundred feet (100') of any boundary of a residential lot other than that of the owner or lessee of such greenhouse or building containing such livestock or poultry. (Ord. 00-0101; Ord. 10-0801, 8/10/10)
3. Practice of forestry and production of forest products.
4. Dams, power plans, flowage areas.
5. Wired services and utilities, including metal, glass fiber or other conductors, poles and lines, including transformers, substations, relay stations, equipment housings and other similar necessary appurtenant facilities; and other such towers structures up to a height of not more than one hundred feet (100'). Structures of heights over one hundred feet (100') shall comply with section 4-3-1-2-A-11-r. (Ord. 19-0101, 1/8/2019)
6. Extraction by or for municipalities, in municipally owned quarries only of sand and gravel and the quarrying of limestone and other rock for aggregate purposes, and the manufacture and processing of such materials incidental to the extraction including the erection of buildings, and the installation of necessary machinery and equipment incidental thereto, but not the storage of cement, asphalt or road oils or the mixing of concrete or blacktop or related materials; provided, that any county, town or municipal government or its agent may store or mix such materials when incidental to the improvement of highways or streets; provided further, that when the use of any excavation or quarry having an area of one-half (1/2) of an acre or more, within the limits of disturbance of the earth from its natural state, is discontinued, all buildings, machinery and equipment constructed or installed incidental to such extraction or processing shall be removed within three (3) months of the date of such discontinuance. If any part of such excavation or quarry is within two hundred feet (200') of a public street, road or thoroughfare, any part of such excavation or quarry in which water collects to a depth of three feet (3') or more for at least thirty (30) consecutive days in the calendar year shall be drained or filled so as to prevent such collection of water; and all banks or cuts not in rock shall be sloped to the bottoms of such banks or cuts at a slope not steeper than one and one-half feet (1/2) horizontal to one foot (1') vertical.
7. Roadside stands.
8. Single-wide manufactured homes, also formerly known as mobile homes and house trailers shall comply with Section 4-3-3 of this Chapter.

9. Signs when meeting the requirements of the sign regulations contained in Section 4-3-4 of this Chapter.
  - a. Directory sign.
  - b. Outdoor advertising sign or billboard.
  - c. On-premise sign.
  - d. Temporary sign.
  - e. Plaque.
10. Sawmills, when located on the same premises for not more than twenty (20) days. (1982 Code)
11. The following types of uses, when the location of each such use shall have been approved in writing by the Board of Adjustment, after public hearing, unless otherwise exempted, and after a view of the proposed site or sites. Listed uses, as well as those non-listed uses determined by the Zoning Administrator to be of substantially the same character, shall be subject to conditional use approval consistent with the general purpose and intent of these regulations and shall be based upon such evidence as may be presented at such public hearing, tending to show the desirability or undesirability of specific proposed locations for a specific proposed use from the standpoint of the public interest because of such factors as (without limitation because of enumeration) smoke, dust, noxious or toxic gases and odors, noise, glare, vibration, operation of heavy machinery, heavy vehicular traffic and increased traffic on the public streets. The Board of Adjustment shall require the applicant to submit such data and information as is required for its determination and may make the granting of a permit conditional upon such expressed conditions as it deems necessary to accomplish the purposes and intent of this Title. These conditions shall include but are not limited to: specific waste disposal and water supply requirements; increased setback and yard requirements; operational controls and limitations; sureties and deed restrictions; landscaping and screening requirements; noise and odor abatement measures; and pollution controls. Violation of any condition shall constitute a violation of this Section. (Upon petition of the landowner, the Board of Adjustment can review and alter any condition of a conditional use permit after holding a public hearing on the proposed change.) Such use shall also be required to meet the specific conditions below: (Ord. 80-320) (Ord. 00-0101)
  - a. Aircraft landing fields, basins and hangars. (Reference to City of Monroe Zoning Ordinance on Municipal Airport)
  - b. Contractors' storage yards, when any such yard shall be so placed, or so screened by a planting equal to that required for mobile home parks in Section 4-3-3 of this Chapter, so as not to be visible from any public highway or any residential building other than that of the owner of such yard, his/her agent or employee.
  - c. Drive-in theaters, subject to the following conditions:

- (1) That there be a clear sight distance of five hundred feet (500') to an entrance to or an exit from such drive-in theater on any public highway.
  - (2) That there be a distance of not less than one-quarter (1/4) mile between the boundary of any Residential District and the nearest point on the boundary of such drive-in theater site, measured in a straight line.
- d. Fur farms, charcoal kilns, pea viners or sawmills when located not less than one thousand feet (1,000') from any residential building other than that of the owner of the premises, his/her agent or employee.
  - e. Kennels, when located not less than one thousand feet (1,000') from any residential building other than that of the owner of such kennels, his/her agent or employee.
  - f. Medical, correctional or charitable institutions, when any building devoted wholly or partly to such uses or accessory thereto shall be distant not less than one hundred feet (100') from any residential building not on the same premises.
  - g. Manufactured home parks, when the location of each such park shall have been approved in writing by the Board of Adjustment, after public hearing. In approving such a location, the Board shall view the proposed site or sites and shall consider such evidence as may be presented at the hearing, bearing upon the general purpose and intent of these ordinances to promote the public health, safety and general welfare and the specific purpose of this paragraph to prevent the overcrowding of land and the development of housing blight in rural areas. Also see Section 4-3-3 of this Chapter.
  - h. Camp grounds and camping resorts, when the location of each such camp shall have been approved in writing by the Board of Adjustment after public hearing. Also see Section 4-3-3 of this Chapter.
  - i. Public dumping ground, when the Board shall clearly define the area of each such dumping ground at the time of issuing the permit for its location; provided, that no such dumping ground shall be located within one-half (1/2) mile of the boundary of any Residence District or any incorporated city or village, nor within one-quarter (1/4) mile of any residence except that of the owner of the property on which such dumping ground is located or his/her agent, nor within seven hundred fifty feet (750') of the right of way of any through public road, nor located in any drainage course or basin or flood plain area; provided further, that no location permit for any such dumping ground shall be issued without consultation with the Town Board. The various boundaries of any public dumping ground may be changed or extended from time to time, but only by the same method by which it was originally established. Such dumping ground shall also comply with the appropriate State of Wisconsin code relating to solid waste disposal.

- j. Shooting ranges, when meeting all normal safety regulations.
- k. Slaughterhouses, when located not less than one thousand feet (1,000') from any residential building other than that of the owner of the premises, his/her agent or employee.  
  
Small scale slaughterhouse, when located not less than four hundred feet (400') from any residential building other than that of the owners of the premises, his/her agent, family member or employee, subject to the prohibition of any method of putting animals down that produce sounds which carry beyond property lines, or in any part of the process. (Ord. 06-1102, 11/14/2006).
- l. Automobile wrecking yards, junk yards; provided, that each such use shall be completely screened by a solid wall, fence, evergreen planting or equivalent opacity, or other equally effective means, built to or maintained at a minimum height of six feet (6'), except for one entrance or exit, nor more than twelve feet (12') wide and not directly facing the public street; provided further, that such yard contents shall not be visible from a public highway.
- m. Establishment of a new or re-opening of an abandoned premises for the mining, storage, processing or transportation of non-metallic materials, including the quarrying, blasting, crushing, or extraction of limestone, gravel, sand, fill or other similar materials or activities, by other than a municipality. In addition to requiring Board of Adjustment approval, such use must also comply with the screening requirements of Section 4-3-1-6, Industrial District, subsection A3d. (1982 Code) A minimum setback of at least 50 feet to all lot lines shall be required for any quarry activities, except the placement of structures which are governed or elsewhere in this Code. A site will be considered an abandoned quarry or non-metallic mining site if activity has not taken place or materials have not been extracted for a period of five (5) years or more.
- n. Placement of a temporary or permanent blacktop, asphalt, cement, or concrete plant, or other like facility.
- o. Lodging house, boarding house, or bed-and-breakfast establishment, exceeding three (3) boarders or lodgers not members of the resident family, and also in which the boarders or lodgers are housed in the main residence on the premises.
- p. Day care centers, whether or not located within a private residential building, in which care and supervision is provided for five (5) or more children or persons, by pre-arrangement for definite periods of time for compensation, who are not full-time residents of the home. State-licensed family daycare centers which are located in the operator's private residence and meet the requirements of Adm. Code 66.304 (Dept. of Health and Family Services) are exempt from zoning requirements for a Conditional Use Permit but must meet the septic system adequacy requirements, similar to that of a home occupation.

- q. Residential care facilities, whether or not located within a private residential building, in which care and supervision is provided for three (3) or more children or persons, other than family members of the residents, who temporarily become full-time residents of the home.
- r. Wired services and utilities, including metal, glass fiber or other conductors, poles and lines, including transformers, substations, relay stations, equipment housings and other similar necessary appurtenant facilities; and other such tower structures of heights over one hundred feet (100'). (Ord. 19-0101, 1/8/2019)
- s. Greenhouses, in which retail sales are conducted on the premises.
- t. Rental storage units or areas of buildings rented for the storage of motor vehicles, recreational units, or any miscellaneous items.
- u. Outdoor recreational facilities including, but not limited to, commercial horseback riding, paint ball, commercial ATV/bike trails, golf courses, driving range, or regularly held outdoor events which involve temporary or permanent modification of the land or erection of temporary or permanent structures. A conditional use permit shall not be needed for activities or uses of the land which are exclusively done by or involve the land owner or their immediate family members. (Ord. 02-0801, 8/13/02; Ord. 10-0801, 8/10/10)

B. Other Requirements: Except as otherwise provided in Section 4-3-2, the other requirements of the Agricultural District for buildings or parts of buildings shall be the same as those required in Section 4-3-1-1.B. (Ord. 01-0401, 4/17/01; Ord. 03-0201, 2/11/03; Ord. 16-0302, 3/8/2016)

C. Any residence existing as of [the date of the amendment] shall be considered a legal confirming permitted use. Notwithstanding any provision of 4-3-2-1.F. regarding nonconforming uses to the contrary, such structure may be added to, altered, restored, repaired, replaced or reconstructed, without limitation, provided the following criteria are met:

- 1. The use of the structure remains residential; and
- 2. The replacement residence, or any alteration of an existing residence, complies with all building height, setback, side yard and rear yard standards of this ordinance. (Ord. 11-1001, 10/18/2011)

**4-3-1-3: CONSERVANCY DISTRICT**

A. Use: In order to protect and preserve the natural character of the lands included within this district, and their value for wildlife, water conservation, flood control, recreation, forestry, and other public purposes, no land shall be used and no buildings shall hereafter be erected or moved except in accordance with the regulations below:

**Town of New Glarus**  
**TECHNICAL REVIEW COMMISSION MEETING**  
**THURSDAY, AUGUST 15, 2019**  
**MINUTES**

ATTENDING: Chris Narveson, Craig Galhouse, and Tim Schleeper.

ALSO ATTENDING: Bob Talarczyk

- 1) **Call to Order:** C. Narveson called the meeting to order at 7:00 p.m.
- 2) **Proof of Posting:** P. Salter attested to proper posting.
- 3) **Public Comments:** None
- 4) **Consider Kummer/NG Utilities Split Request:** Robert Talarczyk reported that the existing utility station is owned by Alliant and does not have an existing CSM. New Glarus Utility will own the new addition. The new CSM will show a 2-lot parcel. Once New Glarus Utilities owns the entire property a new CSM should be completed. T. Schleeper presented engineering recommendations. C. Galhouse moved to recommend the Town Board grant conditional approval based on providing updated project documents to meet the requirements of the Vierbicher letter and:
  - a) Recalculate as a split against the parcel within the Town and provide a second document showing the true acreage of the Alliant parcel.
  - b) Screen the entire property with vegetation and provide Dark Sky Lighting.
  - c) Discontinue 1 driveway once the utility is consolidated with the Village of New Glarus.
  - d) Provide a 10' recreational trail easement along the Valley View Road frontage. C. Narveson 2<sup>nd</sup>. Motion carried.
- 5) **Adjourn:** C. Galhouse moved to adjourn the meeting at 6:55 p.m. T. Schleeper 2<sup>nd</sup>. Motion carried.



August 15, 2019

Members of the Technical Review Committee and Town Plan Commission  
Town of New Glarus  
26 Fifth Avenue  
New Glarus, WI 53574

Re: Site Plan Review – New Glarus Substation  
Town of New Glarus

Dear Chair Narveson and Commission Members:

The above-referenced site plan was received in our office last week for review. The proposed plan would create a larger lot for a new substation on Valley View Road immediately north of the Sugar River Trail. The proposal is being made by Montgomery Associates and Forster Engineering on behalf of Alliant Energy.

We have completed our review of the following documents for the proposed substation:

- Preliminary Grading Plan – Initial Buildout dated 01/04/19.
- Kummer Ownership Map dated 01/10/19

After reviewing the above materials, we have the following comments:

1. The proposed project would include two driveway entrances off of Valley View Road. This is not consistent with Town policy.
2. The site is in the vicinity of wetlands whose location has not been fully confirmed. This may require the applicant to alter this plan once the final extents of the wetlands are known.
3. The project will fill the existing site to bring the substation elevation up. A diversion swale will direct runoff from up-gradient lands around the substation through the proposed driveway(s). Two 3' by 6' box culverts are proposed to carry this runoff. This will require re-grading the driveway approach to Valley View Road. The applicant should provide additional information on the proposed driveway slopes, sections and elevations as they intersect with Valley View Road and any proposed driveway culvert modifications contemplated.
4. The proposed project and land division is within the Extraterritorial Zoning Area of the Village of New Glarus (Zone A-T). The use proposed is a conditional use within this zone.
5. In the ETZ, Chapter 305 of the Village Ordinance applies to the project. While this review is the jurisdiction of the Joint ETZ Committee the project will still be located within the Town, therefore the Town may wish to include recommendations for consideration to the Joint Committee. Specifically,
  - A. Screening: The plans provided do not provide details regarding any screening. This is required per section 305-17(C)(1)(e) of the Village Ordinance which specifies several methods to screen the facility.
  - B. Lighting: No lighting plans are provided.



August 15, 2019  
Page 2

**Recommendation**

The Technical Review Committee should evaluate the contents of this review letter and recommend the Town Plan Commission grant conditional approval based on providing updated project documents to meet the requirements of this letter as amended at the Technical Review Committee meeting on August 15, 2019, and any such other items within the proposed development as the Town Plan Commission would amend.

Sincerely,








  
Timothy L. Schleeper, PE

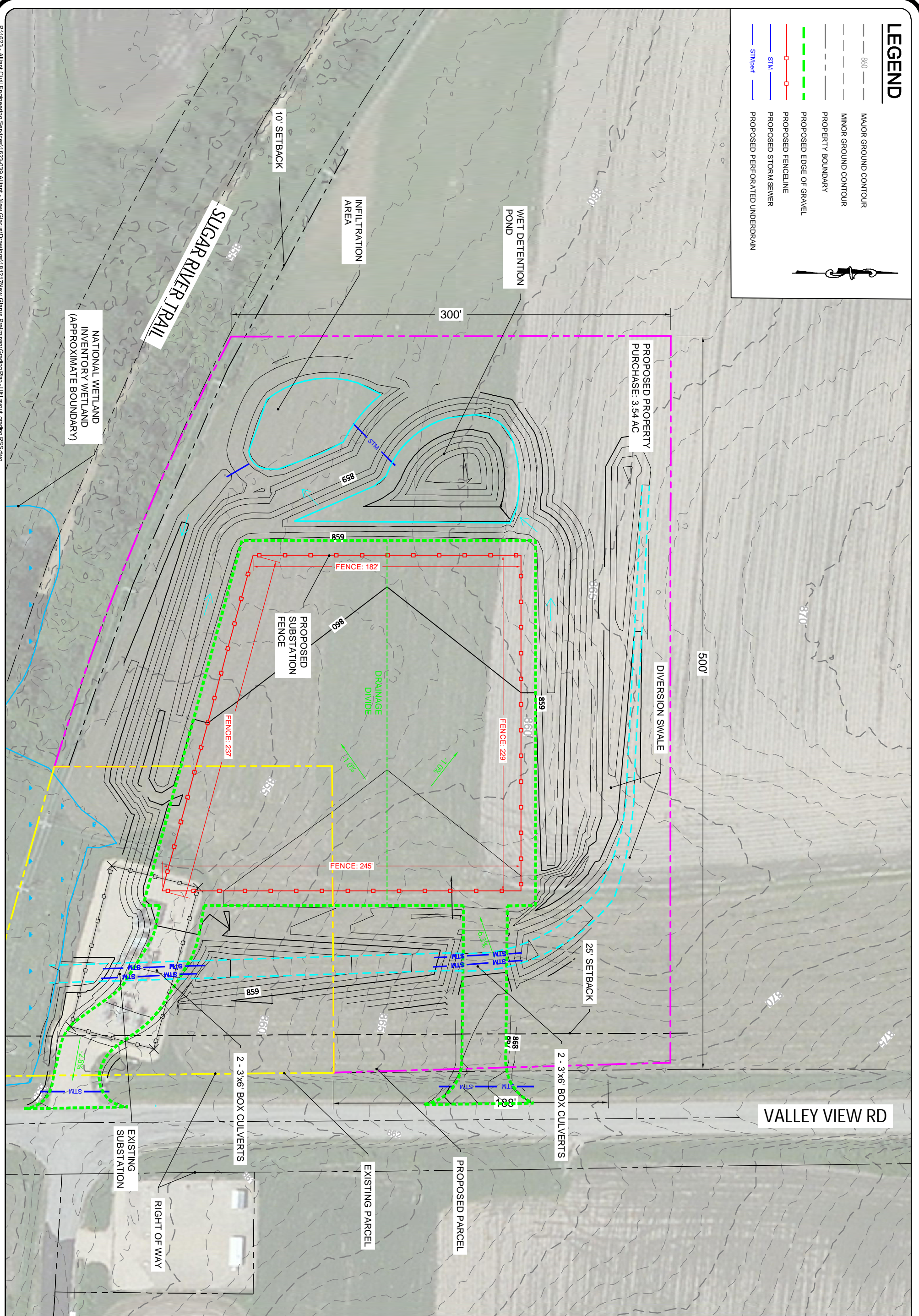
TLS/tls

cc: Town of New Glarus Planning Commission



**LEGEND**

-  MAJOR GROUND CONTOUR
-  MINOR GROUND CONTOUR
-  PROPERTY BOUNDARY
-  PROPOSED EDGE OF GRAVEL
-  PROPOSED FENCELINE
-  PROPOSED STORM SEWER
-  PROPOSED PERFORATED UNDERDRAIN

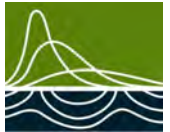


P:\1623 - Alliant Civil Engineering Services\1623-039 Alliant - New Glarus\Drawings\181217New\_Glarus\_Preliminary\_Grading\_Plan-UtilLayout\_grading\_RSS.dwg

VALLEY VIEW RD

**PRELIMINARY GRADING PLAN  
INITIAL BUILDOUT**

**New Glarus Substation**  
Town of New Glarus  
Green County, WI  
**Alliant Energy**



MONTGOMERY ASSOCIATES:  
RESOURCE SOLUTIONS, LLC  
119 SOUTH MAIN ST  
COTTAGE GROVE, WI 53527  
[www.ma-rs.org](http://www.ma-rs.org)

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE  
0 1/2 1

SCALE  
1" = 60'

PROJECT NO. 1623-039  
DATE 01/04/19

SHEET NO. 1

NO.	REVISION / ISSUE	DATE	DRAWN BY RSS	CHECKED BY RSS
1				









August 15, 2019

Members of the Technical Review Committee and Town Plan Commission  
Town of New Glarus  
26 Fifth Avenue  
New Glarus, WI 53574

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August 15, 2019  
Page 2

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Sincerely,

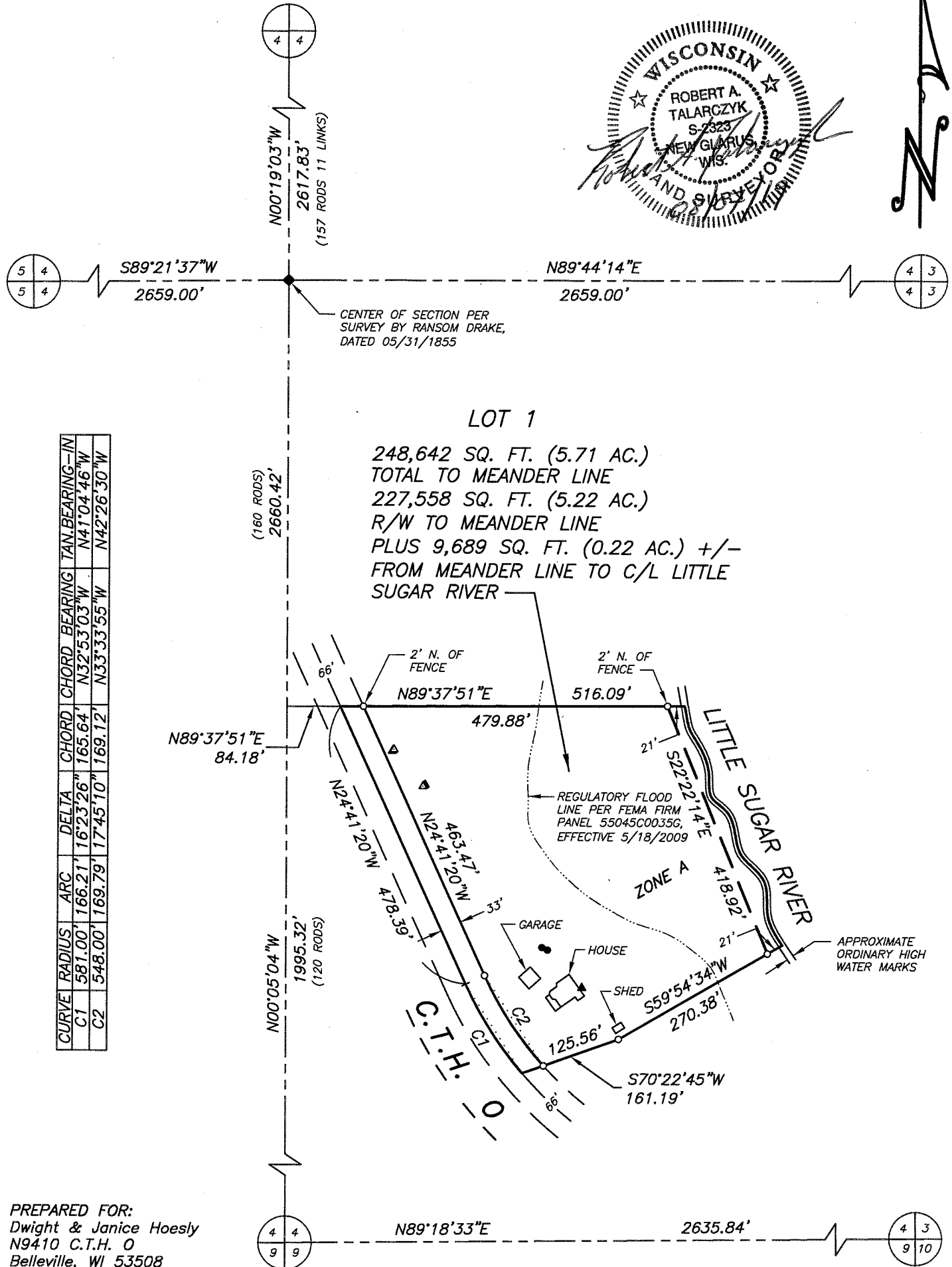
  
Timothy L. Schleeper, PE

TLS/tls

cc: Town of New Glarus Planning Commission

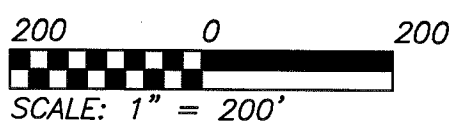
# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Part of the Northwest 1/4 of the Southeast 1/4 of Section 4, Town 4 North, Range 7 East, Town of New Glarus, Green County, Wisconsin.



CURVE	RADIUS	ARC	DELTA	CHORD	BEARING	TAN BEARING - IN
C1	581.00'	166.21'	16°23'26"	165.64'	N32°53'03"W	N41°04'46"W
C2	548.00'	169.79'	17°45'10"	169.12'	N33°33'55"W	N42°26'30"W

PREPARED FOR:  
 Dwight & Janice Hoesly  
 N9410 C.T.H. O  
 Belleville, WI 53508  
 (608) 527-2935



**TALARCZYK**  
 LAND SURVEYS LLC

W5105 Kubly Road  
 New Glarus, WI 53574  
 608-527-5216  
 www.talarczyk-surveys.com

JOB NO. 19096  
 POINTS 19096  
 DRWG. 19096  
 DRAWN BY RT

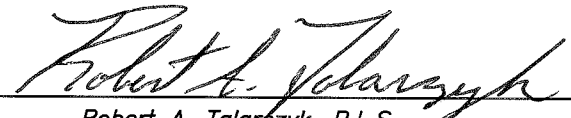
SHEET 1 OF 2

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

That part of the Northwest 1/4 of the Southeast 1/4 of Section 4, Town 4 North, Range 7 East, Town of New Glarus, Green County, Wisconsin, bounded and described as follows:  
 Commencing at the South 1/4 corner of said Section 4; thence N00°05'04"W, 1995.32' to the Northwest corner of the South 1/2 of the North 1/2 of the Southeast 1/4 of Section 4; thence N89°37'51"E along the North line of the South 1/2 of the North 1/2 of the Southeast 1/4 of Section 4, 84.18' to the point of beginning; thence N89°37'51"E, 516.09' to a meander corner located 21' Southwesterly of the Southwesterly bank of the Little Sugar River; thence S22°22'14"E along a meander line, 418.92' to the meander corner located 21' Southwesterly of the Southwesterly bank of the Little Sugar River; thence S59°54'34"W, 270.38'; thence S70°22'45"W, 161.19' to the centerline of C.T.H. O; thence Northwesterly, 166.21' along said centerline and the arc of a curve to the right whose radius is 581.00' and whose chord bears N32°53'03"W, 165.64'; thence N24°41'20"W along said centerline, 478.39' to the point of beginning; plus all lands lying between the meander line herein described and the centerline of the Little Sugar River; subject to a public road right of way as shown and to any and all easements of record.

I hereby certify that this survey is in compliance with Chap. 236.34 of the Wis. Statutes and the subdivision regulations of Green County, the Town of New Glarus, and the Village of New Glarus, and that I have surveyed, monumented, and mapped the lands described hereon, and that this map is a correct representation thereof in accordance with the information provided.

August 7, 2019

  
 Robert A. Talarczyk, P.L.S.

TOWNSHIP APPROVAL: Approved for recording this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_ by the Township of New Glarus.

\_\_\_\_\_  
 Town Chair

COUNTY APPROVAL CERTIFICATE: Approved for recording this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by the Green County Zoning Department.

\_\_\_\_\_  
 Zoning Administrator

REGISTER OF DEEDS CERTIFICATE: Received for record this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_M., and recorded in Vol. \_\_\_\_\_ of Certified Survey Maps of Green Co., on Page \_\_\_\_\_.

\_\_\_\_\_  
 Register of Deeds

**LEGEND:**



Concrete monument with brass cap found

- ◆ 1-1/4" x 30" solid round iron rod set, weighing 4.3 pounds per lineal foot
- 3/4" x 24" solid round iron rod set, weighing 1.5 pounds per lineal foot
- Septic manhole
- △ Septic vent
- ▲ Well pump



**NOTES:**

- 1.) Bearings are referenced to the Wisconsin County Coordinate System, Green County Zone, NAD83 (2011), in which the South line of the Southeast 1/4 of Section 4 bears N89°18'33"E.
- 2.) Recorded data, when different than measured, is shown in parenthesis.
- 3.) Per Section 110-28 of the Town of New Glarus Land Division and Subdivision Code, when the land included in a subdivision or certified survey map abuts upon or is adjacent to land used for agriculture, farming or grazing purposes, the land divider shall, if requested by adjacent landowners, erect, keep, and maintain partition fences, satisfying the requirements of the Wisconsin Statutes for a legal and sufficient fence, between such land and the adjacent land. A covenant binding the developer, its grantees, heirs, successors, and assigns to erect and maintain such fences, without cost to the adjoining property owners, so long as the land is used for agriculture, farming or grazing purposes.
- 4.) Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under Article IX, Section 1, of the State Constitution.
- 5.) Approximate ordinary high water mark is shown for reference only.

 **TALARCZYK**  
 LAND SURVEYS LLC  
 W5105 Kubly Road  
 New Glarus, WI 53574  
 608-527-5216  
 www.talarczyksurveys.com

JOB NO. 19096  
 POINTS 19096  
 DRWG. 19096  
 DRAWN BY RT



# TEMPORARY "CLASS B" LICENSE

NO. 152

\$ 10.00

To sell fermented malt beverage under 125.26 (6) Wis. Stats. & wine under 125.51 (10), Wis. Stats.  
at a **GATHERING OR PICNIC**

STATE OF WISCONSIN,  
Town of New Glarus  
Green County, WI

..... TO ALL WHOM IT MAY CONCERN:

WHEREAS, the local governing body for the Town of New Glarus, County of Green Wisconsin, has, upon application duly made, granted and authorized the issuance of a Temporary "Class B" License to **WILHELM TELL GUILD** to sell fermented malt beverage and wine, as defined by law, pursuant to Section 125.51(10) and Section 125.26(6) of the Statutes of the State of Wisconsin, and local ordinances;

AND WHEREAS, the said applicant has paid to the treasurer the sum of \$ 10.00 for such Temporary "Class B" License as provided by local ordinances, and has complied with all the requirements necessary for obtaining such license:

**LICENSE IS HEREBY ISSUED** to said applicant to sell, deal and traffic in, at retail, fermented malt beverage and wine at the following described premises:

**WILHELM TELL GROUNDS - W5199 COUNTY HWY W – NEW GLARUS, WI**

FOR THE PERIOD from AUGUST 31-SEPTEMBER 1, 2019. This license is subject to all resolutions, ordinances, regulations and provisions as may be at any time imposed by the local governing body or any laws of the State of Wisconsin, and subject to revocation as provided by law.

State of Wisconsin, County of Green, Patricia I. Salter being first duly sworn, on oath says that (s)he is the Clerk-Treasurer of the Town of New Glarus, in said county, that (s)he issued the license to which this affidavit is affixed and that (s)he has mailed to the Department of Revenue at Madison, Wisconsin, a copy of the application for such license and all information required by law to be furnished by the licensing body to said Department of revenue relating to the applicant for such license and to said licensee.

*Patricia I. Salter*  
..... Clerk-Treasurer

Subscribed and sworn before me  
this 27th day of AUGUST, 2019

(Corporate Seal)

Given under my hand and the corporate seal  
of the Town of New Glarus

this.....27th.....day of AUGUST, 2019

*Patricia I. Salter*  
.....

PATRICIA I. SALTER,  
CLERK-TREASURER



# SODA WATER BEVERAGE LICENSE

NO. 150

\$ 10.00

To sell soda water beverages, pursuant to section 60.053 (2) of the Wisconsin Statutes.

STATE OF WISCONSIN,  
Town of New Glarus  
Green County, WI

..... TO ALL WHOM IT MAY CONCERN:

WHEREAS, the local governing body for the Town of New Glarus, County of Green Wisconsin, has authorized the granting of a License to WILHELM TELL GUILD upon application therefore, which application is on file in the clerk's office, to sell Soda Water Beverages as defined by Section 97.34 of the Wisconsin Statutes, to be consumed on or off the premises, pursuant to Section 66.053 (2) of the Wisconsin Statutes;

AND WHEREAS, the said applicant has paid to the treasurer the sum of \$ 10.00 for such License as provided by local ordinances, and has complied with all the requirements necessary for obtaining such license:

LICENSE IS HEREBY ISSUED to said applicant to sell Soda Water Beverages to be consumed on or off the premises, pursuant to Section 66.053(2) of the Wisconsin Statutes, at the following described premises:

**WILHELM TELL GROUNDS, W5199 COUNTY HWY W, NEW GLARUS, WI**

FOR THE PERIOD OF AUGUST 31-SEPTEMBER 1, 2019. This license is subject to all resolutions, ordinances, regulations and provisions as may be at any time imposed by the local governing body or any laws of the State of Wisconsin, and subject to revocation as provided by law.

Given under my hand and the corporate seal of the Town of New Glarus, this. 27TH.day of AUGUST, 2019.

Patricia L. Salter  
.....  
Clerk-Treasurer



## Pattie Salter

---

**From:** Rich Brown <rich@greencountyhemp.com>  
**Sent:** Thursday, August 22, 2019 1:34 PM  
**To:** Pattie Salter  
**Cc:** Chris Narveson  
**Subject:** Green County Hemp's Progress

Hello Town of New Glarus,

Green County Hemp would like to inform you, that we will not be using our conditional use permit at this time. So as of right now, we will only be drying on our location this fall season. We will be processing in the Madison area. We chose not to use our conditional use permit because it would have pushed back our building time. Therefor, we would have lost our capability of drying our crop this year. If there is any questions and/or concerns that you would like us to address, please fill free to contact us at your earliest convenience.

Sincerely,

Green County Hemp  
[Rich@greencountyhemp.com](mailto:Rich@greencountyhemp.com)  
608-371-9675

Sent from [Mail](#) for Windows 10

OFFICE OF  
*Town of New Glarus*  
PARKS COMMISSION MEETING  
THURSDAY, AUGUST 22, 2019  
MINUTES

**ATTENDING:** Harry Pulliam, Chris Narveson, and Jason Neton. Dana Emmerton was absent.

**Also Attending:** Mona Sue French, Mark Pernitz and Kim Tschudy

- 1) **Call to Order:** H. Pulliam called the meeting to order at 7:00 p.m.
- 2) **Proof of Posting:** C. Narveson attested to proper posting. A quorum of members were not in attendance.
- 3) **Discussion and Introductions:** H. Pulliam welcomed Mona Sue French and Mark Pernitz as potential Parks Commission members.

Kim Tschudy reported that he still has approximately 40 bluebird house kits and would be happy to offer another workshop or two on building bluebird houses. No action was taken. Revisit the topic at the September meeting.

**175<sup>th</sup> Anniversary:** Kim Tschudy reported that he attended the 175<sup>th</sup> planning meeting on August 22 at the Swiss Center of North America. No committee appointments were made.

- 4) **Schedule Next Meeting:** Next meeting scheduled for September 11 at 7 p.m.
  - a) Review Tell Guild request for help with the Shooting Park
  - b) Review Estimated costs of Hoesly Pond improvements
  - c) 2020 Grants
  - d) 175<sup>th</sup> Anniversary
    - i. Large Photo Collection
    - ii. Coordinate Free Concert in August for Anniversary
    - iii. Follow up on Cow/Milking Demonstration at the Town Hall
    - iv. App for 175<sup>th</sup> Anniversary events and walking tour
    - v. Report on the ag community's potential involvement in the 175<sup>th</sup> Anniversary activities and parade.
    - vi. Follow up on Potential Parade Float
    - vii. Status Update from Kim Tschudy on possible Schützenfest on the 175<sup>th</sup> Anniversary weekend.
    - viii. Update on walking tour flyer and setting up his commemorative model of historic New Glarus in the Town Hall
    - ix. Invitation to residents to help with planning 175<sup>th</sup> activities
  - e) Bluebird House Workshop
- 5) **Adjourn:** C. Narveson moved to adjourn at 8:00 p.m. J. Neton 2<sup>nd</sup>. Motion carried.