

# TOWN OF NEW GLARUS

## REGULAR TOWN BOARD MEETING DECEMBER 14, 2022, 6:00 PM 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: 26 5<sup>th</sup> Avenue, Town Hall Community Room or virtually

VIRTUALLY: <https://us06web.zoom.us/j/87954412423?pwd=Rlk2S0ZSM1ZCbEINWkUwRW0xOVoxZz09>

Meeting ID: 879 5441 2423

Passcode: 596374

Phone: 1 312 626 6799

Any specific subject on the agenda for consideration by the Board may be acted upon by the Board.

1. Call to Order
2. Confirm Proof of Posting
3. Approve Minutes
  - a) Special Town Meeting (public hearing for budget, special meeting to approve levy) – November 9, 2022
  - b) Regular Board Meeting – November 9, 2022
  - c) Special Town Board Meeting – November 22, 2022
  - d) Special Town Meeting (consider authorization to purchase land and borrow money) – November 28, 2022
  - e) Special Town Board Meeting – November 28, 2022
4. Public Comments
5. Consider Recommendation from Plan Commission with Possible Approval to Adopt Amendments to Chapter 110 Regarding Open Space
6. Schedule 2023 Town Caucus (regular meeting date will be January 11, 2023)
7. Action to Create an Ad-Hoc Committee of the Town Board to Make Recommendations for the Development of Purchased Land
8. Schedule Special Meeting of Town Board in December for
  - a) Closed session topics to consider employment, promotion, compensation, or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility
  - b) Approval of board/commission salaries and per diem for 2022 (including any missed hours from December 2021)
9. Patrolman Report
  - a) Update on shouldering for Argue Road, Klitzke Road, and Village View Circle
10. Clerk-Treasurer Report
  - a) Presentation of 2023 health insurance premiums for the two qualifying staff
  - b) Approval and payment of bills
11. Chairman Report
  - a) Update regarding Town purchase of land
    - i) Loan closing, Property purchase closing
    - ii) Survey of land and Phase 1 environmental study
    - iii) Need to conduct an appraisal if applying for grants through the WI DNR
12. Parks Commission
  - a) November 16, 2022 minutes
  - b) Updates for tree sale and 2023 workshops
  - c) Mailing for workshops, bulk waste collection dates, and 2023 recycling calendar
  - d) Letter of Eligibility and Letter of Retroactivity from WI DNR
13. Plan Commission
  - a) November 17, 2022 minutes
14. Adjourn

POSTED 12/08/2022

New Glarus Town Hall  
New Glarus Public Works Building  
New Glarus Post Office

Chris Narveson, Chair

<https://townofnewglarus.com/>

John Wright, Clerk-Treasurer

P.O. Box 448 ~ 26 5<sup>th</sup> Avenue ~ New Glarus, WI 53574-0448 ~ Phone 608/527-2390

[www.townofnewglarus.com](http://www.townofnewglarus.com)

**Town of New Glarus**  
**SPECIAL TOWN MEETING**  
**WEDNESDAY, NOVEMBER 9, 2022**  
**MINUTES**

Qualified Town Residents Attending: Chris Narveson (Chair), Harry Pulliam, and Grace McLaughlin

Non-Residents Attending: John Wright: Town Clerk-Treasurer, and Tara Bast, Audit Partner with Johnson Block (departed at 6:35 PM)

1. **Call to Order** – Chair Narveson called the meeting to order at 6:00 PM.
2. **Proof of Posting** – Clerk-Treasurer Wright attested to the proper proof of posting on October 13, 2022 and publication on October 20, 2022 and October 27, 2022.
3. **Discuss/Consider Adoption of the 2022 Town Levy for Taxes to be Paid in 2023 Pursuant to §60.10(1)(a), Wis Stat.** – Tara Bast introduced the 2023 budget summary which includes comparisons with the 2022 budget. Resident Grace McLaughlin, W5120 County Highway W, asked what constitutes Other Taxes within the revenue classification. Ms. Bast responded that it is a category that includes early withdrawal taxes owed on Managed Forest Law properties. It was noted that expenses for Public Safety are for contracted services with the New Glarus Area Emergency Medical Services and the New Glarus Fire Department. Capital Outlays in 2022 included the pulverization and relay of Argue Road, Klitzke Road, and Village View Circle. There are no major road projects scheduled in 2023. There followed a brief discussion of maintenance work to perform in 2023 that includes a section of Disch Road. Resident Harry Pulliam, W5120 County Highway W, asked about possible plans for Green County Highway to improve County Highway H west of State Highway 69 that could include a Town trail within the right-of-way. Chair Narveson stated that grant preparation would occur in 2023 with possible construction to begin in 2024.  
  
Motion by Grace McLaughlin to adopt the 2022 payable 2023 Town of New Glarus allowable tax levy by resolution in the amount of \$880,343.00; second by Harry Pulliam. The vote, by voice acclamation, was three (3) in favor, zero (0) opposed, and zero (0) abstentions. Motion to adopt the motion to approve the allowable levy carried. Without objection, the Clerk-Treasurer will post the signed resolution as required under §60.80(10)(a) of Wisconsin Statutes, within 30 days of adoption.
4. **Adjourn** – Motion to adjourn made by Harry Pulliam, W5120 County Highway W; second by Grace McLaughlin of W5120 County Highway W. Meeting adjourned at 6:15 PM.

Approved:

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John Wright, Clerk-Treasurer

**REGULAR TOWN BOARD MEETING  
WEDNESDAY, NOVEMBER 9, 2022  
MINUTES**

Town Board Attending: Chris Narveson (Chair), Robert Elkins, and Troy Pauli (virtually)

Town Board Absent: Matt Streiff and Jim Hoesly

Also Attending: John Wright: Clerk-Treasurer; Harry Pulliam: Chair and Grace McLaughlin, Town of New Glarus residents

1. **Call to Order** – Chair Narveson called the meeting to order at 6:26 PM (the Special Town Meeting adjourned at 6:15 PM, but Supervisor Elkins unable to join until 6:24 PM and Supervisor Pauli at 6:26 PM)
2. **Proof of Posting** – Clerk-Treasurer Wright attested to the proper proof of posting.
3. **Approve Minutes**
  - a) A motion to approve the October 12, 2022 public hearing minutes was made by Supervisor Pauli; second by Supervisor Elkins. Motion carried 3-0.
  - b) A motion to approve the October 12, 2022 regular Town Board minutes was made by Supervisor Elkins; second by Supervisor Pauli. Motion carried 3-0.
  - c) A motion to approve the October 20, 2022 special Town Board minutes was made by Supervisor Pauli; second by Supervisor Elkins. Motion carried 3-0
4. **Public Comments** – There were no public comments.
5. **Review and Possibly Approve the 2023 Budget** – A motion to approve the 2023 Budget, as presented, was made by Supervisor Pauli; second by Supervisor Elkins. Motion carried 3-0. Without objection, the Clerk-Treasurer will submit the 2023 Levy Limit Worksheet online.
6. **Discussion with Possible Action for Hire of Additional Part-Time Public Works Employee** – A motion by Supervisor Pauli to authorize the Town Patrolperson can arrange to hire a part-time plow driver at the same current \$15 hourly pay with emergency callout bonus of \$25 per callout; second by Supervisor Elkins. Motion carried 3-0. A cost-of-living adjustment for Rudy Gerber will be considered at the December regular Town Board meeting; without objection.
7. **Patrolman Report**
  - a) Update on Argue Road reconstruction, Klitzke Road, and Village View Circle – Chair Narveson reported that all three roads have been paved. Argue Road will be shouldered by the end of the week and Klitzke Road and Village View Circle next week.
  - b) Consider partial reimbursement to Dana and Erika Doll for driveway escrow minus unpaid invoice – Chair Narveson received an update that a section of the driveway does not meet the maximum grade standard and will need to have about a foot of fill added to bring the entire length into compliance. Narveson has not received an update that the work has been completed or that the new elevations confirmed. No action can take place at this time until these conditions have been met. Without objection, the item will be deferred until the December agenda for consideration.
8. **Clerk-Treasurer Report**
  - a) November 1, 2022 Board of Review – Wright reported that he received only one notification of intent to file an objection to property valuation; it was retracted prior to the Board of Review. The draft minutes of the meeting are included in this evening's packet.
  - b) November 2022 General Election – 828 ballots could be tabulated on Election Day. Two shifts of five election workers did an excellent job of processing the large numbers of electors who turned out in person. Wright registered 54 individuals on Election Day and 3 prior to that date prior to this election. Results by contest and for the referendum question have been posted online and the Town Hall bulletin board.
  - c) Approval and payment of bills – A motion to approve checks 20914-20941, ACH payments, deposits, and transfers was made by Supervisor Pauli; second by Supervisor Elkins. Motion carried 3-0.
9. **Chairman Report**
  - a) Update regarding Dana and Erika Doll driveway standards – see item7b) above.
  - b) Newsletter update – Narveson stated he has no update. Any information to be included in the tax bill mailing will need to be relayed to the County Treasurer on Thursday, November 10, 2022.
  - c) Special Town Meeting of the Electorate on November 28, 2022 at 6:00 PM to seek approval for Town to purchase public property – the notice was approved by Attorney Hazelbaker, has been posted, and is scheduled to be published twice. It is included in tonight's packet. Chair Narveson reported that he spoke with Brianna Wethal at

the Bank of New Glarus about the terms of the loan which need to be part of the approval process by the electorate and Board, if approved on November 28, 2022.

**10. Parks Commission**

- a) September 21, 2022 minutes
- b) October 19, 2022 minutes
- c) Fall e-cycling event on November 19, 2022 from 9 AM until 1 PM and 2022 tree sale – Wright stated that he had copies available for the public during early voting and Election Day prior to receiving the flyer in the mail.

**11. Plan Commission**

- a) October, 2022 minutes – the draft minutes, although ready, had inadvertently been omitted from tonight’s packet and online packet. Without objection, Wright will add those to the online packet tomorrow. The Plan Commission had requested the Board to authorize Tim Schleeper, Vierbicher Associates, to draft a proposed revision to the land division code to require future requests for residential development be conditioned upon rezoning from the Agricultural District to the Residential District and to restrict buildings in open space unless approved by conditional use permit by the Town Board. The item had not been added to tonight’s agenda for action, so action will be deferred until next month’s meeting or the Special Town Board meeting to follow the Special Town Meeting of the Electorate on November 28, 2022.

**12. Adjourn – Motion to adjourn made by Supervisor Elkins; second by Supervisor Pauli. Meeting adjourned at 6:56 PM.**

Approved:

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John Wright, Clerk-Treasurer

**Town of New Glarus**  
**SPECIAL TOWN OF NEW GLARUS BOARD MEETING**  
**TUESDAY, NOVEMBER 22, 2022**  
**MINUTES**

New Glarus Town Board Attending: Chris Narveson (Chair), Jim Hoesly, Matt Streiff, Troy Pauli, and Robert Elkins

Also Attending: John Wright: Clerk-Treasurer and Tim Schleeper: planner, Vierbicher Associates (virtually)

1. **Call to Order and Announcement of Intent to Go into Closed Session** – Chair Narveson called the meeting to order at 10:00 AM. Chair Narveson announced that it is the intent of this body to go into closed session per Wis. Stat. §19.85(1)(e) and that the Zoom recording will be paused after the body convenes into closed session and will resume when the Board reconvenes into open session around 10:25 AM. The public cannot attend while in closed session.
2. **Proof of Posting** – Clerk-Treasurer Wright attested to the proper proof of posting.
3. **Motion to Convene into Closed Session per Wis. Stat. § 19.85(1)(e) which Allows a Governmental Body to Meet in Closed Session to Deliberate or Negotiate the Purchase of Public Properties, when Competitive or Bargaining Reasons Require a Closed Session by Roll Call Vote:**  

Motion to convene into closed session was made by Supervisor Hoesly; second by Supervisor Pauli. Roll call vote: Hoesly: aye; Elkins: aye; Streiff: aye; Pauli: aye; and Narveson: aye. Motion carried 5-0 at 10:03 AM.
4. **Reconvene in Open Session under Wis. Stat. §19.85(2):**  

Motion to reconvene into open session by Supervisor Streiff; second by Supervisor Elkins. The motion carried 5-0 at 10:38 AM.
5. **Announcement of decisions made in closed session** – No action was taken in closed session.
6. **Discuss and Possibly Approve Recommendation from the Town Plan Commission to Consider Refining Chapter 110**
  - a) Add municipal use to definitions within 110-5 or redefine public use
  - b) Refine the definition of open space to include (or exclude) specific public or municipal uses
  - c) Exclude the construction of any permanent structure within lands designated as open space without express consent of the Town of New Glarus Board and Town issuance of a Conditional Use Permit
  - d) As part of any division of land, require the applicant to provide a draft deed restriction for review by the Town Plan Commission and Town Board which, if approved, shall be recorded by the applicant at the same time as the land division document with copies provided to the Town Clerk
  - e) Provide a written ordinance and process by which landowners can:
    - i) Amend cluster envelopes
    - ii) Apply for Town Conditional Use Permits for Buildings in open space

Clerk-Treasurer Wright added the item for consideration because the current Land Division Code does not define how municipal/public buildings are to be regulated; to amend Chapter 110 will require a Class 2 Notice prior to a public hearing. Deciding today, regarding the recommendation from the Plan Commission, will allow the Board to schedule a public hearing before consideration to adopt and implement the change at a future meeting.

The members opted to defer action until the next regular Town Board meeting to be held on December 14, 2022; without objection.
7. **Schedule a Public Hearing Date and Time to Consider Amendments to Chapter 110 of the Town of New Glarus Partial Code of Ordinances** – The members opted to defer action until the next regular Town Board meeting to be held on December 14, 2022; without objection.
8. **Adjourn** – A motion to adjourn was made by Supervisor Streiff; second by Supervisor Pauli. The meeting adjourned at 10:39 AM.

Approved:

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John Wright, Clerk-Treasurer

**Town of New Glarus**  
**SPECIAL TOWN MEETING**  
**MONDAY, NOVEMBER 28, 2022**  
**MINUTES**

Qualified Town Residents Attending: see attached attendance sheet

Non-Residents Attending: John Wright: Town Clerk-Treasurer, Kim Tschudy: Village of New Glarus resident; Sue Moen: Reporter for the Post Messenger Recorder; Tim Schleeper: contract planner for Town of New Glarus, Vierbicher and Associates; Mark Hazelbaker: Town of New Glarus legal counsel with Kasieta Legal Group; Todd Larson: Green County Board Supervisor; Dan and Shelly Truttman: Town of York residents; and Matt Stelter: City of Monroe resident

1. **Call to Order** – Chair Narveson called the meeting to order at 6:00 PM.
2. **Proof of Posting** – Clerk-Treasurer Wright attested to the proper proof of posting on November 8, 2022 and publication on November 17, 2022 and November 24, 2022.
3. **Discussion and Action to Authorize Town Board to Borrow \$1.4 million for the Purchase of Real Estate** – Town Chair Narveson stated that the purpose of the meeting is to seek authorization to purchase land for a new Town garage and recreational land. All those who have qualified or could qualify to vote in the Town of New Glarus can vote on the matters presented (e.g., attained the age of 18 years or more today, are a U.S. citizen, have resided in the Town of New Glarus for at least 28 consecutive days prior to today, and not currently serving a sentence for a felony conviction). Janet Sherven, N8810 Marty Road, stated that the two published notices lacked the Town of New Glarus at the top of the notice. Narveson thanked Sherven for bringing that to his attention and directed the Town Attorney to review.

Narveson stated that the Town has been seeking an alternate location for the Town garage for the past 20 years. The current building that houses the trucks and shop equipment is no longer sufficient and has structural issues which have been addressed on a temporary basis. Originally, the Town was seeking a minimum of 20 acres. However, when this property, located at W6599 STH 39 became available, the owners were not interested in selling a portion of the nearly 100-acre parcel. The matter was brought back to the Board to consider in a series of closed session meetings (September 5, September 29, October 20, and November 22, 2022). The closed session process is of benefit for a municipality considering a public property purchase so that the price can be negotiated and to limit competition that could drive up the cost. If authorized to do so, the Town would like to sell off the farmette (with 10 to 15 acres of land) and prepare a portion of the land for the relocation of the Town garage. Mike Nevil, W6303 CTH H, asked what would be included in the portion to be developed by the Town. Narveson responded that at this time, the plan is to erect a new Town garage, but the addition of a Town Hall would be considered as well at some future date. Narveson noted that the agreed to purchase price is \$1,350,000 but the loan includes a cushion to conduct a survey of the property, Phase 1 Environmental Study, title work, closing costs, etc.

Narveson stated that Town roads are in very good condition, which is typically a large, ongoing portion of each annual budget. Current reserves total around \$850,000 that include non-spendable, restricted, committed, assigned, and unassigned amounts. Restricted funds represent Impact Fees, a portion of which has been collected for a public library, community park land acquisition, community park improvements, trails, joint projects with the Village of New Glarus, and a highway and transportation facility. The current Impact Fee for a new single-family dwelling is \$3,562. The Town has future obligations for its share of replacement equipment for the New Glarus Fire Department and a replacement plow for the Town, so some reserves are set aside for future needs and cannot be spent, necessitating the request to borrow the funds. The current General Obligation debt is \$2.2 million. \$1.9 million of that will be paid off in full by December 31, 2027. The loan is structured for payment of interest only for the first four years to be paid from reserves until the \$1.9 GO debt is paid off at the end of 2027. Sale of the farmette on the property in question will be used to pay down the loan and/or fund site preparation for a new Town garage. Eventually, the existing garage and land on Railroad Street can be sold and applied towards the project. At some point in the future, the Town will seek permission to sell those two assets from the qualified electorate. Another possible source of revenue, to offset the cost of the planned recreational use portion of the property, are grant funds through the Wisconsin Department of Revenue. However, to apply, the Town must purchase the property first.

Mark Pernitz, N7827 Valley View Road, asked for an estimate of how much the house and 10 to 15 acres of land might realize if marketed and sold. Attorney Hazelbaker estimated the worth of the house and buildings to be around \$400,000 or more; the land value would be determined based on the number of acres sold. He noted that the remaining development potential may allow for the sale of 2.0-acre cluster lots beyond the sale of the existing homesite. Narveson noted that no more than four cluster lots would be available if that option is considered. Tim Galbraith, N8719 Marty

Road, asked for more details regarding the possible sale of cluster lots. Chair Narveson noted that the Town would have to seek the permission of the qualified electorate before doing so, so no decision or recommendation has been made in that regard. Any lots that may be considered to sell for residential use in the future would be up to four 2.0 cluster lots rather than a high-density development. Narveson provided a brief history of other properties that have been considered prior to advancing this one for Town resident consideration. There followed a brief discussion of the minimal impact on the tax base if the purchase is authorized and the property becomes exempt; the intent is to thereafter seek permission from the electorate to sell the homesite and some surrounding land, which would put the majority of the value of the property back on the tax roll. It was noted that the Town's equalized value now exceeds that of the Village of New Glarus; this impacts the proportionate cost of shared services, such as fire protection and schools (EMS is based upon the population served).

Dan Truttman, resident of York Township (owns land in Town), N9682 CTH J, asked about how many acres the Town would retain. Narveson stated that the initial plans are to sell the farmette and up to 15 acres of the approximately 99 acres. Land nearest to STH 39 is where the Town hopes to locate a new public facility. Chair Narveson circulated printed photos of the property and provided a physical description of the Legler School Branch, wooded lands, farmlands, existing buildings, pasture land, etc. property that is retained, not required for public facilities, would be for active and passive recreational uses. In response to a question from Carol Holmes, W4988 Airport Road, the Town, if authorized to make the purchase, the Town would not immediately plan to relocate the Town Hall to the site adjoining or adjacent to a new public works facility, but it would likely be considered at a future date. Anthony Kesich, W6024 Meadow Valley Road, asked what the Town might realize if they were to market and sell the current Town Hall. Narveson estimated its current fair market value around \$400,000; he acknowledged that he is less able to estimate the market value of the current garage facility. Attorney Hazelbaker considers the current garage facility to be functionally obsolete and no longer adequate for the needs of the Town to deliver public services in an efficient manner, to adequately protect the expensive equipment housed inside, or to ensure the safety and health of staff. The Town is not considering rebuilding on the existing garage site due to the inability to include bunkers to store gravel, cold patch, etc. or a shed to store salt and sand. The footprint of the building cannot be enlarged; subsequently, some equipment is stored outside which shortens its useful life and trade-in value.

Chair Narveson reviewed the terms of the financing at 4.5% APR through the Bank of New Glarus. As mentioned previously, the first four years of the loan will be interest only. Once the bulk of General Obligation debt is paid at the end of 2027, payments will increase. The term is for ten years, so a balloon payment will be due for the balance at that time. If there is a remaining balance that exceeds available funds, the loan could be restructured at that time. Narveson noted that the Town's approach to maintaining roads is resulting in long-term savings, which allows for purchase of this site at this time, and is economically feasible. Jason Neton, W5725 CTH H, asked about whether other options are being considered for the development of the land beyond the sale of the farmette, a public facility, and recreational land. Narveson stated that one use that was discussed at the height of the COVID-19 pandemic, was a drive-through testing facility. With partitioning, a new public facility could be safely used for such a purpose in addition to storage of equipment, materials, and a shop space for maintenance. Steve Hiller, W7038 Farmers Grove Road, asked how the erection of a public works facility adjacent to the farmette, that is proposed to be sold, might affect its value as well as the value of other surrounding properties. Narveson stated that with adequate screening, the impact would be minimized. To the south of the proposed location for a facility, is wooded land that screens it from the Edward Klitzke land. Similarly, to the northwestern edge of the property are tree lines that separate it from the land owned by Janet Sherven to the north and Eichelkraut Farms LLC to the west. Grace McLaughlin, W5120 CTH W, agreed that the proposed location of the facility to the northeastern corner of the parcel, was an adequate distance from other properties to have limited impact upon their desirability or resale value. She further noted that the locked in rate of 4.5% is now two percentage points below current rates of 6.5%.

Tim Galbraith, N8719 Marty Road, asked how much communication between the Town and surrounding property owners occurred. Chair Narveson explained that the nature of closed session is to keep much of the negotiation process semi-private to broker the best deal possible. To disclose this to neighboring property owners would have been counter to the closed session process. The public has the authority to proceed with the land purchase and associated borrowing this evening and will be welcome to participate in plans for a public facility in the future if tonight's proposal is approved. Gary Prideaux-Wentz, N8719 Marty Road, stated that he was generally supportive, but questioned the lack of

notice prior to tonight's discussion, particularly since there is a signed offer to purchase for the property (note: this was required to set the rate and terms of the loan and to determine the amount to be considered for approval by the electorate this evening). Narveson responded that the loan and offer to purchase will be null and void if the electorate does not approve the measures presented to them this evening. Janet Sherven, N8810 Marty Road, agreed that the process could have been more transparent and was surprised when she saw the notice published in the local paper for this evening's meeting. Clerk-Treasurer Wright responded that the minutes for multiple closed-session meetings have been posted to the Town website and contain information of any action taken during closed session during open session. Not only is it lawful to limit details discussed in closed session, but it is also advised to do so to prevent an escalation of costs in an otherwise competitive market. Once a decision was made to schedule tonight's Special Town Meeting of the Electorate (at the Special Town Board meeting held on October 20, 2022), discussion was part of November meetings for the Parks Commission, Plan Commission, and Town Board.

Motion by John Ott, N9096 CTH O to authorize the Town to purchase the land (located at W6599 STH 39); second by Rita Mahoney, W5729 CTH H. There was not further discussion, when prompted by the Chair. By a show of hands, contract planner Tim Schleeper, Vierbicher and Associates, and Clerk-Treasurer Wright counted 30 in favor and 10 opposed. Motion carried.

Motion by John Ott, N9096 CTH O to authorize the Town to borrow up to \$1,400,000 for the purchase of the land; second by Anthony Kesich, W6024 Meadow Valley Road. Grace McLaughlin, W5120 CTH W, summarized the possible uses for the land and the possible future dispossession of a portion of those assets acquired by the Town. Jason Neton, W5725 CTH H, expressed his support of what he considers to be a great investment. By the same process described above and tallied by the same two individuals, the count was 29 in favor, 10 opposed, and 1 not voting. Motion carried.

4. **Adjourn** – Motion to adjourn made by Jason Neton, W5725 CTH H; second by Grace McLaughlin of W5120 County Highway W. Meeting adjourned at 7:01 PM.

Approved:

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John Wright, Clerk-Treasurer



**Town of New Glarus**  
**SPECIAL TOWN OF NEW GLARUS BOARD MEETING**  
**MONDAY, NOVEMBER 28, 2022**  
**MINUTES**

New Glarus Town Board Attending: Chris Narveson (Chair), Jim Hoesly, Matt Streiff, Troy Pauli, and Robert Elkins

Also Attending: John Wright: Clerk-Treasurer; Tim Schleeper: planner, Vierbicher Associates; and Mark Hazelbaker: Town of New Glarus legal counsel with Kasieta Legal Group

1. **Call to Order** – Chair Narveson called the meeting to order at 7:07 PM.
2. **Proof of Posting** – Clerk-Treasurer Wright attested to the proper proof of posting.
3. **Possible Approval of Resolution 221128 to Borrow \$1,400,000 for the Purchase of Public Land Approved by the Electorate at a Duly Posted and Published Meeting** – The electorate had voted in favor of authorizing the Town to purchase land, by resolution: 30 in favor with 10 opposed. The electorate had also authorized the Town to borrow up to \$1,400,000, by resolution: 29 in favor, with 10 opposed, and 1 not voting or abstaining.

Motion to approve borrowing, from the Bank of New Glarus, \$1,400,000 per the terms of Resolution 221128, was made by Supervisor Streiff; second by Supervisor Hoesly. Motion carried 5-0.

Clerk-Treasurer Wright gathered Board signatures on the approved resolution. A copy will be shared with the Bank of New Glarus a proof of this action, along with the two resolutions adopted by the qualified electorate at the duly noticed Special Town Meeting that adjourned on this date and location at 7:01 PM. The Clerk-Treasurer will also post, in three locations and the Town website, a summary of the authorizations from the electorate and the purposes of the land purchase; without objection.

4. **Adjourn** – A motion to adjourn was made by Supervisor Hoesly; second by Supervisor Pauli. The meeting adjourned at 7:12 PM.

Approved:

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John Wright, Clerk-Treasurer

Program Option: P02 WPE Traditional +Dental			88% of Tier 1 Qualified Plans' Average Premium					
2023 Rates * = Not in calculation - Plan not qualified in county			Single			Family		
County	Tier	Carrier	Maximum Employer Share	Minimum Employee Share	Total Premium	Maximum Employer Share	Minimum Employee Share	Total Premium
<b>Forest</b>								
	3	Aspirus Health Plan	\$790.73	\$410.97	\$1,201.70	\$1,947.84	\$1,023.46	\$2,971.30
	1	GHC of Eau Claire Greater Wisconsin	\$790.73	\$107.83	\$898.56	\$1,947.84	\$265.62	\$2,213.46
	3	Access Plan - Dean	\$790.73	\$397.19	\$1,187.92	\$1,947.84	\$989.02	\$2,936.86
<b>Grant</b>								
	1	Dean Health Plan	\$742.86	\$146.50	\$889.36	\$1,828.16	\$362.30	\$2,190.46
	1	GHC of Eau Claire Greater Wisconsin	\$742.86	\$155.70	\$898.56	\$1,828.16	\$385.30	\$2,213.46
	1	GHC of South Central Wisconsin	\$742.86	\$28.26	\$771.12	\$1,828.16	\$66.70	\$1,894.86
	1	Medical Associates Health Plans	\$742.86	\$74.74	\$817.60	\$1,828.16	\$182.90	\$2,011.06
	3	Quartz Central	\$742.86	\$525.10	\$1,267.96	\$1,828.16	\$1,308.80	\$3,136.96
	3	Access Plan - Dean	\$742.86	\$445.06	\$1,187.92	\$1,828.16	\$1,108.70	\$2,936.86
<b>Green</b>								
	1	Dean Health Plan	\$762.74	\$126.62	\$889.36	\$1,877.87	\$312.59	\$2,190.46
	1	GHC of Eau Claire Greater Wisconsin	\$762.74	\$135.82	\$898.56	\$1,877.87	\$335.59	\$2,213.46
	1	MercyCare Health Plans	\$762.74	\$49.60	\$812.34	\$1,877.87	\$120.03	\$1,997.90
	3	Quartz Central	\$762.74	\$505.22	\$1,267.96	\$1,877.87	\$1,259.09	\$3,136.96
	3	Access Plan - Dean	\$762.74	\$425.18	\$1,187.92	\$1,877.87	\$1,058.99	\$2,936.86
<b>Green Lake</b>								
	3	Common Ground Healthcare Cooperative	\$840.84	\$282.88	\$1,123.72	\$2,073.10	\$703.26	\$2,776.36
	*	Dean Health Plan	\$840.84	\$48.52	\$889.36	\$2,073.10	\$117.36	\$2,190.46
	1	Network Health	\$840.84	\$114.66	\$955.50	\$2,073.10	\$282.70	\$2,355.80
	3	Quartz Central	\$840.84	\$427.12	\$1,267.96	\$2,073.10	\$1,063.86	\$3,136.96
	3	Robin with HealthPartners	\$840.84	\$523.54	\$1,364.38	\$2,073.10	\$1,304.90	\$3,378.00
	3	Access Plan - Dean	\$840.84	\$347.08	\$1,187.92	\$2,073.10	\$863.76	\$2,936.86

# 2023 Local Traditional Plan with Dental (PO2)

**With Dental** (See Tab 2 for Rates without Dental)

## Monthly Premiums (Participants without Medicare)

	Local Traditional Health Plan	
	Individual	Family
Aspirus Health Plan	\$1,201.70	\$2,971.30
Common Ground Healthcare Cooperative	\$1,123.72	\$2,776.36
Dean Health Plan	\$889.36	\$2,190.46
Dean Health Plan - Prevea360 East	\$901.72	\$2,221.36
Dean Health Plan - Prevea360 and Mayo Clinic Health System	\$1,027.48	\$2,535.76
GHC of Eau Claire Greater Wisconsin	\$898.56	\$2,213.46
GHC of Eau Claire River Region	\$1,158.74	\$2,863.90
GHC of South Central Wisconsin	\$771.12	\$1,894.86
HealthPartners Health Plan Southeast	\$1,218.88	\$3,014.26
HealthPartners Health Plan West	\$1,184.62	\$2,928.60
Medical Associates Health Plans	\$817.60	\$2,011.06
MercyCare Health Plans	\$812.34	\$1,997.90
Network Health	\$955.50	\$2,355.80
Quartz Central	\$1,267.96	\$3,136.96
Quartz - UW Health	\$854.54	\$2,103.40
Quartz West	\$1,012.60	\$2,498.56
Robin with HealthPartners Health Plan	\$1,364.38	\$3,378.00
Security Health Plan	\$1,256.52	\$3,108.36
State Maintenance Plan (SMP) by Dean Health Plan	\$949.54	\$2,340.92
	Local Access Plan	
	Individual	Family
Access Plan by Dean Health Plan	\$1,187.92	\$2,936.86

# Collection Calendar

## Mondays

Your area will be picked up on non-holiday Mondays. Refuse will be collected weekly. Recycling will be collected every other week.



Refuse Pick-up Only.



Recycling and Refuse Pick-up.

For scheduling the pick-up of items too large to fit into your cart, please call Pellitteri Waste Systems at (608) 257-4285, or visit [www.pellitteri.com](http://www.pellitteri.com) to contact us via email.

JANUARY '23						
S	M	T	W	T	F	S
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29	30	31				

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MARCH '23						
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MAY '23						
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31						

THE MATERIALS USED IN THIS PAPER NEVER ENDED UP IN A LANDFILL. YOU CAN HELP CONTINUE THE CYCLE. FOR MORE INFORMATION VISIT PELLITTERI.COM

Please see reverse side for the updated recycling list. To sign up for email alerts regarding service changes, please email [info@pellitteri.com](mailto:info@pellitteri.com)

LOYALTY DISCOUNT

\$ **20** OFF!

a temporary dumpster

Expires 1/1/2024. Not valid with any other discounts, coupons or promotions.

FOR clean ups, small remodeling, bulky items, big jobs, roofing, remodeling, etc.

# Residential

## COLLECTION INFORMATION

**RECYCLING** *Information – All recyclables should be placed in your recycling cart*

### EXPANDED *Paper* RECYCLING

- Cardboard (empty)
- Catalogs, magazines & phone books
- Cereal & cracker boxes (empty)
- Computer & office paper
- Envelopes & junk mail
- Holiday gift wrapping paper (no foils)
- Newspapers
- Paper cups (no plastic lids or straws)
- Paper egg cartons
- Paper grocery bags
- Paper milk and juice cartons or boxes
- Pizza boxes (no food or grease)
- Shredded paper (place in clear or transparent plastic bag and tie shut; a full bag should be the size of a basketball)

### RECYCLABLE *Plastic & Glass*

- All plastic bottles (no motor oils or gasoline)
- Plastic containers/cups #1-7
- Glass bottles & jars (clear, blue, brown or green translucent glass)

### RECYCLABLE *Metal*

- Aerosol cans (empty)
- Aluminum cans & aluminum pie plates
- Metal pots & pans
- Small metal appliances (toasters, blenders, etc.) – nothing larger than a basketball
- Small metal plumbing fixtures, faucets, valves
- Tin & steel cans

### NON-RECYCLABLE *Items:*

- Batteries
- Brake rotors / drums
- Construction waste
- Electronics
- Frozen food or microwave dinner plates
- Glassware & ceramics
- Metal items heavier than 10 pounds
- Mirrors & windows
- Motor oil & gasoline containers
- Plastic film, wrap & Styrofoam
- Propane tanks
- Recyclable containers containing liquids or food
- Misc.: Carpet, clothing, diapers, fishing line, food, hoses, ropes & shoes

### RECYCLING *Tips*

- Containers containing food or liquids, construction waste or electronics CANNOT be placed in the recycling cart.
- Should you choose to bag recyclables you place into the cart, please use clear or transparent bags and leave open – do not tie or seal. Clear bags can be purchased at most grocery and hardware stores.
- Do not flatten or crush plastic or metal items. Do not place smaller items inside larger containers. All items should be loose and empty. Remove all food waste, plastic, Styrofoam & packing peanuts.
- Flatten cardboard boxes and cereal boxes to make room in the recycling cart. The lid on your cart should shut.
- Your recycling cart will not be picked up if it contains trash, yard waste or prohibited items, or if overloaded.
- Check out [www.pellitteri.com](http://www.pellitteri.com) for more than twenty 1-minute recycling tip videos and a 7-minute video showing what happens to your recyclables. Call (608) 257-4285 if you have any remaining questions.
- Coming soon: A searchable recycling database, sign up for service reminders and notifications, a mobile app, and more!

State of Wisconsin  
DEPARTMENT OF NATURAL RESOURCES  
3911 Fish Hatchery Road  
Fitchburg WI 53711-5397

Tony Evers, Governor  
Preston D. Cole, Secretary  
Telephone 608-266-2621  
Toll Free 1-888-936-7463  
TTY Access via relay - 711



November 21, 2022

Town of New Glarus  
c/o John Wright  
PO BOX 448  
New Glarus, WI 53574

Subject: Town of New Glarus Comprehensive Outdoor Recreation Plan 2022-2027

Dear Mr. Wright:

Thank you for the Town of New Glarus updated Comprehensive Outdoor Recreation Plan as adopted October 10, 2022. According to your Town Board Resolution 22/10/12 A, your board approved and adopted the plan.

You are therefore advised that Town is extended eligibility to apply for available outdoor recreation grants, administered by the Department of Natural Resources, until **December 31, 2027**.

Please note that this eligibility is no assurance of grant funding for any particular project for which you may submit a request for grant assistance, and matching grant assistance will be limited to those recommendations supported in the approved plan. Also, any project sponsors shall be responsible for keeping us advised regarding any formal changes(s) to the approved Plan that may result in a grant project application.

The Town of New Glarus is commended for its continued awareness of the need for regional outdoor recreation planning. Please contact me at [Cheryl.Housley@wisconsin.gov](mailto:Cheryl.Housley@wisconsin.gov), cell 608-516-9560, if you have questions regarding your eligibility status or available grant programs.

Sincerely,

*Cheryl Housley*

Cheryl Housley  
Community Services Specialist  
BUREAU OF COMMUNITY AND FINANCIAL ASSISTANCE



December 7, 2022

John Wright  
Town of New Glarus  
PO BOX 448  
New Glarus, WI 53574

Dear Mr. Wright,

Based on your request, the Department of Natural Resources hereby grants a “Waiver of Retroactivity” to the Town for the planned acquisition of:

Pertzborn Kratz Property – an approximate 99.47-acre fee or easement purchase, located in the Town of Town of New Glarus, T4N, R7E, Section 17, (see attached Exhibit A). This waiver of retroactive property acquisitions is subject to the following conditions:

1. Granting of this waiver means only that the project will not be disapproved because the sponsor initiates or completes the land acquisition project prior to grant approval. The sponsor must follow required state land acquisition procedures to be eligible for funding. **Please note: we recommend that a copy of any proposed offer, or option to purchase, and title report be submitted for our review and comments prior to closing.**
2. If state cost-sharing assistance is awarded for the acquisition of this property, the Village’s title to the recreational land to the Village must be restricted with the state Stewardship grant program conditions. Also, state cost sharing under the Knowles-Nelson Stewardship fund cannot exceed 50% of the approved certified appraisal value or the purchase price, whichever is less, plus certain other eligible costs such as appraisal fees, title insurance, surveys, recording fees, etc. Below is the standard grant restrictions/covenant that can be added to title IF the Town is awarded grant funding:

By the acceptance of this deed, the sponsor, for itself and its successors and assigns, hereby covenants and agrees not to convey, sell, lease, assign, or mortgage the premises herein described or convert it to uses that are inconsistent with the Wisconsin Department of Natural Resources’ Stewardship Program described in Chapter 23, Wisconsin State and Chapter NR 51, Wisconsin Administrative Code and Grant Agreement (xxx) by (xxx) on (date) without prior written approval of the Secretary of the Department of Natural Resources, its designee or any successor.

3. This waiver will expire on April 30, 2024.

Please contact me with any questions regarding this letter or the Stewardship grant program at (608)516-9560 or [Cheryl.Housley@wisconsin.gov](mailto:Cheryl.Housley@wisconsin.gov). The next deadline to apply for Knowles-Nelson Stewardship Local Assistance funding is May 1, 2023.

Sincerely,

*Cheryl Housley*

Cheryl Housley  
Community Services Specialist  
(608)275-3218

Exhibit A

The Town Board of the Town of New Glarus is authorized to exercise the right to purchase, for town public purposes, the following real property in the Town, specifically described as:

Part of the East Half (E 1/2) of Section Seventeen (17), Township Four (4) North, Range Seven (7) East, described as follows: Commencing at the Northeast corner of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of said Section 17, running thence South 3 chains and 75 links, thence South 86°45' West 12 chains, thence South 5°15' West 16 chains and 62 links. thence North 74°30' West 4 chains and 50 links. thence South 25°30' West 23 chains and 40 links, thence North 72°15' West 13 chains and 50 links, thence North 38 chains to the Northwest corner of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of said Section 17, thence South 88°15' East 40 chains and 72 links to the place of beginning. containing 98.72 acres. more or less.

Also, the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of said Section Seventeen (17), Township Four (4) North, Range Seven (7) East, containing 40.84 acres. Except: Lot One and Lot Two of Certified Survey Map 3950, recorded in Vol. 15 of Certified Survey Maps of Green County on Page 214, being part of the Northeast and Southeast Quarters of the Northeast Quarter of Section 17, Town 4 North, Range 7 East, Town of New Glarus, Green County, Wisconsin. Includes the vacated Town Road Hayes Lane.





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

Members Attending: Chris Narveson: Chair; John Freitag, John Ott, Craig Galhouse, Mark Pernitz, Robert Elkins, and Reg Reis

Absent: None

Also Attending: John Wright: Clerk-Treasurer; and Tim Schleeper: planner, Vierbicher Associates (virtually)

1. **Call to Order and Proof of Posting:** Chair 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 the meeting minutes from October 20, 2022, as presented, was made by Commissioner Ott; second by Commissioner Pernitz. Motion carried 7-0.
3. **Discussion Regarding the Possible Allowance of Public Buildings in Deed-Restricted Open Space by Amending Chapter 110** – Chair Narveson provided a brief summary of the general question addressed by planner Schleeper in his letter dated November 15, 2022. Land that is deed restricted as open space is permitted to be used for agriculture, recreation, passive recreation, and the preservation of environmentally sensitive features. Public buildings such as a Town Hall or Town Garage are not addressed in Chapter 110 of the Town’s land division code. More specifically, if the electorate approves the purchase of nearly one hundred acres of land at the Special Town Meeting scheduled for November 28, 2022, then the Town will need to know how many acres are available for development. The sale of land to the north in 2005 placed an open space obligation on the parcel on the south side of STH 39 of 29.43 acres. If the property to the south is 99.470 acres (according to the assessment roll), then the development potential is two large lots (35 acres each) or up to five, 2.0-acre cluster lots with the balance of the land restricted as open space for the purposes identified above.

Chapter 110 allows cluster lots for residential use, but no other purposes, so if future use of the property to be considered for purchase, in part, is for public buildings, then a solution in the form of a revision to Chapter 110 needs to be considered. Green County’s Zoning Code, Title 4, may require a Conditional Use Permit or rezoning from the Agricultural District to a different district. Section 4-3-1-1 A.4. allows public buildings, except sewage disposal plants, garbage incinerators, and buildings for the repair or storage of road building or maintenance equipment. It was further noted that any amendment to Chapter 110 will require a recommendation to the Town Board for their support of the amendment and to schedule a public hearing that may require two published notices beforehand.

Chair Narveson read aloud observations by Town legal counsel, Attorney Hazelbaker, that support contract planner Schleeper’s advice for the Town to refine Chapter 110 per the five points identified in his November 15, 2022 correspondence which is in accordance with Wisconsin Statutes:

1. Adding “Municipal Use” to the definitions within 110-5. This definition should clarify who may claim this use and what activities are included. Alternatively, “Public Use” could be defined if there is a desire to include uses from other entities such as the Village, County, or State.
2. Refine the “Open Space” definition to include (or exclude) specific public or municipal uses.

## TOWN OF NEW GLARUS

3. Exclude the construction of any permanent structure within lands designated as Open Space without express consent of the Town of New Glarus Board and Town issuance of a Conditional Use Permit authorizing the construction and maintenance of said structure.
4. As a part of any land division, require the land division applicant provide a draft deed restriction for review by the Plan Commission and Town Board. Upon approval of the land division, the deed restriction shall be filed by the applicant at the same time as the land division document (CSM or Plat) with copies of all documents provided to the Town Clerk.
5. Provide a written ordinance and process by which landowners can:
  - a. Amend cluster envelopes (while still meeting the requirements of a cluster); and
  - b. Apply for Town Conditional Use permits for Buildings in Open Space.

Motion to recommend to the Town Board consideration and approval of the five refinements (above) recommended by Schleeper was made by Commissioner Pernitz; second by Commissioner Ott. Motion carried 7-0.

4. **Discussion Regarding Village of New Glarus Proposed Conditions for the Approval of the Arn/Wesley Neighbor Exchange by Certified Survey Map (CSM)** – Village of New Glarus planning consultant, Mark Roffers, issued a recommendation to the Interim Village Administrator, Karl Franz dated October 25, 2022. Chair Narveson reported that he discussed this recommendation with the Town’s counsel, Attorney Mark Hazelbaker.
5. **Update Regarding Town Board Review of the Recommendation from the Town Plan Commission to Have Contract Planner Schleeper Prepare Draft Policies Requiring the Rezoning of Land for Future Land Divisions with Residential Development Potential and Requiring Conditional Use Permits to Build in Deed-Restricted Open Space** – Wright reported that he had inadvertently left off this item from the November 8, 2022 Town Board agenda. It was noted that changes in 2017 to the regulation and issuance of conditional use permits would require adherence to the more restrictive set of standards. If the Town Board agrees that buildings in open space be regulated by the use of a conditional use permit, then the Town’s attorney will likely need to craft changes to the Town’s subdivision code to be consistent with Wisconsin Act 67.
6. **Review Future Land Use Map Mockup Prepared by Commissioner Galhouse** – Prior versions of the Town’s Comprehensive Plan do not include existing or future use maps. Their inclusion would be useful for future planning and to support decisions made by the Plan Commission and/or Town Board regarding conditions or responsibilities when certain tracts of land are developed (e.g., dedication of green space or park lands, new roads, etc.). It was noted that a future use plan is a predictor of preferences, not an ironclad plan.

Motion to continue the development of a Town of New Glarus future use map by Commissioner Galhouse; second by Commissioner Freitag. Motion carried 7-0.

7. **Inquiries**
  - a. Zoning permit for shed outside of building envelope, Crawford Lane – Wright reported that he received a zoning permit for a residential use shed in deed-restricted open space. He made the building inspector aware and Cc’d the owner so that they were on notice and could attend this evening’s meeting if they wanted to do so.
  - b. Green County Zoning inquiry regarding a shed with a convenience bathroom that has living quarters – Wright reported that two parcels owned by the same couple, to the north

## TOWN OF NEW GLARUS

of the cul-de-sac bulb for Olstad Lane have been developed. Both have residential development rights. However, the building on the northernmost parcel was originally zoned as a shed to which a garage was later added. A convenience bathroom was allowed by Green County Zoning. County is now requesting to view the interior of the building to determine whether it is a habitable residence instead of a residential accessory building.

- c. Development potential for Marion Hustad property – Wright reported that he received an inquiry from surveyor Robert Talarczyk regarding the development potential for 100+ acres of property on the west side of Hustad Valley Road. The original homesite is included on this property. In the past, land on the east side of the road was sold to Duane and Carolyn Sue Pope which was divided into two lots by CSM. Wright was introducing the potential this evening because the property is likely to sell and be developed soon.
  - d. Eichelkraut inquiry regarding a possible neighbor exchange of land previously owned by Dennis Lee that may have been voluntarily deed-restricted in 2018 from further development – Wright provided a brief history of the property based upon the minutes available. It would appear that Dennis Lee developed a 7.6-acre large lot by CSM 5148 in 2018 instead of developing the 69.495 acres as a cluster of up to 5 2.0-acre lots. Later that same year, CSM 5167 recorded a neighbor exchange between Lot 1 of CSM 5148 and pre-ordinance CSM 1180 to follow a historic fence line. Without a copy of the deed restriction, Wright does not know how to advise Eichelkraut regarding a neighbor exchange. There followed a brief discussion whether the Town could request a 3.15 acre building envelope be defined if a neighbor exchange takes place to expand Lot 1 of CSM 5167. There followed a discussion of how large lots differed from cluster lots regarding treatment of deed-restricted open space. There was no objection to asking for the building envelope to be defined if the proposed neighbor exchange by CSM is pursued.
8. **Update by Tim Schleeper Regarding Roger Arn Deed Notices Reviewed by Mark Roffers, Village Contract Planner** – Planner Schleeper stated that he has yet to coordinate his schedule and that of Village planning consultant Mark Roffers.
  9. **Continue Discussion Regarding 2018 Comprehensive Plan Implementation Actions to Develop a List of Potential Action Items Including a List of Proposed Changes to Town Ordinances Drafted in 2010** – Without objection, this will be added to the December agenda for continued discussion.
  10. **Determine Future Agenda Items and Adjourn** – Agenda Items: approval of November minutes, review proposed Schleeper documents if Town Board authorized his research, update on Arn notice of deed restrictions, review of Ed Klitzke cluster division of property by CSM, initial review of Marian Hustad land development (if presented), review of 2022 building permits, and continued discussion of Comprehensive Plan implementation actions.

Motion to adjourn by Commissioner Pernitz at 8:20 PM; second by Commissioner Freitag.  
Motion carried 7-0.

Approved:

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John Wright, Clerk-Treasurer