

TOWN OF NEW GLARUS  
PLAN COMMISSION MEETING  
THURSDAY, APRIL 21, 2022  
AGENDA

LOCATION: Although the mask restriction has been lifted by the Town Board on March 9, 2022, virtual attendance by Zoom is still an option.

**Join by Zoom:** <https://us06web.zoom.us/j/89598360591?pwd=T2lLVnNYkxwTnQ3SHJkNzVHTElmQT09>

**Meeting ID:** 895 9836 0591, Passcode: 653703

**Dial by your location:** +1 312 626 6799 US (Chicago)

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

DATE: Thursday, April 21, 2022  
TIME: 6:00 PM

NOTICE IS HEREBY GIVEN that Town of New Glarus Plan Commission, County of Green, may act on the following matters if any required public hearing has been held:

1. Call to Order, Roll Call, Confirm Proper Proof of Posting
2. Approve Minutes from March 17, 2022
3. Continued Discussion Regarding Land Development Potential for Robert Christopher Property, Disch Road
4. Update on Roger Arn Deed Notice and Deed of Restrictions and Covenants as Prepared by Attorney Hazelbaker with Review by Tim Schleeper
5. Update on Sale of Green County Hemp Property
6. Review and Discuss 2018 Comprehensive Plan Implementation Actions to Develop a List of Potential Action Items
7. Adjourn

Pursuant to applicable law, notice is hereby given that a quorum or a majority of the New Glarus Town Board 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.

POSTED: 04/15/2022

*New Glarus Town Hall  
New Glarus Maintenance  
New Glarus Post Office  
Townofnewglarus.com*

Chris Narveson, Chair  
Town of New Glarus Plan Commission  
Tim Schleeper, Plan Administration  
John Wright, Clerk-Treasurer

TOWN OF NEW GLARUS  
PLAN COMMISSION MEETING  
THURSDAY, MARCH 17, 2022  
MINUTES

Attending: Chris Narveson, John Freitag, Craig Galhouse, John Ott, Robert Elkins, Reg Reis (departed at 7:15 PM), and Mark Pernitz

Also Attending: Rita Mahoney, Michelle Arnett, Frank Grenzow (arrived at 6:57 PM), Judith Blank, Bruce Roth, and Richard and Kristi Zimmerman: residents; Bob Talarczyk: surveyor; and Chad Fahey, variance and CUP applicant

1. **Call to Order and Proof of Posting:** C. Narveson called the meeting to order at 6:00 PM. Clerk-Treasurer Wright attested to proper proof of posting.
2. **Approve Minutes:** Motion to approve by Commissioner Elkins the meeting minutes from January 20, 2022 as presented; second by Commissioner Pernitz. Motion carried 7-0.
3. **Discussion Regarding Land Development Potential for Carol Holmes Property Location on Airport Road** – The Holmes property contains approximately 80 contiguous acres at adoption of the Land Division and Subdivision ordinance. There is a single residents located at W4988 Airport Road. Surveyor Talarczyk stated that he has not surveyed the entire property to know whether the total acreage is equal to, less than, or more than the 80 acres contained within the original development calculation prepared on June 20, 2007 that was revised on August 4, 2010. If the total acreage is equal to or greater than 80.0 acres, two large lots are available, one of which is the existing homestead or up to 6 2.0-acre cluster lots if the home was counted as a cluster lot (whether attached or detached). If, however, the total contiguous acreage at date of ordinance is found to be less than the assumed 80.0 acres, the potential would drop to one large lot and up to 3 2.0-acre cluster lots or up to 5 2.0-acre cluster lots if the homestead was counted as a cluster lot (either attached or detached). It was noted that if the homestead was treated as a detached cluster lot, other cluster lots would need to share an edge since no cluster can consist of fewer than three lots.

There followed a brief discussion regarding efforts to re-monument so that surveys are more accurate and a possible consideration to amend Chapter 110 by ordinance to possibly allow contiguous acreage at date of ordinance to be rounded up rather than down as is the practice in effect since Chapter 15 was adopted on October 13, 1997. Without objection, a discussion of possible amendments to Chapter 110 will be added to the April 21, 2022 agenda.

4. **Discussion Regarding Plan Commission Acknowledgement of a Public Hearing for a Variance Request by Chad and Heidi Fahey, W5741 CTH H to Operate a Dog Kennel, Grooming, and Training Facility Located Less than 1,000' from Residential Buildings not on the Same Property to be Reviewed by Green County Zoning** – Chair Narveson noted that Green County is seeking the Town Chair's signature to acknowledge variance requests for three residential properties that are less than 1000' from a kennel operation located on applicant Chad Fahey's property that includes his residence. Applicant Fahey explained that the operation is a type of training facility rather than a traditional kennel. Only high-risk dogs are groomed at this location. Typically, dogs are boarded at the facility for two to four weeks, but in some cases, high-risk pets may be onsite for two months or greater.

Neighbor Judith Blank wanted some assurance from Green County that if the variances are not opposed and a Conditional Use Permit (CUP) is granted by Green County, that a future owner would be unable to continue this operation under the same variance/CUP. Neighbor Michelle

## TOWN OF NEW GLARUS

Arnett reported that she can hear the barking in her home which, at times, wakes her while sleeping. Neighbors Rita Mahoney and Frank Grenzow noted that access to the property is via a private drive maintained by the Hidden Knoll property owners, which is not a frontage road built to Town road standards. Grenzow further reported that Mr. Fahey has an access easement to use the driveway to his residence, not a business. Grenzow noted that businesses must contract for a dumpster with Pellitteri or another provider. If garbage trucks use the existing access, it will prematurely wear and damage the pavement and base and could potentially create a liability if any vehicular accidents were to occur in the future, if approved.

Mr. Fahey stated that he did not believe the variance or CUP would be transferrable if he were to sell the property in the future. He stated that he would further modify the interior of the operation to reduce further any sounds associated with the business. He noted that he generally transports animals to and from the location and that the bulk of vehicular traffic are paid staff rather than clients. Fahey stated that he is open to paying a proportionate share to maintain the private driveway.

Chair Narveson did not find a conflict with current Town ordinances to prevent him for signing on behalf of the Town, noting that his signature did not imply support nor opposition, only neutrality by acknowledging that the Town does not have a basis to object. Narveson encouraged the neighbors to participate in the variance and CUP process once a date has been established by Green County. It is Green County's obligation to contact the affected property owners. Motion to authorize Chair Narveson to sign the variance applications and CUP application by Commissioner Freitag, noting there is no implied recommendation for or opposition against; second by Commissioner Ott. Motion carried 6-0.

5. **Review of Roger Arn Deed Notice and Deed of Restrictions and Covenants as Prepared by Attorney Hazelbaker** – Commissioner Galhouse noted that the draft documents can be used by the Village of New Glarus and the Joint Village/Town Extraterritorial Zoning (ETZ) Committee as an instrument for future land development and to make neighbors aware of where future residential development will be located. There followed a brief discussion of the remaining residential development potential and which zoning code would apply to the land accepted by the Town within a conservancy district. Without objection, Commissioner Galhouse and Clerk-Treasurer Wright will meet to discuss the draft documents and share their thoughts/concerns with Planner Tim Schleper from Vierbicher Associates before the item comes back before the Plan Commission and/or Town Board for approval.
6. **Update on Sale of Green County Hemp Property** – Chair Narveson stated it is the Town's understanding that any future commercial use of this property will require rezoning all or part of the property instead of by Conditional Use Permit. If the land were to be considered for rezoning, Narveson stated that the Town would hold a public hearing in addition to the one that would be required by Green County.
7. **Adjourn** – Motion to adjourn by Commissioner Pernitz at 8:37 PM; second by Commissioner Freitag. Motion carried 6-0.

Approved:

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John Wright, Clerk-Treasurer

TOWN OF NEW GLARUS

PLAN COMMISSION MEETING  
THURSDAY, AUGUST 19, 2021  
AGENDA AND MINUTES

NOTICE IS HEREBY GIVEN that Town of New Glarus Plan Commission, County of Green, may take action on the following matters if any required public hearing has been held:

LOCATION: Plan Commission meetings will take place in person or via Zoom until further notice due to risks associated with COVID-19.

Zoom Meeting  
Meeting ID: 998 4822 3424  
Password: 347806

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

DATE: Thursday, August 19, 2021  
TIME: 6:00 p.m.

ATTENDEES

In person: Bob Elkins, Tim Schleeper, Scott Chalmers, Bob Talarczyk, Reg Reis, Mark Pernitz, Chris Narveson, John Ott, John Freitag, Dan and Julie Kaiser

Virtual: Craig Galhouse, James Baker

AGENDA

- 1) Call to Order – 6:00
- 2) Proof of Posting - C. Narveson
- 3) Approve Minutes
  - a) July 22, 2021 Motion by J. Ott, Second by Craig Galhouse, approved.
- 4) Public Comments (moved later in meeting after Item 9)
  - a) C. Narveson: Fees – Who should be collecting fees for development? When?
  - b) C. Narveson: Should the Town be collecting the escrow fees for developments?
    - i) T. Schleeper: Yes, Could simplify billing and collection so that ‘surprises’ don’t happen afterward. Should be part of a standard process with development applications.
  - c) J. Freitag: Zenter Road: weeds are too high, Ron to mow in next week or so.
  - d) J. Freitag: Is Carol Holmes land in the ETZ? – Looks like no.
- 5) Review/Approve Kaiser CSM proposal
  - a) Discuss Developer agreement terms
    - i) J. Ott: Regarding emergency services – what can the Town Require? – T. Schleeper, there are terms requiring the HOA to keep the cul-de-sac and access clear.
    - ii) J. Ott: Potential lot splits to cause road to revert to Town ownership? T.Schleeper, they would have to come back to the Town for a land division. At that time it would be required that the road be brought up to current town standards.
    - iii) M. Pernitz: Motion to approve CSM contingent on T. Schleeper Letter. Second J. Ott. Approved.
- 6) Review/Approve Kaiser Development Agreement
  - a) M. Pernitz: Motion to approve development agreement. Second C. Galhouse, approved.

- 7) Review Christopher concept plan
  - a) Farmers Grove has 28 other lots
  - b) Configuration is not ideal and would prefer two clusters with two driveways
  - c) As proposed, this would be a 'major' subdivision which has more requirements
  - d) This would be the most dense development in the area.
  - e) Development is laid out as the Town has typically requested by including the whole property. Would like the applicant to consider changes but proceed in general.
- 8) Advise on potential Green County Hemp Land Division
  - a) S. Chalmers presented his opinion regarding the farm and desire to divide the property.
  - b) Owner would like to separate the farm and the Cleary building for easier sale.
  - c) Owner intends to clean up the outside
  - d) Town provided comments regarding potential for maintaining it as an Agricultural property. No residential, commercial or industrial splits are available to create two lots.
  - e) Splitting the property is problematic for creating a new lot that is used commercially. Using commercial would require a re-zone and would take a split that does not exist.
- 9) Discuss Arn ETZ response
  - a) Discussion regarding options to define the outlot so the open space is defined.
  - b) Applicant should work with Village to create a concept that the Village can support.
- 10) Schedule Next Meeting Date as needed, currently listed for September 16, 2021 @ 6 pm.
- 11) Adjourn - 8:33 pm

Pursuant to applicable law, notice is hereby given that a quorum or a majority of the New Glarus Town Board 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.

POSTED: New Glarus Town Hall: Aug 16, 2021  
New Glarus Post Office: Aug 16, 2021  
townofnewglarus.com: Aug 16, 2021

Chris Narveson, Chair  
Town of New Glarus Plan Commission

Tim Schleeper, Plan Administration  
Jesse Wahl, Clerk-Treasurer



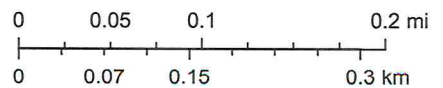


8/5/2021, 9:25:16 AM

1:9,028

- |                     |                      |
|---------------------|----------------------|
| Local Roads         | Highways             |
| Other Road Class    | Other Road Class     |
| State Hwy           | State Hwy            |
| County Hwy          | County Hwy           |
| Town Road           | Parcels              |
| Village/City Street | Municipal Boundaries |

3 shared driveways



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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August 13, 2021

Members of the Town Plan Commission  
Town of New Glarus  
26 Fifth Avenue  
New Glarus, WI 53574

Re: Christopher Concept Proposal  
Preliminary Document Review

Dear Chair Narveson and Plan Commission Members:

I am writing to convey my review comments of the materials submitted by Bob Talarczyk on behalf of Robert Christopher regarding the potential development of property on Farmers Grove Road. The stated intent in Mr. Talarczyk's email indicates they are seeking a 6-lot cluster division. The lots would be accessed using frontage along Farmer's Grove road. 3 shared driveways would provide access to the 6 lots. The initial concept map showing the potential location of the lots is attached for your reference.

Included herewith are the following documents for your consideration:

1. Air-Photo with the Contiguous Farm outline noted at time of Ordinance for Christopher parcel
2. Air-Photo with the Contiguous Farm outline noted at time of Ordinance for Rudd parcel
3. Current Split Computation Worksheet for the Christopher Farm
4. Current GIS parcels shown on the Green County GIS mapping website.

As shown in the air photo and documented on the land division worksheet, the original farm consisted of approximately 91.01 acres. The air photo from the time of Ordinance does not match the current information shown on the Green County GIS site. However, the acreage on the Green County site matches the split worksheet maintained by John Wright. I am not sure of the reason for this discrepancy. Looking at the air photo adjacent Rudd parcel, the property boundary matches the Christopher parcel and likewise the Green County GIS acreage matches. I am left to believe that the boundary shown on the two air-photo documents was simply in error, as the acreages seem to be consistent through time.

Considering the entire parcel available for cluster development without a homestead split, the 91.01 acres would require 15% of the parcel to be maintained as open space (77.35 acres) with the remaining acres (13.65) available for development of lots. This math would allow creation of 6 clustered lots.

The Applicant has requested the Plan Commission provide input on the lot configuration. As proposed, the lots would be stacked side-by-side along the frontage of Farmers Grove Road. The open space to the north would presumably be accessed off Disch Road through the Christophers' existing lot. The proposed configuration would allow a large contiguous block of agricultural land to remain. However, the side-by-side house configuration is generally incongruous with the concept of "rural character". The Commission may wish to request the lot layout be adjusted to better camouflage the future homes using the extensive woodlands and by requiring the home locations to be further from the road right-of-way.

The joint driveways proposed are consistent with other similar developments and should be a part of the final lot configuration. It is not known if the proposed driveway locations provide suitable site distance on Farmers Grove Road or if driveways at these locations can be easily constructed to conform to the [vision to reality](#)

August 13, 2021  
Page 2 of 2

slope requirements in the Town's driveway ordinance. This information should be provided as part of future submittals.

I recommend the Plan Commission provide additional input on the proposal presented so the Applicant can make a formal submittal to the Town.

Should you have any questions please feel free to contact me.

Sincerely,

  
Timothy L. Schleeper, PE

Enclosures

Cc: Bob Talarczyk, Talarczyk Land Surveys, LLC

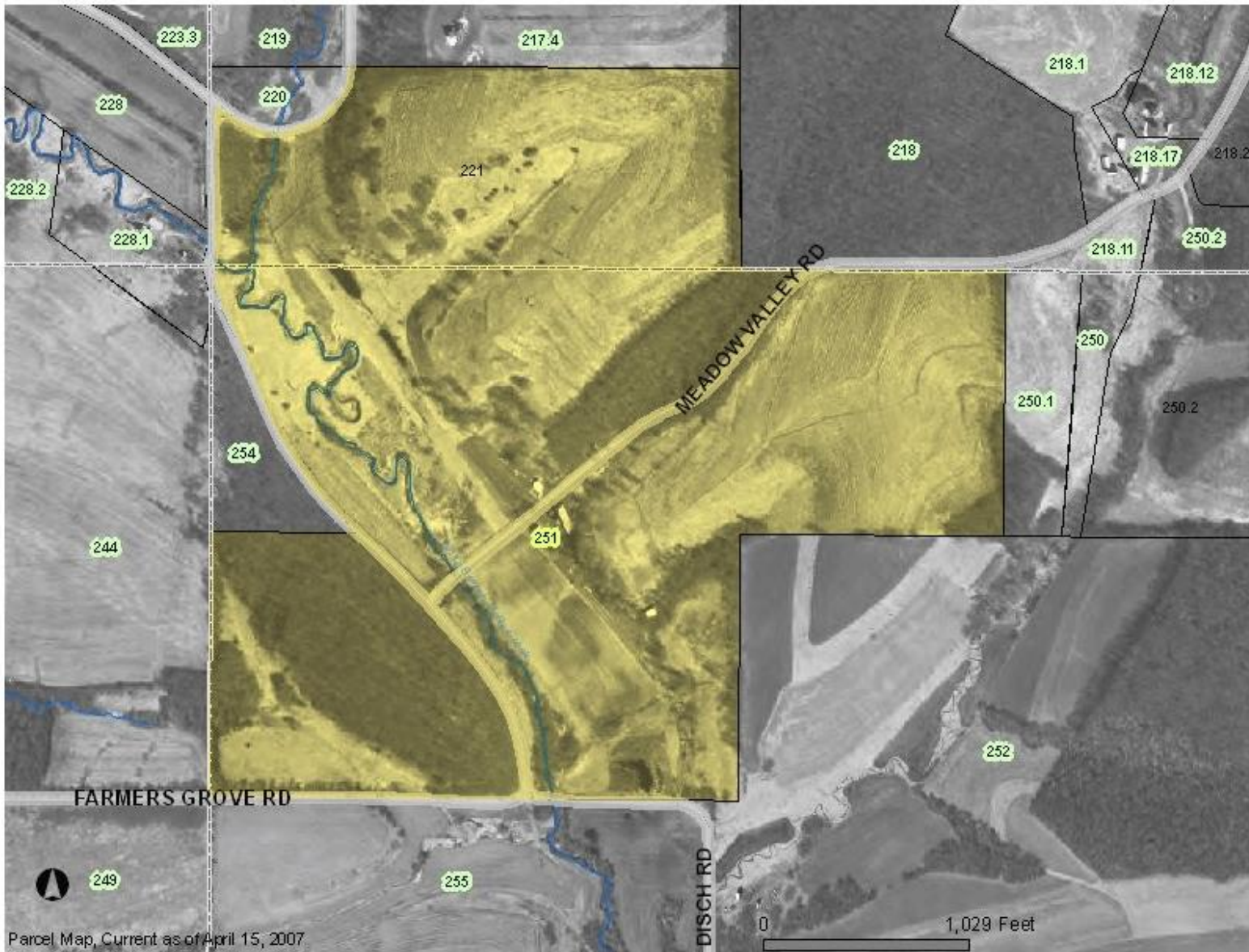








Christopher Parcel at Date of Plan



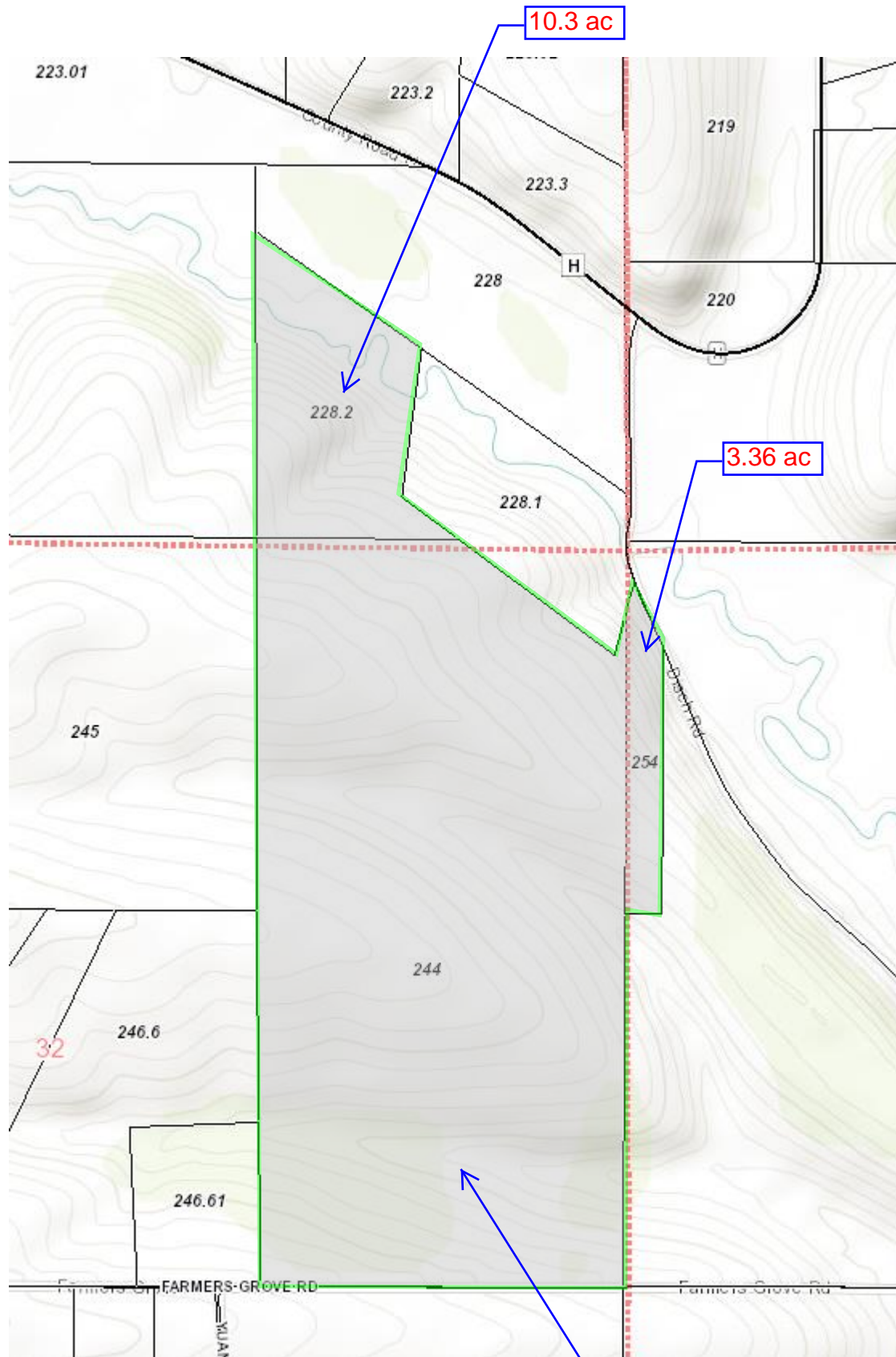
Rudd Parcel at time of Ordinance – 252.0 acres

2/22/2008

<b>Split Computation- Robert Christopher</b> <b>Sect. 29, 32 &amp; 33, Town Of New Glarus</b> <b>Green County, WI</b>	# Splits= Exist. Parcel Acreage/35= 2.600 Round down to 2 potential splits
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Split #	Existing Parcel-A.	Split Identity Acres Sold to	Date	Defecit Acres	CSM or parcel #	Remarks	Deed Restricted? Y/N
1	91.0100						
2							
						0.0 Acres Deed Restricted 0.0 Acres Sold 91.10 Acres for Development	
						Excludes CSM 914, Lot 3; Established pre-ordinance	





Christopher Parcel on Green County GIS – 8/13/2021

77.35 ac.





Ou

County Road H

1180E

NgC2

NgD2

Dish Rr

FeD2

NgC2

1180E

ChB

FeD2

1180E

NgC2

NgD2

ChB

NgD2

NgC2

# CHRISTOPHER SOILS





Collapse Green County, Wisconsin (WI045)			
Green County, Wisconsin (WI045)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1180E	Newglarus-Dunbarton, very stony, silt loams, 20 to 30 percent slopes, very rocky	6.3	6.9%
ChB	Chaseburg silt loam, moderately well drained, 2 to 6 percent slopes	7.3	8.0%
FaD2	Fayette silt loam, 12 to 20 percent slopes, moderately eroded	0.0	0.0%
FeD2	Fayette silt loam, valleys, 12 to 20 percent slopes, moderately eroded	4.0	4.4%
NgC2	Newglarus silt loam, moderately deep, 6 to 12 percent slopes, moderately eroded	20.1	22.1%
NgD2	Newglarus silt loam, moderately deep, 12 to 20 percent slopes, moderately eroded	50.2	55.1%
Ou	Otter silt loam, frequently flooded	3.2	3.6%
<b>Totals for Area of Interest</b>		<b>91.1</b>	<b>10</b>

# CHRISTOPHER PRELIMINARY PLAT

That part of the Southeast 1/4 of the Southeast 1/4 of Section 29, the Northeast and Southeast 1/4s of the Northeast 1/4 of Section 32, and the Northwest 1/4 of the Northwest 1/4 of Section 33, Town 4 North, Range 7 East, Town of New Glarus, Green County, Wisconsin, bounded and described as follows:

Beginning at the East 1/4 corner of said Section 32; thence S89°59'33"W, 1330.53' to the Southwest corner of the East 1/2 of the Northeast 1/4 of Section 32; thence N00°12'41"W, 2651.15' to the Northwest corner of the East 1/2 of the Northeast 1/4 of Section 32; thence N00°11'13"W along the West line of the Southeast 1/4 of the Southeast 1/4 of Section 29, 1095.34'; thence S54°58'40"E, 630.09'; thence S07°26'29"W, 534.75'; thence S53°33'59"E, 1054.38'; thence N14°50'13"E, 277.14' to the centerline of Disch Road; thence S24°01'15"E along said centerline, 204.37'; thence S23°11'00"E along said centerline, 43.49'; thence S00°14'54"E, 952.25' to the South line of the Northwest 1/4 of the Northwest 1/4 of Section 33; thence S89°51'05"W, 132.29' to the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 33; thence S00°14'54"E, 1316.93' to the point of beginning; containing 91.80 acres.

**LEGEND:**

-  Cast aluminum monument found
-  Railroad spike found
-  3/4" solid round iron rod found
-  3/4" x 24" solid round iron rod set

I hereby certify that this survey complies with Chapter A-E 7 of the Wisconsin Administrative Code, that I have surveyed, monumented, and mapped the lands described herein, and that this map is a correct representation thereof in accordance with the information provided.

April 15, 2022

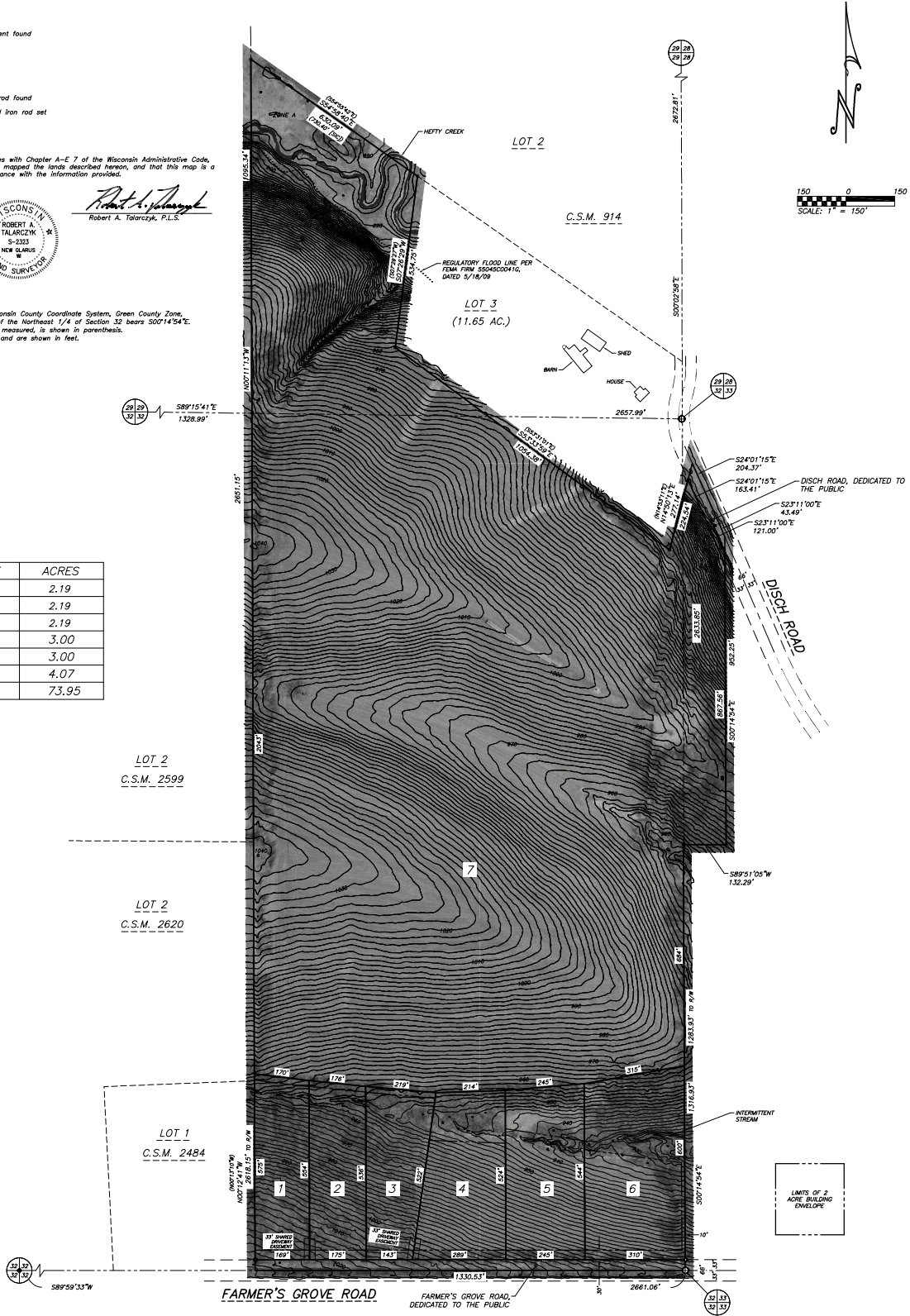


*Robert A. Talarczyk*  
Robert A. Talarczyk, P.L.S.

**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 32 bears S00°14'54"E.
- 2) Recorded data, when different than measured, is shown in parenthesis.
- 3) Elevations are NAVD 88 (GCGD12A) and are shown in feet.

LOT	ACRES
1	2.19
2	2.19
3	2.19
4	3.00
5	3.00
6	4.07
7	73.95



PREPARED FOR:  
Robert Christopher  
330 South Fairview Avenue  
Park Ridge, IL 60068  
(847) 921-0546

JOB NO. 21163  
POINTS 21163  
DRWG. 21163.1  
DRAWN BY T.S.

**TALARCZYK**  
LAND SURVEYS LLC  
517 2nd Avenue  
New Glarus, WI 53574  
608-527-5216  
www.talarczyksurveys.com





April 11, 2022

Members of Town Board  
Town of New Glarus  
26 Fifth Avenue  
New Glarus, WI 53574

Re: Covenants and Restrictions for Town Outlot on Durst Road (Arn Development)

Dear Chair Narveson and Commission Members:

I am writing to convey recommendations for the Covenants and Restrictions to be recorded for Outlot 1 on Durst Road. Attorney Hazelbaker has provided draft documents for consideration. As you may recall, the Village required the Development Team to convey this Outlot to the Town. The purpose of the Outlot was to allow a route for future extension of utilities (water, sewer) should the Village expand westward up Durst Road and to provide open space in support of the Arn cluster development. As stated in Attorney Hazelbaker's documents, the Covenants and Restrictions are needed to limit the potential uses of the land to prevent further development and assure the land is maintained for the intended purposes.

The parcel is in the A-P (Agricultural and Woodland Preservation) zoning district within the ETZ of the Village and is zoned as Agricultural land in the County. The covenants and restrictions imposed on the parcel should limit uses to those consistent with the zoning of the parcel unless the Town wishes to re-zone it for a different purpose. In consideration of this, the permitted uses within the A-P zoning district are spelled out in Section 305-110 B. of the Village Ordinance. The proposed Covenants should further limit the use of the Outlot to the purposes stated on the CSM (utilities, stormwater, and driveway access to adjacent lands). It has been my understanding that the intention for the other portions of the Outlot not used for these specific purposes was to maintain the land as a 'conservancy'.

I would recommend adjusting the Covenants and Restrictions proposed by Attorney Hazelbaker to eliminate the references to County zoning and to limit the uses of the Outlot to driveway access needed for adjacent residences, installation of utilities, stormwater conveyance and management, and agricultural land conservation practices. I have provided an amended draft document for your review and consideration in this purpose.

Should you have any questions please feel free to contact me.

Sincerely,



Timothy L. Schleeper, PE

Attachment 1

Legal Description of the Property:

Outlot 1 of Certified Survey Map 5473 as recorded in Volume 27 of Certified Survey Maps on pages 111 to 114 as document No 614550 of the Green County Register of Deeds, located in the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ , and the Northwest and Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 15, all in Township 04 North, Range 07 East, Town of New Glarus, Green County, Wisconsin, containing 7.90 acres more or less.





April 11, 2022

Members of Town Board  
Town of New Glarus  
26 Fifth Avenue  
New Glarus, WI 53574

Re: Deed Notice for Arn Development

Dear Chair Narveson and Board Members:

I am writing to discuss the Deed Notice drafted by Attorney Hazelbaker on behalf of the Arn Development team for the Arn property. As you may recall, the Village required the Development Team to provide a document generally identifying the areas they would develop from the remaining farm acreage.

The Town is not a signatory to this agreement. Therefore, the final form for the document should be reviewed by the Village before it is recorded. One item that the Town may recommend be adjusted is the Notice is regarding the stated development rights for 17 residential lots. This number references a specific form of development density (cluster development) that is not referenced and which may be altered in the future by changes to ordinance. It may be advisable to amend the first three sentences of the fourth paragraph with the following:

*"The Property has associated with it the right to develop additional residential lots under applicable zoning and land use regulations. The four (4) residential lots created as part of Certified Survey Map 5474 are located in the eastern portion of the Property. The Village believes that future development of residential lots should occur in the area designated as the "Proposed Area for Future Rural Residential Lots" shown on the attached Exhibit."*

Following this adjustment, I would request the Town authorize the Plan Administrator to work with the Village Planner to discuss a couple corrections to the Village ETZ code. During review of the Arn development it has come to our collective attention that the Code may mis-state the method for computing the remaining development potential for property using cluster density (305-121 E.2.(g)). In addition, the visual example presented in the code explaining the concept of a 'detached cluster' using the homestead building does not appear to be consistent with the text describing this concept. It would be good to have these items cleared up before the next development occurs in the ETZ.

Should you have any questions please feel free to contact me.

Sincerely,



Timothy L. Schleeper, PE

M:\New Glarus, Town of\170068 Land Division Reviews\Task 18 - Arn\Reviews\2022-04-08 Board\2022-04-08 Arn Deed Notice.docx

Table 23: Implementation Table

Chapter	Implementation Actions	Roles								Timeframe
		Town				Other				
		Elected Officials	Town Staff	Parks & Recreation	Plan Commission	Chamber	County, GCEDC, UWEX	Service Clubs	Residents/Property Owners	Priority and Timing
<b>2 Housing</b>										
	Impose impact fees on new development to mitigate the capital costs of new public facilities/services necessitated by		C		L					Ongoing
	2.1									
	Review new housing proposals and support those that meet the community's housing needs and are consistent with the policies in the	L	C		L					Ongoing
	2.2 Comprehensive Plan.									
	Continue to construct new homes according		C		L				S	Ongoing
	2.3 to building codes and ordinances.									
	Draft ordinances that address which soils, slopes, and topography are not suitable.	L	C		L					Ongoing
	2.4									
<b>3 Transportation</b>										
	Utility maintenance, construction, and upgrades will be coordinated with road		L				S			Ongoing
	3.1 improvements whenever feasible.									
	Where and when appropriate, coordinate with the Green County Highway Department, WisDOT, and the Village of New Glarus for		L				S			Ongoing
	3.2 future improvements to community roads.									
	Maintain access management controls along		L				S			Ongoing
	3.3 all Town roadways (i.e., driveway permits).									
	New roads should be designed and located in such a manner as to encourage the maintenance and preservation of natural topography, land cover, agriculture, environmental corridors, significant landmarks,	L	C		L					Ongoing
	3.4 and views and vistas.									
	Developers shall be required to pay the cost of road improvements or construction, and all changes must meet the local road or street		C		L					Ongoing
	3.5 design standards.									
	Information from the PASER (Pavement Service and Evaluation Rating System), or a similar program, should be used to a. Determine feasibility for current roads to meet said guidelines based on potential impact of additional volume and use.		L		C		S			Ongoing
	b. Maintain a transportation plan that addresses long term needs for road upgrades									
	3.6 and/or the construction of new roads.									

L= Lead Role/ Responsible Party

C= Coordinator Role

S= Support Role

Chapter	Implementation Actions	Roles								Timeframe
		Town				Other				
		Elected Officials	Town Staff	Parks & Recreation	Plan Commission	Chamber	County, GCEDC, UWEX	Service Clubs	Residents/Property Owners	Priority and Timing

**4 Agricultural, Natural, and Cultural**

Facilitate opportunities for programs that educate local residents about the importance of agricultural policies and practices and explore ways to preserve agricultural land for 4.1 farming.	S	C	L	L		S	S			Ongoing
Identify and put in place ordinances and programs that preserve quality of ground 4.2 water resources.		C		L		S	S			Ongoing
Identify environmentally sensitive areas, using data from the Green County Hydrological Study and use that data as a guide for 4.3 consideration of new development.		C		L		S	S	S		Ongoing
Facilitate opportunities for programs that educate local residents on best practices for 4.4 preserving natural resources.		C	L	L		S	S	S		Ongoing
Support partnerships with local clubs and organizations in order to protect important 4.5 cultural areas held in common interest.	L	C		L		S	S			Ongoing
Facilitate opportunities for programs that educate local residents about the importance 4.6 of cultural resources.	L	C		L		S	S			Ongoing
Update historical, cultural and archaeological 4.7 sites information.	L	C		L		S	S			0-4 years

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 S= Support Role

Chapter	Implementation Actions	Roles								Timeframe
		Town				Other				
		Elected Officials	Town Staff	Parks & Recreation	Plan Commission	Chamber	County, GCEDC, UWEX	Service Clubs	Residents/Property Owners	Priority and Timing

5 Utilities and Community Facilities										
	Maintain a capital improvements plan and review it annually making adjustments to meet 5.1 the needs of the community.	L	C							Ongoing
	Review new development proposals and carefully examine their impact on the 5.2 community.	L	C		L					Ongoing
	Maintain a process that informs, notifies, and allows for public participation in all capital 5.3 facility planning projects and proposals.	L	C							Ongoing
	Facilitate well testing workshops as a means of educating private, individual well users about 5.4 drinking water supplies.	L	C	L			S			Ongoing
	Encourage the education of landowners on the management and maintenance of private 5.5 septic systems.	L	C				S			Ongoing
	Continue storm-water management to protect 5.6 ground and drinking water supplies.		C		L		S			Ongoing
	Investigate the cost of building and maintaining hiking/biking trails in the town based on the Comprehensive Outdoor 5.7 Recreation Plan (CORP).		C	L			S			0-4 years
	Consider creating a special purpose district to perform specific tasks and oversight essential to the community, if a need for a special district such as a utility or sanitary is identified. 5.8	L	C		S					Ongoing
	Strongly encourage underground electric and telephone distribution in all new developments 5.9 and subdivisions.	L								Ongoing
	Facilitate town-wide development of 5.10 broadband internet service.	L	C				S			Ongoing

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6 Economic Development										
6.1	Direct large-scale economic development projects to urban areas that require full range of utilities, services, roads and other infrastructure is available. When possible locate new development adjacent to existing commercial or industrial developments.	L			L		S			Ongoing
6.2	Encourage responsible agriculture and agriculture-related businesses as a major economic development force in the community.	L			L	S				Ongoing
6.3	Continue to support local business and tourism organizations, such as the Green County Development Corporation, and local Chambers of Commerce.	L			S	S	S			Ongoing
6.4	Collaborate with local public and private utilities to improve telecommunications, sewer, water, and other local infrastructure.	L	C		S		S			Ongoing
6.5	Designate land in the ETZ area for future commercial development	S			L					0-4 years
6.6	Allow home-based businesses where there will be minimal impact on surrounding properties	L								Ongoing
6.7	Where appropriate, encourage neighborhood retail development near planned residential areas in the ETZ.	L								Ongoing
6.8	Encourage programs and marketing initiatives that support local products.	L					S			Ongoing
6.9	Encourage efforts to capitalize on recreational and cultural resources where appropriate, and when such efforts do not conflict with resource protection.	L		S			S			Ongoing

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<b>7 Intergovernmental Cooperation</b>										
7.1	Work with local governments, state and federal agencies, the regional planning commission, and local school districts to identify and coordinate land use and community development policies and initiatives by exchanging information about	L	C				S			Ongoing
7.2	Explore new opportunities to cooperate with other local units of government to utilize shared public services, staff, or equipment	L	C				S			Ongoing
<b>8 Additional Strategies</b>										
8.1	Where and when appropriate, utilize county, state, and federal programs or grants to pursue the strategies in this Comprehensive Plan.	L	C		L					Ongoing
8.2	The Plan Commission is to define heavy and light industrial uses for future development by working with the County Land Use and Zoning		C		L		C			Ongoing

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