

**TOWN OF NEW GLARUS
PLAN COMMISSION MEETING
THURSDAY, FEBRUARY 16, 2023, 6:00 PM
AGENDA**

Join by Zoom: <https://us06web.zoom.us/j/85774789653?pwd=c0VSbU1vTFpIUUnQ0RnpBN2ZiYkkrUT09>

Meeting ID: 857 7478 9653

Passcode: 272568

Dial by your location: 1 312 626 6799

New Glarus Town Hall
26 5th Avenue
New Glarus, WI 53574

DATE: Thursday, February 16, 2023
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/Confirm Proper Proof of Posting
2. Approve Minutes from January 19, 2023
3. Concept Plan for STH 39 Property Under Consideration by Green County Highway Department
4. Updates from Ad-Hoc Subcommittee and Board Review of Ad-Hoc Recommendations
 - a) Concept Plan of STH 39 property
 - b) Progress for Knowles-Nelson Stewardship Grant application
5. Update Regarding Natural Heritage Inventory (NHI) Determination by Wisconsin Department of Natural Resources and any Restrictions on the Development for the Hustad Valley Road Property Owned by Collin Legler
6. Municipal Buildings in Open Space Language Recommendations
 - a) Add “municipal use” and/or “public use” to the definitions within 110-5
 - b) Open space definition: include specific public or municipal uses
7. Update on Holmes Draft Final Plat
8. Clarification of Town Process for Development Potential Questions
9. 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: 2/09/2023

New Glarus Town Hall
New Glarus Maintenance
New Glarus Post Office
<https://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, JANUARY 19, 2023
MINUTES

Members Attending: Chris Narveson: Chair; John Freitag, Craig Galhouse, Mark Pernitz, Robert Elkins, John Ott (virtually, departed at 7:28 PM), and Reg Reis

Absent: John Freitag (excused)

Also Attending: John Wright: Clerk-Treasurer; Tim Schleeper (virtually): planner, Vierbicher Associates; Bob Talarczyk: surveyor; Tom Myers/Paula and Collin Legler (departed at 6:54 PM): developers for Hustad Valley Road property; and Dale Hustad: Town of New Glarus resident

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 December 15, 2022, as presented, was made by Commissioner Elkins; second by Commissioner Pernitz. Motion carried 6-0.
3. **Review and Possibly Recommend 4-Lot Cluster Division of Property by CSM to Town Board for Consideration and Approval for Klitzke Land on Legler Valley Road** – Surveyor Talarczyk stated that a revised concept and/or certified survey map (CSM) is not available at this time. Previously, this body had recommended the Town Board consider approval of a 3-lot CSM after a duly noticed public hearing. No action or further discussion took place at this time.
4. **Review and Possibly Recommend 3-Lot Cluster Division of Property by CSM to Town Board for Consideration and Approval for Myers/Legler Land on Hustad Valley Road** – Town resident Dale Hustad, whose property abuts the subject property, is concerned that a cul-de-sac road is proposed instead of a through road for a property with the development potential of up to seven cluster lots. Chair Narveson noted that a through road is often preferred, but is not always practicable from an engineering approach or affordable based upon the marketability of future lots based upon the cost that would be added. It was noted that any future residential development would be to the southeast and immediately west of the proposed 3-lot cluster. This would preserve most of the arable land as deed-restricted open space. Surveyor Talarczyk noted that the private drive that provides access from Hustad Valley Road to the south has been shortened from what was proposed in the Concept Plan. Also, there is a jog that was added to proposed Lot 1 to accommodate a mound system.

Planner Schleeper introduced additional requirements for the developer per §110-7 of the Town of New Glarus Land Division and Subdivision Chapter for land suitability, protection of existing flora, and areas of special interest. Schleeper noted that the Technical Review Committee was not invoked to convene to review this proposed subdivision of property. There followed a brief discussion regarding the areas within proposed Lot 3 that are within the FEMA FIRM that contain existing buildings. The existing buildings do not require action unless there is a proposal to raze and replace within the same area designated as a floodplain. Schleeper would like the updated draft CSM to include a note that soil limitations will restrict the use of a conventional POWTS.

It was noted that Lot 1 and the east side of Lot 2 may contain areas where slopes exceed 20%. Per §110-9, those slopes cannot be disturbed during the development of the property. The building envelopes may need to be adjusted if it is found that those areas do contain slopes in excess of 20%. Graphically indicating the location of those slopes on the face of the CSM was requested. Now that Lot 2 has changed configuration from that presented in the Concept Plan and abuts Hustad Valley Road to the east, a note should be added to the CSM restricting access to

TOWN OF NEW GLARUS

the Lot from the road to the east. Schleeper also requests notes be added to the CSM that structures outside of the building envelopes shall not be allowed within deed-restricted open space. There followed a review of the draft language for adoption. Planner Schleeper stated that he had no objection using a floating deed restriction modeled after one used for the Town of Exeter to track open space obligations. There followed a brief discussion regarding how to comply with the requirements of §110-7.

Motion to recommend the proposed 3-lot cluster division of property to the Town Board for approval following a duly noticed public hearing was made by Commissioner Pernitz with the following conditions:

1. The Applicant shall provide a deed restriction for 12.4 acres of Open Space on the parent parcel to satisfy the Open Space requirements of the proposed CSM. The Deed Restriction shall be recorded concurrently with the Final CSM by the Applicant with copies provided to the Town Clerk.
2. The Applicant shall provide written confirmation that the proposed land division will not result in development of lands with archaeological, historical, or natural resource interest (endangered species).
3. The Applicant shall amend the CSM to address the following:
 - a. Include a note on Sheet 5 stating: "Lots within this land division may have areas of shallow depths to bedrock that preclude the installation of conventional waste disposal systems. All waste disposal systems shall be approved by the Wisconsin Department of Safety and Professional Services."
 - b. Adjust the CSM to exclude areas of 20% slope from proposed building envelopes and include linework depicting areas of greater than 20% slope on Lots 1 and 2.
 - c. Include a note on Sheet 2 stating: "No direct access is permitted from Lot 2 to Hustad Valley Road." This should be accompanied by hatching or linework added to the right-of-way along Lot 2.
 - d. If existing buildings are to be razed that should be noted as well.
 - e. On the 'Building Envelopes' page of the CSM, add the following notes:
 - i. "All areas designated as "Open Space" shall be left undeveloped and free from residential, commercial or Industrial structures. Permitted uses of Open Space are agriculture, recreation, passive recreation use, and preservation of environmentally sensitive features."
 - ii. "All buildings shall be limited to placement within the Building Envelopes shown. Additional building setbacks per the Green County Zoning Code shall also be met."
4. All revisions to the CSM and required supporting documents shall be provided to the Town Engineer and Planner for review prior to the Applicant requesting signature on the CSM by the Town Chair.

Second by Commissioner Reis. Motion carried 6-0.

5. **Update on Holmes Utility Easement** – Surveyor Talarczyk received a response from Northern Natural Gas on December 13, 2022. The recorded Modification and Amendment of Easement for the Holmes property to the north of Airport Road is a 75' wide strip above the buried 3" diameter pipeline. The easement prohibits certain plantings, structures, or some types of vehicular access without written consent. There followed a brief discussion regarding the need to add a graphic representation of the easement on the Final Plat. If the cluster lots to the west have some vehicular access that is within the easement area, it was noted, the developer will need an agreement with the utility.

TOWN OF NEW GLARUS

6. **Review the 2023 Town of New Glarus Meeting and Election Calendar** – it was noted that the Annual Town Meeting of the Electorate on April 24, 2023 conflicts with the regular schedule for the Parks Commission. The Parks meeting will begin at 4:30 PM so there is no overlap.
7. **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** – Planner Schleeper agreed to present this at the regular Commission meeting in February; without objection. It was noted that the amendments to Chapter 110 approved in December of 2020 have not been submitted to General Code. Until changes are submitted a disclaimer could be added to make those who navigate to the online Code that it may not be up-to-date and to check with the Town Clerk for the most recent version available. Any additional changes, such as the proposed addition of definitions for public facilities and the types of public facilities to add to the definition for open space, need to be included in an amendment by ordinance which can be adopted after a Class 2 publication for a preceding public hearing.

Motion to recommend to the Town Board that they authorize the Town Clerk-Treasurer to submit amendments to the Town Code already approved by the Board after duly noticed public hearings as well as to authorize the Town Clerk-Treasurer to post a notice on the Town website that the Code found on the General Code website (<https://ecode360.com/NE2145>) may not be current; second by Commissioner Pernitz. Motion carried 6-0.

8. **Update by Tim Schleeper Regarding Roger Arn Deed Notices Reviewed by Mark Roffers, Village Contract Planner** – Planner Schleeper had not update available.
9. **Determine Future Agenda Items and Adjourn** – Agenda Items: approval of January minutes, review proposed Schleeper documents pertaining to structures in open space, amending cluster envelopes, and draft deed restrictions to document open space requirements, update on Arn notice of deed restrictions, and continued discussion of Comprehensive Plan implementation actions.

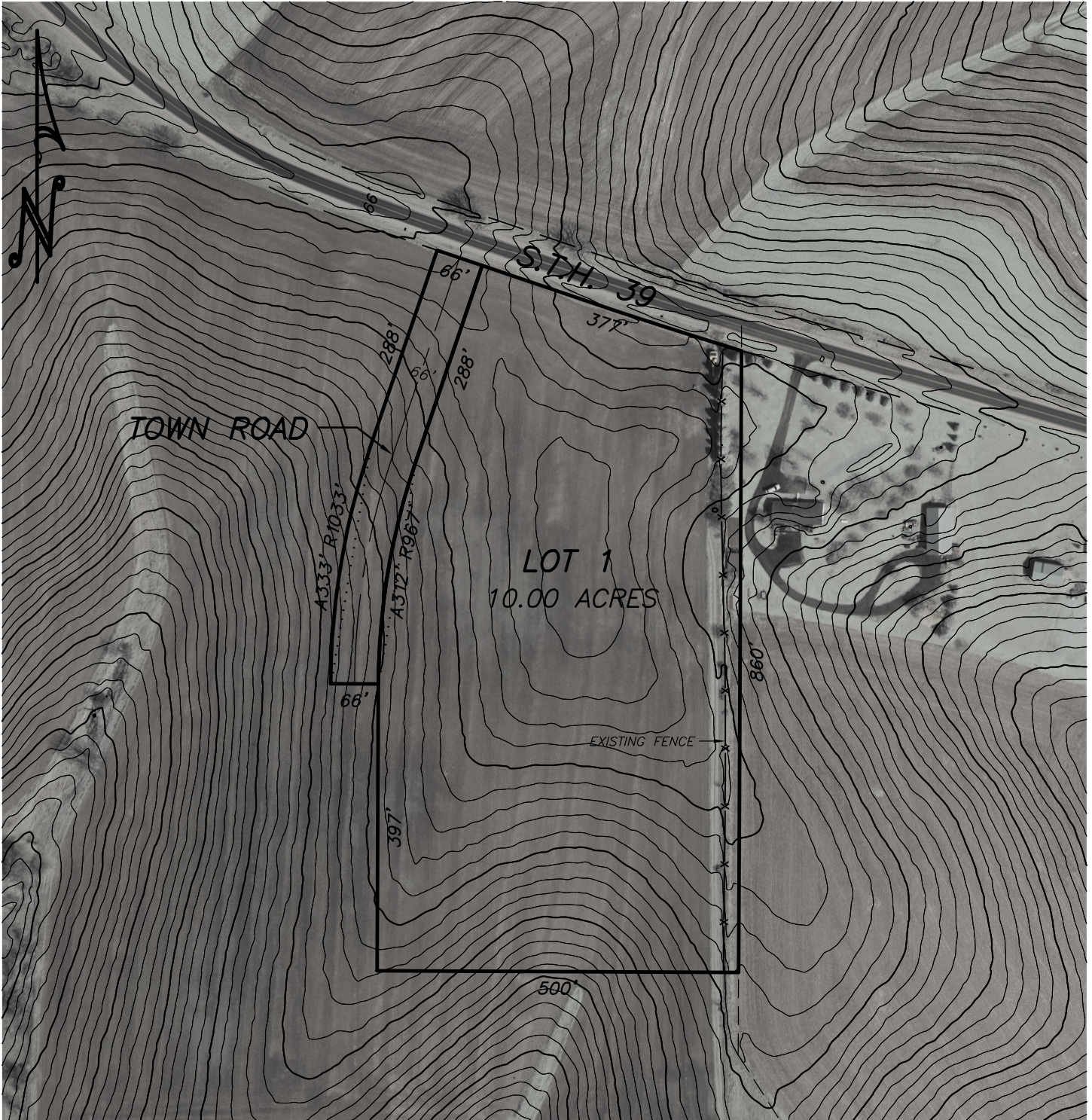
Motion to adjourn by Commissioner Elkins at 8:20 PM; second by Commissioner Pernitz. Motion carried 6-0.

Approved:

John Wright, Clerk-Treasurer

PROPERTY EXHIBIT

Part of Section 16, Town 4 North, Range 7 East,
Town of New Glarus, Green County, Wisconsin.



PREPARED FOR:
Chris Narveson
Green County Highway Dept.
2813 6th Street
Monroe, WI 53566
(608) 328-9411

CONTOUR INTERVAL = 2'

200 0 200



SCALE: 1" = 200'

 **TALARCZYK**
LAND SURVEYS LLC

517 2nd Avenue
New Glarus, WI 53574
608-527-5216

www.talarczyksurveys.com



February 13, 2023

Mr. John Wright, Clerk
Town of New Glarus
26 Fifth Avenue
New Glarus, WI 53574

Re: Initial Concept Review – Green County Highway Department (Richard Hefty)
Town of New Glarus

Dear John:

I am writing to convey my opinions regarding the development concept proposed by Green County Highway Department. Richard Hefty was the owner of this property when the Town adopted the Land Use Plan. It is now owned by Randall Shotliff.

The concept proposed is a single 10-acre lot that would directly access STH 39. The property exhibit provided depicts a potential future "Town Road" at the western edge of the proposed lot. Presumably this is intended to eventually connect through to Ashley Lane. Ashley Lane currently ends in a cul-de-sac that appears to be constructed to Town standards. The right-of-way for Ashley Lane does continue to the property line of the Shotliff property which would enable the road to be continued to STH 39 as a through street.

Available Splits and Development Potential

The split calculation worksheet for the Richard Hefty (Shotliff) property is attached. As shown on the worksheet, there are approximately 58 acres of development potential available on the 88 acres of property (parcels 122 and 150). I am assuming the timing of this proposed division would allow the Town to approve the currently contemplated changes to Chapter 110 of the Town Land Division Ordinance. In this manner, this land division could be placed within 'open space' and would not count against the potential building site splits available to Mr. Shotliff. Given this scenario, there is potential for 4 clustered lots on the remaining acreage.

Comments Regarding Layout of Development

Access for the proposed County lot would be from STH 39. The Wisconsin DOT controls access for the State Highway system, and the County would have to work with DOT for this purpose. At the regular Town Board meeting on April 11, 2006, Kay Spidahl proposed development of the Hefty parcel (122) with access from STH 39 connecting to Ashley Lane. The meeting minutes have considerable discussion regarding this issue. My interpretation of those minutes is that the DOT would not approve a private road connection to STH 39. There was some local concern regarding connecting Ashley Road through to STH 39, and ultimately the Town Board approved a proposed access from STH 39 built to Town Road standards and terminated with a cul-de-sac bulb at the southern end.

While no development beyond the County parcel is proposed, I evaluated options for connecting STH 39 with Ashley Road. The existing end of Ashley Lane is approximately elevation 1018. The potential

vision to reality

February 13, 2023

Page 2 of 2

connection to STH 39 is approximately elevation 1086. These points are approximately 1,300 feet apart, therefore connecting them could be done with a street averaging a little over 5% grade. I have not done any evaluation of earthwork, and the intersection with STH 39 would likely be required to have acceleration / deceleration lanes. This may influence the final shape of the proposed County Highway parcel because these lanes may require additional right-of-way.

The current Town Ordinance allows access to one lot by private driveway. Two to four lots can be accessed by private drive as long as 66-feet of future right-of-way has been designated. At 5 or more lots, the private drive must be constructed to current Town Road Standards. Therefore, the Plan Commission may wish to consider requiring the developer to lay out the remaining four lots available to them at this time so that the type of access required for the County parcel is fully known.

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

Sincerely,



Timothy L. Schleeper, PE

Enclosures

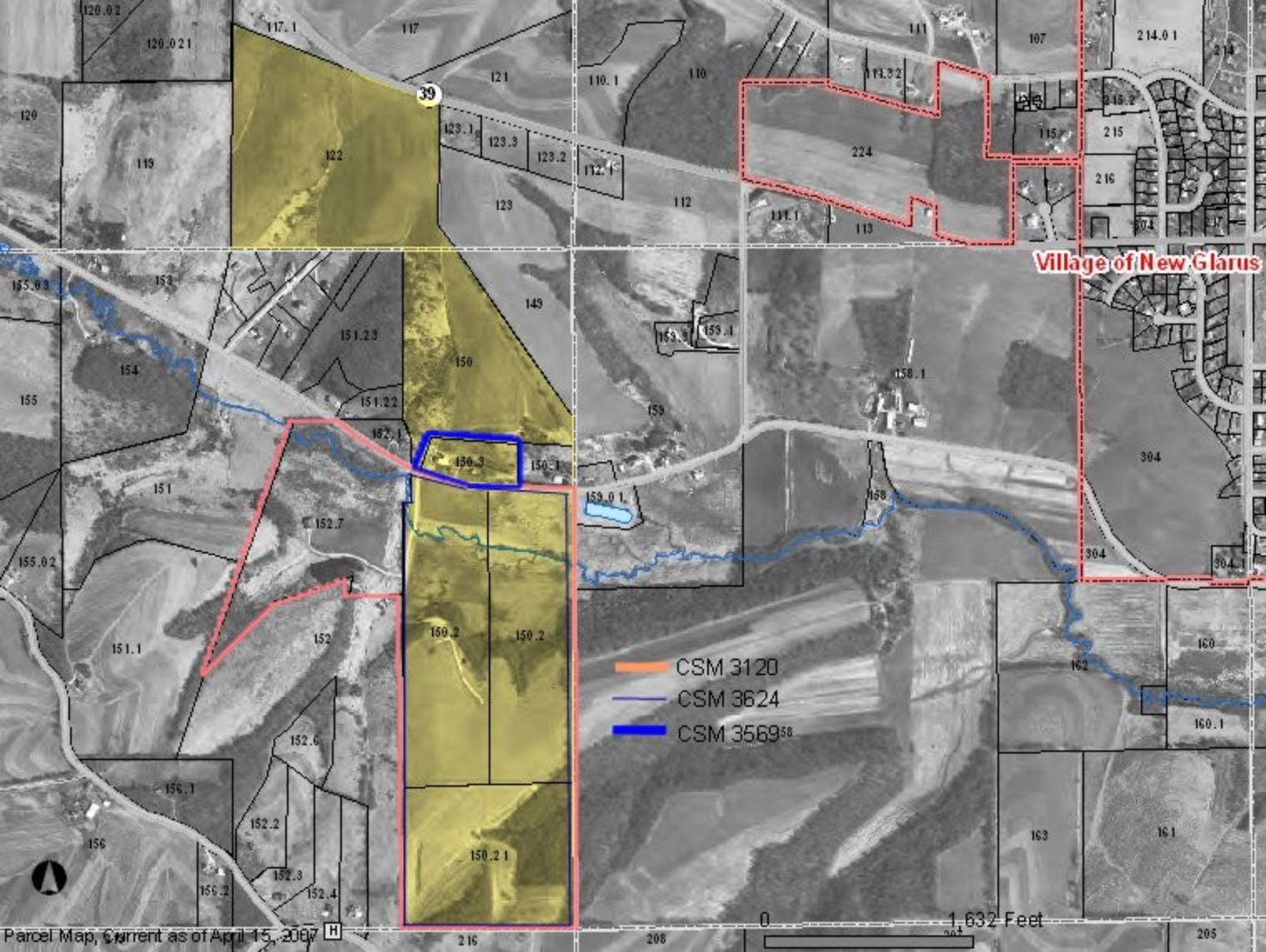
6/13/2007

**Split Computation-Richard and Mary Hefty
Sect.16 & 21, Town Of New Glarus
Green County, WI**

Splits= Exist. Parcel Acreage/35= 5.58
Round down to 5 potential splits

Parcel #s, 0122.0000 (55 A) and 0150.0000 (140.33 A)

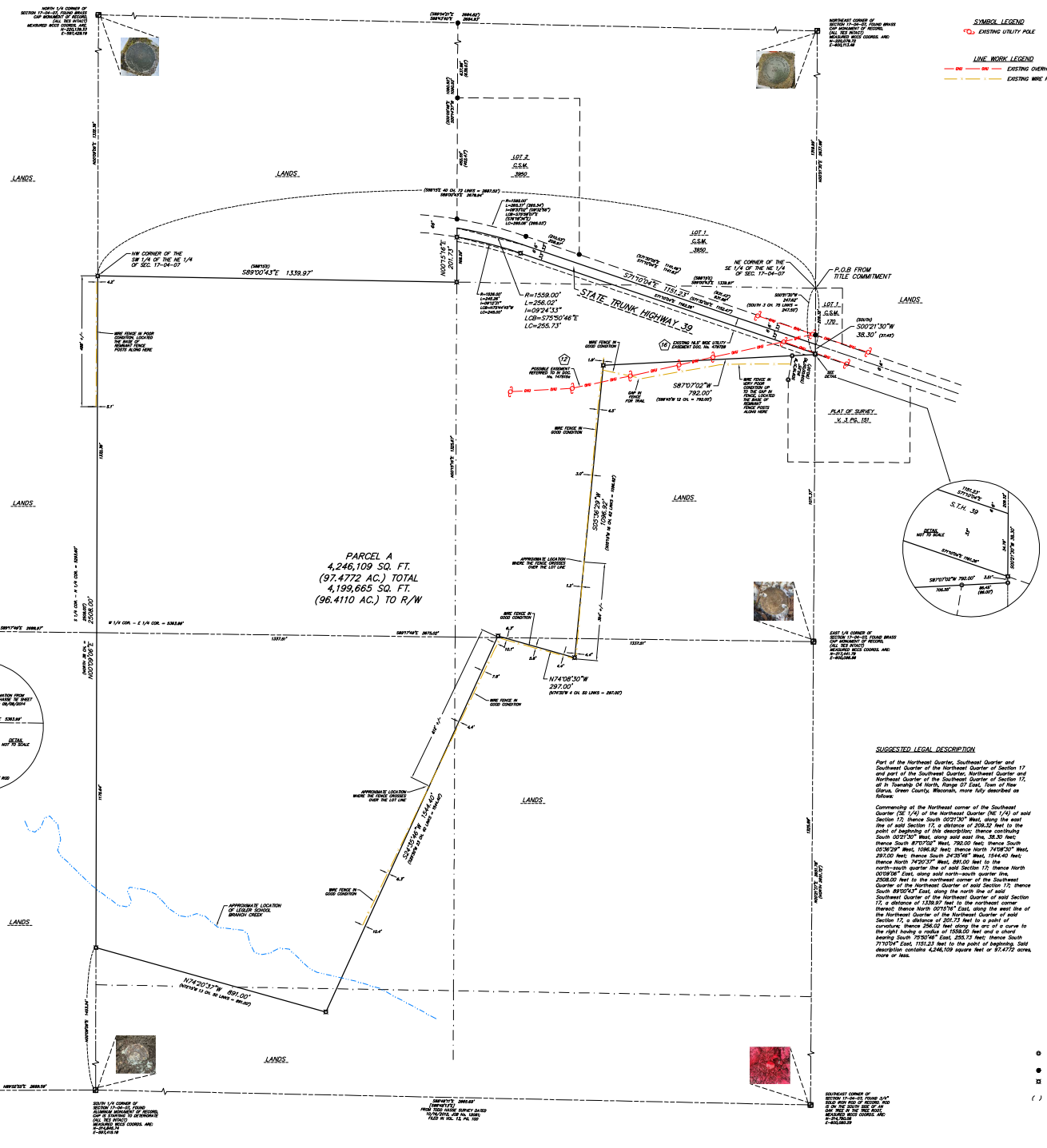
Split #	Existing Parcel-A.	Split Identity Acres	Sold to	Date	Deficit Acres	CSM or parcel #	Remarks	Deed Restricted? Y/N
1	35.00	35.000	Monroe Highfliers Hubanks	1/5/2001 2003		CSM 3120 152.7000	lot 3 subsequently swapped to Howden for Lot 1- 35.53 acres	N
2 & 3	70.00	71.270	Monroe Highfliers	1/5/2001	-1.270	CSM 3120	parcel 150.2000, Lot 2	N
			Jeffrey Wells	10/8/2003		CSM 3624	35.68 Acres	
			William Oemichen	10/8/2003		CSM 3624	35.60 Acres	
4	35.00	5.603	Keith Schmid	4/26/2003	29.400	CSM 3569	parcel 150.2200, Lot 1 parcel 150.3, home farm Need 28.247 deed restricted on remaining.	N
5	35.00	55.33* 33.78*	Randall Shotliff		-20.660	122.0000* 150.0000*	7.8 acres deed restricted on Shotliff? *New plat of survey 2008 V12/P22	
							195.330 acres sold 20.33 remnant acres	
							swap with Highfliers reduced acreage by - .53 acres	
							remaining 88.78 A sold to Shotliff of which 58 A can be developed	
					Total	Total		
					111.873	7.470		
							revised 150928	



Village of New Glarus

- CSM 3120
- CSM 3624
- CSM 3569⁵⁸

11/15/2024 10:47:52 AM \\New-Glenn\Users\james.fleming\Projects\2024\24023\DWG.dwg - By: jmf



PARCEL A
4,246,109 SQ. FT.
(97.4772 AC.) TOTAL
4,199,665 SQ. FT.
(96.4110 AC.) TO R/W

SYMBOL LEGEND
● EXISTING UTILITY POLE

LINE WORK LEGEND
— EXISTING OVERHEAD UTILITIES
— EXISTING WIRE FENCE

SURVEY LEGEND
● FOUND 1" IRON PIPE (I.P.) (UNLESS OTHERWISE NOTED)
● FOUND 3/4" x 1/4" IRON ROD
● SET 3/4" x 1/4" SOLID IRON REBAR, MIN. WT. 1.50 LB./FT.

() INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT



SURVEYOR'S CERTIFICATE
I, Michael J. Zehr, Professional Land Surveyor No. 2401, do hereby certify that this plat was prepared by me or under my direction and control, that I am a duly licensed Professional Land Surveyor in the State of Wisconsin, and that I am duly qualified to perform the duties of a Professional Land Surveyor in accordance with the provisions of the Wisconsin Administrative Code (SRS-27), and that the map herein is correct to the best of my knowledge and belief.
Michael J. Zehr
Date: 02/23/2024

- GENERAL SURVEY NOTES:**
- Legal description as provided from Title Commitment No. AT-9159 dated November 29, 2023, as amended by Title Commitment No. AT-9160 dated January 24, 2024.
 - This survey is based upon field work performed on December 14, 2022, January 23 and January 24, 2023. Any changes in site conditions after January 24 are not reflected by this survey.
 - The total area of the parcel surveyed is 4,246,109 square feet or 97.4772 acres, more or less.
 - Parcel Address: 88599 State Highway 39, New Glarus, WI 53571
Parcel Number: Z3024-024-0000
 - Surveyor has made no investigation or independent search for assessments of record, encroachments, restrictive covenants, easements, or other facts that the current title search may disclose.
 - No attempt has been made as part of this survey to obtain or show data concerning size, depth, condition or capacity of any utility or municipal/public service facility. For information regarding these utilities or facilities contact the appropriate agencies.

SUGGESTED LEGAL DESCRIPTION
Part of the Northeast Quarter, Southeast Quarter and Northwest Quarter of the Northeast Quarter of Section 17 and part of the Northeast Quarter, Northwest Quarter and Northwest Quarter of the Southeast Quarter of Section 17, all in Township 04 North, Range 07 East, Green County, Wisconsin, more fully described as follows:
Commence at the Northeast corner of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of said Section 17, thence South 02°27'45" West, along the east line of said Section 17, a distance of 353.52 feet to the point of beginning of this description, thence continuing South 02°27'45" West, along said east line, a distance of 792.00 feet, thence South 89°28'57" West, 792.00 feet, thence South 02°27'45" West, 1048.52 feet, thence North 14°53'27" West, 893.00 feet, thence South 24°25'48" West, 1544.42 feet, thence North 79°21'07" East, 353.52 feet to the north-south quarter line of said Section 17, thence North 02°27'45" East, along said north-south quarter line, a distance of 353.52 feet to the northeast corner of said Section 17, thence South 89°28'57" East, along the north line of said Southeast Quarter of the Northeast Quarter of said Section 17, a distance of 1280.97 feet to the northwest corner, thence North 02°27'45" East, along the east line of the Northeast Quarter of the Northeast Quarter of said Section 17, a distance of 257.73 feet to a point of temporary mark, 258.52 feet along the north-south quarter line to the right, along a curve to the right having a radius of 1538.07 feet and a chord bearing South 79°21'07" East, 353.52 feet, thence South 77°10'54" East, 1717.23 feet to the point of beginning. Said description contains 4,246,109 square feet or 97.4772 acres, more or less.

REVISIONS

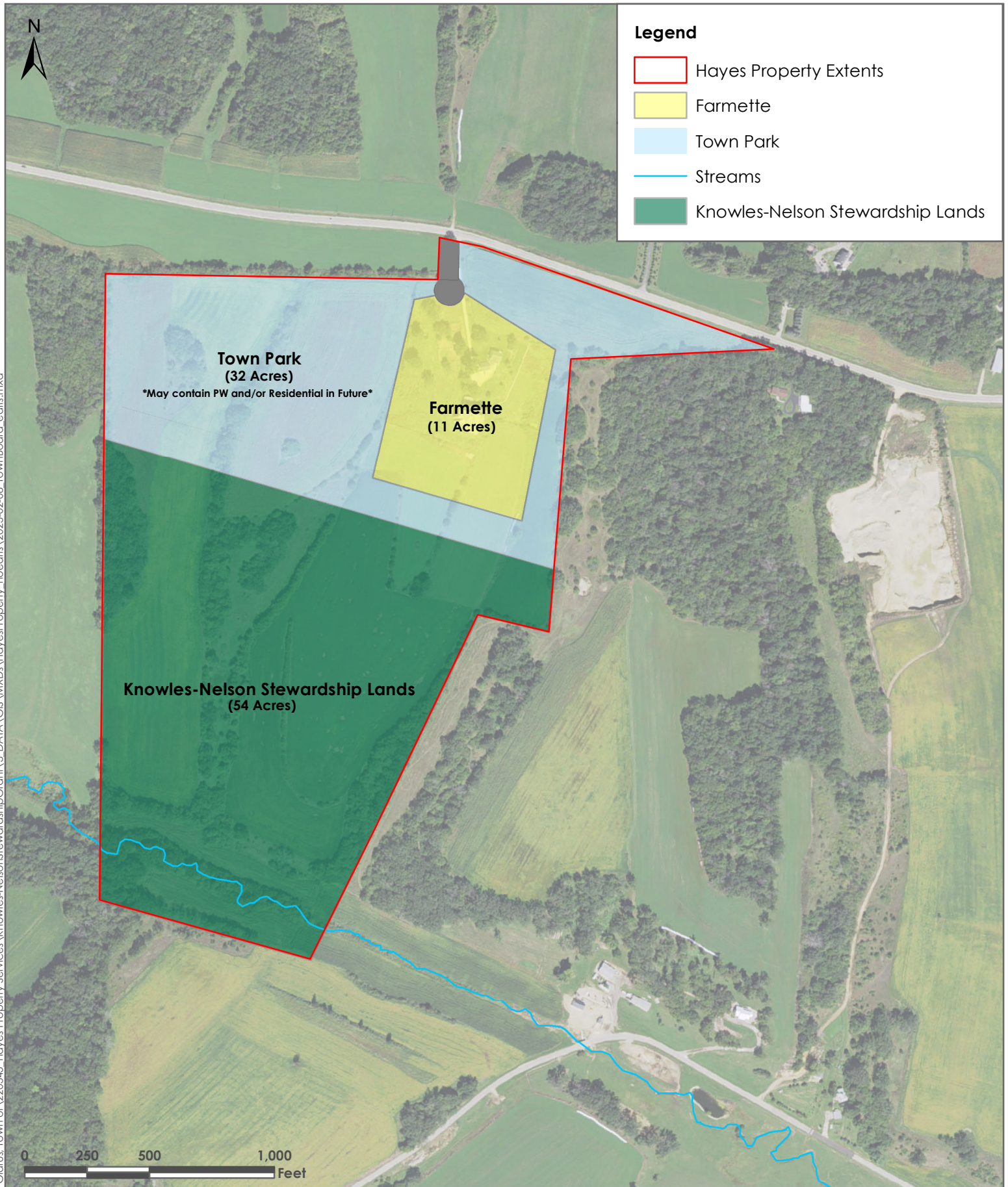
NO.	DATE	BY	DESCRIPTION

PLAT OF SURVEY
PART OF THE NORTHEAST QUARTER, SOUTHWEST QUARTER AND SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17 AND PART OF THE NORTHEAST QUARTER, NORTHWEST QUARTER AND NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, ALL IN TOWNSHIP 04 NORTH, RANGE 07 EAST, TOWNSHIP OF GREEN COUNTY, WISCONSIN.

DATE: 02/23/2024
DRAWN BY: [Blank]
CHECKED BY: [Blank]
SCALE: 1" = 150'

SURVEYED BY: Michael J. Zehr
PROF. NO.: 2401
RECORD NO.: 220345
SHEET: 1 OF 1
PLAT NO.: S-960

Document Path: M:\New Glarus, Town of\220345_Hayes Property Services\Knowles-NelsonStewardshipGrant\3_DATA\GIS\MXDs\HayesProperty_noeditis\2023-02-08_TownBoard_editis.mxd





January 27, 2023

Mr. John Wright, Clerk
Town of New Glarus
26 Fifth Avenue
New Glarus, WI 53574

Re: **Updated** Development Potential Analysis – Hayes Property (Town of New Glarus Property)
Town of New Glarus

Dear John:

I am writing to update the development potential of the Hayes Property (now the Town of New Glarus property) on STH 39. At the time of the Town's Land Use Plan, the property was owned by Markland Hayes. It was subsequently deeded to Kathleen Hayes and is now owned by David Kratz and Rosalyn Pertzborn. A graphic depicting the parcel at date of ordinance is attached. The parcel acreage at that time was listed as 140 acres.

As you know, two large lot splits were taken by the Hayes' through CSM 3950 in April of 2005. The total areas of Lots 1 and 2 in that CSM were 40.5237 acres. We have completed our preliminary boundary survey of the remaining lands and determined that the remaining parcel amounts to 97.4340 acres. The boundary that is shown on the Green County GIS website does not accurately reflect the true parcel configuration based on surveys of record. Further, the size of the parcel as listed on the Green County site (99.40 acres) is also inaccurate.

In consideration of the actual size of the parcel, I have updated the split computation spreadsheet the Town maintains to reflect the corrected parcel size. The significant implication is that the homestead must be considered as part of the cluster in future development options.

As shown on the attached split computation sheet, the developable acreage remaining south of STH 39 is 97.4340 acres. Removing the Open Space deficit acreage from CSM 3950 leaves 67.94 acres available for cluster density development. Following the computation example in Section 110-35 D.9.(c) the building site potential is: $67.94 \text{ acres} \times 15\% = 10.19 \text{ acres}$. Dividing by 2 acre minimum lot sizes leaves 5 potential clustered building sites. With the existing building taking up 1 site, this option leaves new 4 building sites to be clustered with the existing building.

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

Sincerely,


Timothy L. Schleeper, PE

Enclosures

10/1/2007

**Split Computation- Markland Hayes
Sect. 17 Town Of New Glarus
Green County, WI**

Splits= Exist. Parcel Acreage/35= 3.9416
Round down to 3 potential splits

Split #	Existing Parcel-A.	Split Identity Acres	Sold to	Date	Deficit Acres	CSM or parcel #	Remarks	Deed Restricted? Y/N
	137.9577							
1	97.43	2.00	kept by owner		33.00	124.0000	existing home	N
2	35.00	34.80	Mark Smith	4/11/2005	0.20	124.1000	CSM 3950, Lot 1	N
3	35.00	5.71	Mark Smith	4/11/2005	29.29	124.2000	CSM 3950, Lot 2	N
		Total 42.51			Total 62.49			
<p>Smith could have clustered with three lots; Smith still holds undeveloped lot potential and could still cluster Further development on Hayes limited to clustering with the exiting homestead</p> <p>Current Open Space Requirement with homestead=> 62.490 acres deed restricted Current remaining parcel size=> 97.43 Normal Density Acres available for development=> 34.94 No Good Cluster Density Acres available (must include homestead)=> 67.94 15% Developable=> 10.1916 (4 + existing)</p> <p>revised 1-27-2023</p>								



Endangered Resources Preliminary Assessment

Created on **1/30/2023**. This report is good for one year after the created date.

DNR staff will be reviewing the ER Preliminary Assessments to verify the results provided by the Public Portal. ER Preliminary Assessments are only valid if the project habitat and waterway-related questions are answered accurately based on current site conditions. If an assessment is deemed invalid, a full ER review may be required even if the assessment indicated otherwise.

Results

A search was conducted of the NHI Portal within a 1-mile buffer (for terrestrial and wetland species) and a 2-mile buffer (for aquatic species) of the project area. Based on these search results, below are your next steps.

An ER Review is needed to ensure compliance with Wisconsin's Endangered Species Law (s. 29.604 Wis. Stats.) and the Federal Endangered Species Act (16 USC ss 1531-43). Therefore you should request an Endangered Resources Review <https://dnr.wi.gov/topic/ERReview/Review.html>. The ER Review will list the endangered resources that have been recorded within the vicinity of the project area and follow-up actions may be necessary.

One (or more) of the following situations apply:

- The species recorded are state or federal threatened or endangered animals.
- The species recorded are state threatened or endangered plants on public land.
- The species recorded are federal threatened or endangered plants on federal land or involve federal funds or a federal permit.
- The project site overlaps the Karner Blue Butterfly High Potential Range.
- The project overlaps the Rusty Patched Bumble Bee High Potential Zone.

A copy of this document can be kept on file and submitted with any other necessary DNR permit applications to show that the need for an ER Review has been met. This notice only addresses endangered resources issues. This notice does not constitute DNR authorization of the proposed project and does not exempt the project from securing necessary permits and approvals from the DNR and/or other permitting authorities.

Project Information

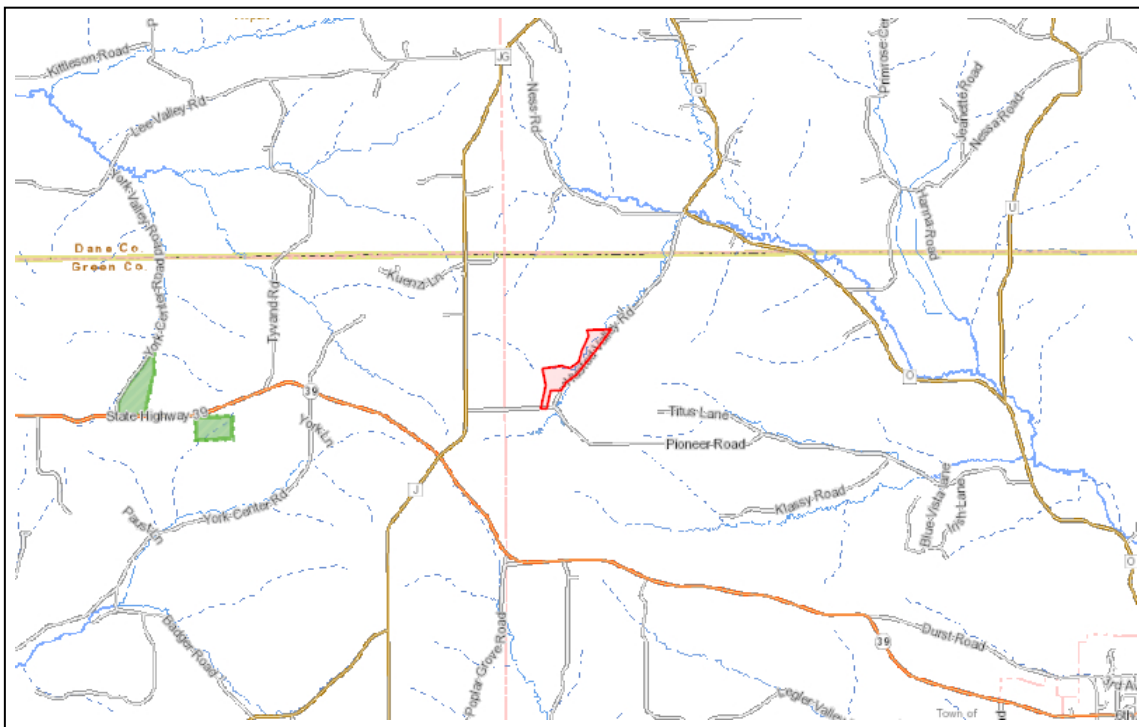
Landowner name	Collin Legler
Project address	N9371 Hustad Valley Road New Glarus, WI 53574
Project description	Residential development.

Project Questions

Does the project involve a public property?	No
Is there any federal involvement with the project?	No
Is the project a utility, agricultural, forestry or bulk sampling (associated with mining) project?	No
Is the project property in Managed Forest Law or Managed Forest Tax Law?	No
Project involves tree or shrub removal?	Yes
Is project near (within 300 ft) a waterbody or a shoreline?	Yes
Is project within a waterbody or along the shoreline?	Yes

Public Portal ID: **vOTLvFILD**

1/30/2023, 5:13:19 PM



The information shown on these maps has been obtained from various sources, and is of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. Users of these maps should confirm the ownership of land through other means in order to avoid trespassing. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>.

<https://dnrx.wisconsin.gov/nhiportal/public>

101 S. Webster Street . PO Box 7921 . Madison, Wisconsin 53707-7921

From: [DNR ER Review](#)
To: [Robert Talarczyk](#); [Rossler, Anna C - DNR](#)
Cc: [tsch@vierbicher.com](#); [Chris Narveson](#); [Clerk Treasurer](#); [t c](#); [Paula Legler](#); [collinlegler@hotmail.com](#)
Subject: RE: Legler - Endangered Resources Review Request
Date: Tuesday, January 31, 2023 11:31:15 AM

Dear Bob,

On 1/31/23, the Bureau of Natural Heritage Conservation received your request for an Endangered Resources Review for the proposed Collin Legler project in Green County, WI.

Our response to you will entail a letter listing any rare species, high-quality natural communities, and other significant natural resources that have been found at or near the proposed project area. The review will also detail any specific measures required for the project to be in compliance with Wisconsin Endangered Species Laws, as well as recommendations to further enhance potential conservation measures.

We recommend that you include a copy of this review letter with any applications for permits or formal approvals for the project that you submit to other DNR programs.

Your project has been assigned an ERR Log # 23-073. Please reference this log number in any correspondence or inquiries to us regarding this project. Please note that our turnaround time is 15 business days or less.

Please contact me with any questions.

Angela

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Angela White

Phone: 608-266-5241

AngelaL.White@Wisconsin.gov

From: Robert Talarczyk <bob@talarczyk-surveys.com>
Sent: Tuesday, January 31, 2023 10:35 AM
To: DNR ER Review <DNRERReview@wisconsin.gov>
Cc: Timothy Schleeper <tsch@vierbicher.com>; Chris Narveson <cnarveson@greencountywi.org>; Clerk Treasurer <clerk@townofnewglaruswi.gov>; t c <thomascmyers@outlook.com>; Paula Legler <paulalegler@msn.com>; collinlegler@hotmail.com
Subject: Legler - Endangered Resources Review Request

**CAUTION: This email originated from outside the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.**

To whom it may concern,

For your review, find the attached Endangered Resources Review Request along with supporting documents. Please have the request reviewed as soon as possible. Time is of the essence.

Thank you.

Bob Talarczyk
Professional Land Surveyor

Talarczyk Land Surveys

517 2nd Avenue

New Glarus, WI 53574

608.527.5216 office

bob@talarczyksurveys.com

www.talarczyksurveys.com



TOWN OF NEW GLARUS, WISCONSIN
ORDINANCE NUMBER _____
AN ORDINANCE TO ADOPT AMENDMENTS TO CHAPTER 110 OF
THE TOWN OF NEW GLARUS CODE OF ORDINANCES

WHEREAS, on _____ the Town of New Glarus Board voted to amend Chapter 110 Land Division and Subdivision, of the Town of New Glarus Code of Ordinances to amend §110-5 Definitions to insert Municipal Use and to amend Open Space; to modify §110-7 Land Suitability to include municipal uses; to modify §110-9 Hillside Protection to include municipal uses; §110-28 Partition Fences to include municipal use requirements; §110-34 Nonresidential Land Divisions to include municipal use requirements; §110-34 Nonresidential Land Divisions to include lot standards for Municipal Uses; §110-35 Normal and Cluster Density to define where Municipal Uses may be considered; and §110-39 Private Road Standards to add Municipal Use and Industrial use to requirements for road standards. The recommendations are as follows:

ARTICLE II. Definitions.

§110-5. Definitions.

Insert:

“MUNICIPAL STRUCTURES

Buildings used for support of a municipal use which are owned and operated by a Town, Village, County or School District.”

“MUNICIPAL USE

Uses of land by a Town, Village, County or School District to include, but not be limited to, active and passive recreation activities and structures, operation of facilities and structures for the maintenance of parks, natural areas, and roads, and other similar public or community uses.”

Amend:

“OPEN SPACE

The 85% or more of the existing parcel (or 91% of the original parcel in a Large Lot Division) that remains undeveloped or free of residential, industrial, or commercial structures. Permitted uses of open space are agriculture, recreation, passive recreation use, municipal use, and preservation of environmentally sensitive features.”

ARTICLE III. General Provisions

§110-7. Land suitability; protection of existing flora and areas of special interest.

A. Suitability.

Amend:

“(1) No land division shall be allowed for residential, commercial, municipal, or industrial use which is held unsuitable for such use by the Town Board for reason of flooding, inadequate drainage, unsuitable soil or rock formation, unfavorable topography, or any other feature likely to be harmful to the health, safety, or welfare of future residents of the community. The Town Board, in applying the provisions of this section, shall in writing recite the particular facts upon which it bases its conclusion that the land is not suitable for residential, commercial, municipal, or industrial use and afford the land divider an opportunity to present evidence regarding such unsuitability if the land divider so desires. Thereafter, the Town Board may affirm, modify, or withdraw its determination of unsuitability.”

§110-9. Hillside Protection.

Amend:

“No land division for residential, commercial, municipal, or industrial purposes shall be approved which would result in, or authorize a use or disturbance of land, including construction of private roads and driveways, on hillsides with a slope of 20% or more, unless the land divider has submitted and the Town Engineer and the Town Board have approved construction plans and specifications, including an erosion control plan. For purposes of this section, 20% means a vertical elevation differential of 10 feet in 50 horizontal feet, the horizontal distance being measured perpendicular to the slope.”

ARTICLE VI. Required Improvements

§110-28. Partition Fences

Amend:

“When land that is developed for residential, municipal, or commercial use and 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, shall be included upon the face of the final plat or certified survey map. Land included in a major subdivision that requires partition fences under state statute 236.02 will be required to construct partition fencing as outlined in state statute 60.23. Details and specifications of these improvements will be included in the developer’s agreement (see 110.20) for the plat or certified survey.”

ARTICLE VII. Design Standards

§110-34. Nonresidential land divisions.

A. General.

Amend:

- (1) “If a proposed land division includes land that is zoned for commercial or industrial purposes, or will be used for a Municipal purpose, the layout of the land division with respect to such land shall make such provisions as the Town may require.”
- (2) “A nonresidential land division, or Municipal Use lands, shall also be subject to all the requirements of site plan approval set forth in the Town Building Code. A nonresidential land division shall be subject to all the requirements of this chapter as well as such additional standards required by the Town and shall conform to the proposed land use standards established by any Town Master, Land Use Plan, the Green County Zoning Code, or ETZ Ordinance as applicable.”

B. Standards

Amend:

- (5) “Every effort shall be made to protect adjacent residential areas from potential nuisance from a proposed commercial or industrial land divisions, and land used for municipal purposes, including the provision of extra depth in parcels backing up on existing or potential residential development and provisions for permanently landscaped buffer strips when necessary.”

ARTICLE VIII. Development Density

§110-35. Normal and cluster Density

Insert:

- C.1 “Municipal Use in areas of normal or cluster density does not consume a building site and may occur in open space.”

ARTICLE IX. Variances, Enforcement

§110-39. Private Road Standards

Amend:

- D. “Commercial, Industrial and Municipal Use enterprises along a private road should be counted the same as a residence for the purposes outlined above.”

NOW, THEREFORE, BE IT RESOLVED

that the foregoing amendments to the Town of New Glarus Land Division and Subdivision Code were adopted at a regular meeting of the Town Board of New Glarus on _____.

Vote: For _____ Against _____

Amendment Adopted: _____

Posted: _____

By: _____
Chris Narveson, Town Chair

Attested: _____
John Wright, Town Clerk-Treasurer

Clerk Treasurer

From: DNR ER Review <DNRERReview@wisconsin.gov>
Sent: Friday, February 10, 2023 10:33 AM
To: Robert Talarczyk
Cc: tsch@vierbicher.com; Chris Narveson; Clerk Treasurer; rcholmes@tds.net; Rossler, Anna C - DNR
Subject: RE: Holmes - Endangered Resources Review Request

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Robert,

On 2/10/23, the Bureau of Natural Heritage Conservation received your request for an Endangered Resources Review for the proposed Holmes Development project in Green County, WI. Development for Lot 5 only.

Our response to you will entail a letter listing any rare species, high-quality natural communities, and other significant natural resources that have been found at or near the proposed project area. The review will also detail any specific measures required for the project to be in compliance with Wisconsin Endangered Species Laws, as well as recommendations to further enhance potential conservation measures.

We recommend that you include a copy of this review letter with any applications for permits or formal approvals for the project that you submit to other DNR programs.

Your project has been assigned an ERR Log # 23-115. Please reference this log number in any correspondence or inquiries to us regarding this project. Please note that our turnaround time is 15 business days or less.

Please contact me with any questions.

Angela

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Angela White

Phone: 608-266-5241

AngelaL.White@Wisconsin.gov

From: Robert Talarczyk <bob@talarczyksurveys.com>
Sent: Friday, February 10, 2023 9:50 AM
To: DNR ER Review <DNRERReview@wisconsin.gov>
Cc: Timothy Schleeper <tsch@vierbicher.com>; Chris Narveson <cnarveson@greencountywi.org>; Clerk Treasurer <clerk@townofnewglaruswi.gov>; rcholmes@tds.net
Subject: Holmes - Endangered Resources Review Request

**CAUTION: This email originated from outside the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.**

To whom it may concern,

For your review, find the attached Endangered Resources Review Request along with supporting documents. Please have the request reviewed as soon as possible.

Thank you.

Bob Talarczyk

Professional Land Surveyor

Talarczyk Land Surveys

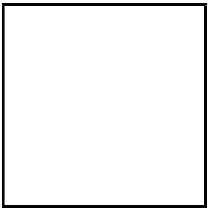
517 2nd Avenue

New Glarus, WI 53574

608.527.5216 office

bob@talarczyksurveys.com

www.talarczyksurveys.com



State of Wisconsin
 Department of Natural Resources
 Bureau of Natural Heritage Conservation
 Attn: Endangered Resources Review Program
 PO Box 7921, Madison WI 53707-7921
 dnr.wi.gov

Endangered Resources Review Request

Form 1700-047 (R 9/22)

Page 1 of 2

Notice: Pursuant to s. 23.27(3)(b), Wis. Stats., this form must be completed and submitted to the Department of Natural Resources (DNR) to request an Endangered Resources (ER) Review of proposed development, management, planning or similar type of project. An ER Review provides the requester with information from Wisconsin's Natural Heritage Inventory (NHI) database and other sources on rare plants and animals, high quality natural communities, and other endangered resources that may be impacted by the proposed project. The ER Review will also include specific recommendations and requirements to help projects comply with Wisconsin's Endangered Species Law (s. 29.604, Wis. Stats.) and other laws and regulations protecting endangered resources. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records Law (ss. 19.31-19.39, Wis. Stats.).

Instructions: The following materials are required to process this request. Submit all materials by mail to the address above or email (DNRERReview@wisconsin.gov). Do not include payment with this form.

- Completed, signed form
- Map(s) delineating the project area, preferably an aerial photo

Submission of the following materials are strongly encouraged and will facilitate review of your project:

- [NHI Public Portal Preliminary Assessment Printout](#)
- Photographs that clearly show the project area, including natural features and vegetation present on site
- Additional relevant information and reports (e.g., detailed project and habitat descriptions, wetland delineation, and site plans)

Section 1: Requester Information (ER Review, correspondence and invoice will be sent to this person)

Name Robert A. Talarczyk		Organization Talarczyk Land Surveys LLC	
Mailing Address 517 2nd Avenue		City New Glarus	State WI
		ZIP Code 53574	
Telephone Number 608-527-5216		Email Address bob@talarczyk-surveys.com	

Section 2: Landowner Information (if different than Section 1)

Name Carol Holmes		Organization	
Mailing Address W4988 Airport Road		City New Glarus	State WI
		ZIP Code 53574	
Telephone Number 608-527-2466		Email Address rcholmes@tds.net	

Section 3: Project Information

Project Name Holmes Development	Project Address (if applicable) W4988 Airport Road, New Glarus, WI 53574
------------------------------------	---

Project Types:

- Residential
- Commercial
- Industrial
- Utility/Energy
- Transportation (roads, railroads, trails, harbors, airports)
- NRCS
- Other: _____

PSC Approval (Utility/Energy only) <input type="radio"/> Yes <input checked="" type="radio"/> No <input type="radio"/> Unknown	DOT or FHWA Administered <input type="radio"/> Yes <input checked="" type="radio"/> No <input type="radio"/> Unknown
---	---

Start Date (on-site disturbance) 03/01/2023	End Date (on-site disturbance) 10/01/2023	Federal Land, Funding or Permit <input type="radio"/> Yes <input checked="" type="radio"/> No <input type="radio"/> Unknown
--	--	--

County Green	<input type="radio"/> City <input checked="" type="radio"/> Town <input type="radio"/> Village of: New Glarus	Land Types (Select all that apply) <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public (e.g. road ROWs, schools, city/county land, etc.)
-----------------	--	---

Township	Range	Direction	Section	Additional Comments on TRS Location (attach additional information if necessary)
N	7	<input checked="" type="radio"/> E <input type="radio"/> W	24	Part of NW and NE 1/4s of the SE 1/4
N		<input type="radio"/> E <input type="radio"/> W		

Section 3: Project Information, continued

Provide a detailed description of the proposed project and associated disturbance, including acres to be disturbed. Attach additional pages as needed.

This plat is being prepared for estate planning purposes. Carol Holmes is in her 80s, lives in the farmhouse on Lot 4 and wishes to plan out her development rights for her estate. There is no plan to develop any part of this plat at this time other than Lot 5, on which Carol wishes to build a new home and live with one of her two daughters. Lots 1-6 can be built on, and Lot 7 has to remain in cultivation and greenspace.

Provide a detailed description of the habitat types and current land use within the limits of the project area (e.g., 50% in active agriculture-currently corn, 20% floodplain forest, 15% industrial area, 10% hardwood swamp dominated by black ash, 5% fallow field - in active agriculture until one year ago). Attach additional pages as needed.

Approximately 65% in active agriculture - currently corn and alfalfa, and approximately 35% in woodland.

List all wetlands and waterbodies (e.g., rivers, intermittent streams, lakes, marshes) within or adjacent to the project area. List any known or suspected impacts of the proposed project to these wetlands and waterbodies. Indicate the location(s) of any point source discharge(s) into wetlands or waterbodies.

There is a small wetland area near the SW corner of Lot 7 at the culvert that delivers water under Airport Road. This area will remain undisturbed. Ward Creek is not on the property but is near the NE corner of Lot 7.

List any reports or correspondence concerning endangered resources or habitat that may be impacted by the proposed project (e.g., wetland delineation, endangered resources reviews, habitat assessments, and rare species surveys). Attach copies if available.

None.

Section 4: Related Permits, Licenses or Regulatory Approvals (DNR or other state/federal agency)

Permit, License or Approval	Permitting Agency Contact Person	Status
		<input type="checkbox"/> will be applying for <input type="checkbox"/> have applied for <input type="checkbox"/> have received
		<input type="checkbox"/> will be applying for <input type="checkbox"/> have applied for <input type="checkbox"/> have received

Section 5: Terms and Conditions

The requested ER Review may contain NHI data and information (including specific locations of endangered resources) which are considered sensitive and are not subject to Wisconsin's Open Records Law (per s. 23.27, Wis. Stats.). The information contained in the ER Review is solely for planning and implementation of the proposed project. As such, the information contained in the ER Review shall only be shared with individuals who need this information to carry out specific roles in the planning, permitting, and implementation of the proposed project. The requester must agree to not reproduce or disseminate the ER Review or the specific locations of endangered resources contained in the ER Review to any other parties or individuals without prior written permission from the DNR Bureau of Natural Heritage Conservation. (Contact the Endangered Resources Review Program at 608-419-2755 if you have any questions about sharing information contained in the ER Review.)

Section 6: Certification by Requester

I agree to pay, within 30 days of receipt of an invoice, the \$75/hour fee charged by the Department per s. NR 29.04(1), Wis. Adm. Code, for this ER review. I am the owner, authorized representative of the owner, or utility representative of the property for which I am requesting an Endangered Resources (ER) Review. I accept the terms and conditions outlined in Section 5 (above). To the best of my knowledge, the information I have provided is complete and accurate.

NOTE: If submitting this request electronically, please type your name on the signature line. Your typed name, along with the email message generated from electronic submittal of this form, will be used as an electronic signature which is the legal equivalent to an actual signature.

Robert A. Talarczyk
 Signature of Requester

2/10/23
 Date Signed

Robert A. Talarczyk
 Printed Name

Submit by Email

HOLMES FINAL PLAT

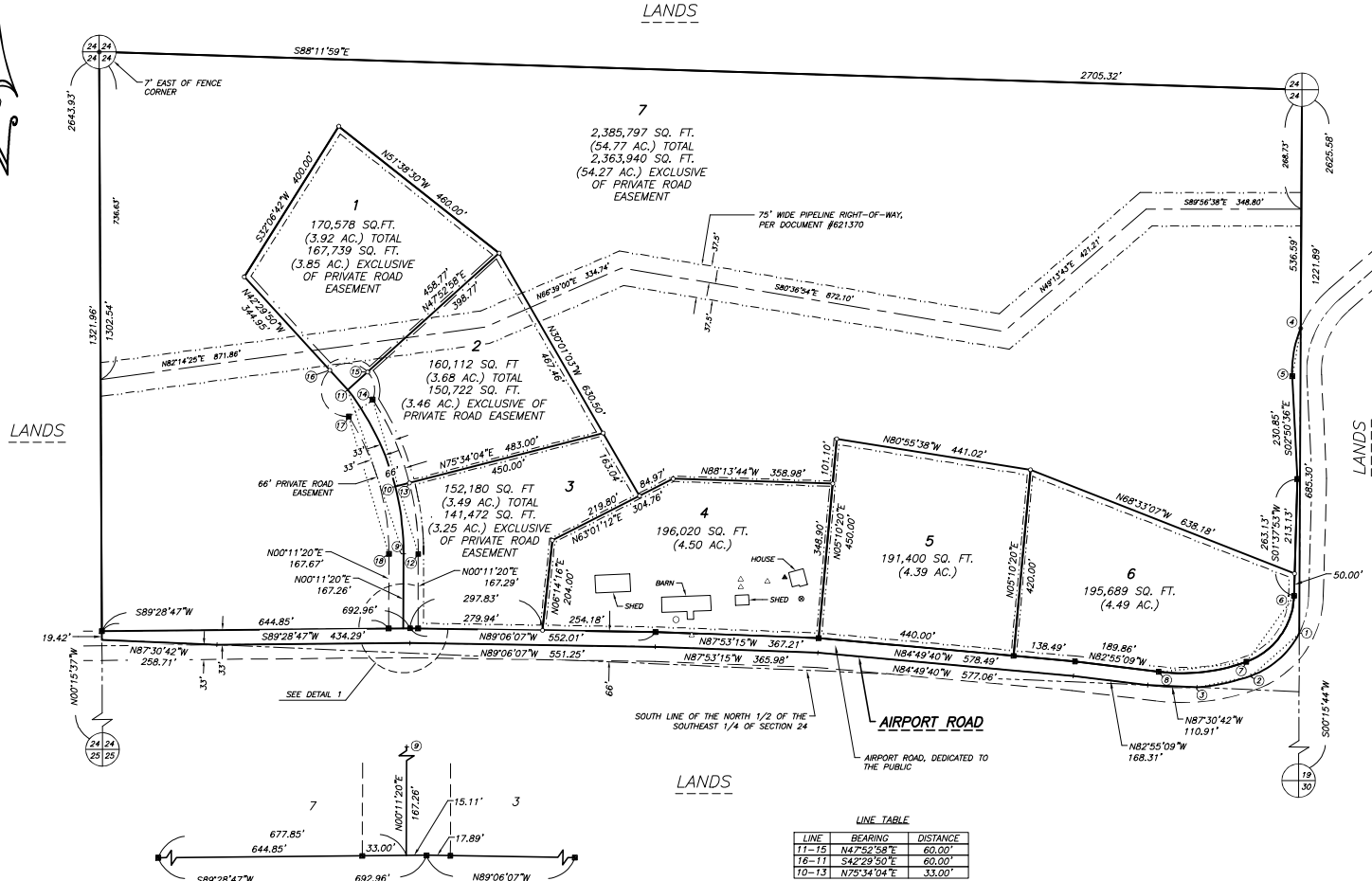
I, Robert A. Talarczyk, Professional Land Surveyor, hereby certify:

That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Town of New Glarus and Green County, and at the direction of Carol Holmes, I have surveyed, divided, and mapped Holmes Development; that such Plat correctly represents all exterior boundaries and the subdivision of land surveyed; and that this land is located in that part of the Northwest and Northeast 1/4s of the Southeast 1/4 of Section 24, 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 24; thence S00°15'44"W along the East line of Section 24, 1221.89' to the centerline of Airport Road; thence Southwesterly, 147.71' along said centerline and the arc of a curve to the right whose radius is 196.00' and whose chord bears S48°23'25"W, 144.24'; thence Southwesterly, 125.55' along said centerline and the arc of curve to the right whose radius is 456.00' and whose chord bears S77°52'04"W, 125.15' to the South line of the North 1/2 of the Southeast 1/4 of Section 24; thence N87°30'42"W along the South line of the North 1/2 of the Southeast 1/4 of Section 24, 110.91' to the centerline of Airport Road; thence N82°55'09"W along said centerline, 168.31'; thence N84°49'40"W along said centerline, 577.06'; thence N87°53'15"W along said centerline, 365.98'; thence N89°06'07"W along said centerline, 551.25'; thence S89°28'47"W along said centerline, 434.29' to the South line of the North 1/2 of the Southeast 1/4 of Section 24; thence N87°30'42"W, 258.71' to the Southwest corner of the North 1/2 of the Southeast 1/4 of Section 24; thence N00°15'37"W, 1321.96' to the center of Section 24; thence S88°11'59"E, 2705.32' to the point of beginning; subject to a public road right of way as shown and to any and all easements of record.

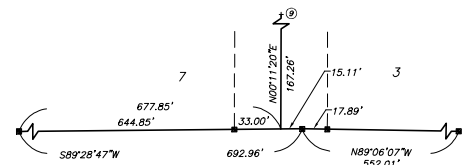
Dated this 30th day of January, 2023.

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



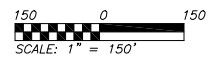
- LEGEND:**
- Cast aluminum monument found
 - Cast aluminum monument with brass cap found
 - 3/4" solid round iron rod found
 - 3/4" x 24" solid round iron rod set, weighing 1.50 lbs per lineal foot
 - 1-1/4" x 24" solid round iron rod set, weighing 4.30 lbs per lineal foot
 - Well
 - Septic cover
 - Septic vent
 - New 12' wide utility easement
 - New 12' wide utility easement
 - New 12' wide utility easement, 6' on either side of lot line

NOTES:
1.) Bearings are referenced to the Wisconsin County Coordinate System, Green County Zone, NAD83 (2011), in which the East line of the Southeast 1/4 of Section 24 bears S00°15'44"W.



LINE TABLE

LINE	BEARING	DISTANCE
11-15	N47°52'58"E	60.00'
16-11	S42°29'50"E	60.00'
10-13	N75°34'04"E	33.00'



PREPARED FOR:
Carol Holmes
W4988 Airport Road
New Glarus, WI 53574
(608) 527-2466

JOB NO. 22031
POINTS 22031
DRWG. 22031_2
DRAWN BY FLS

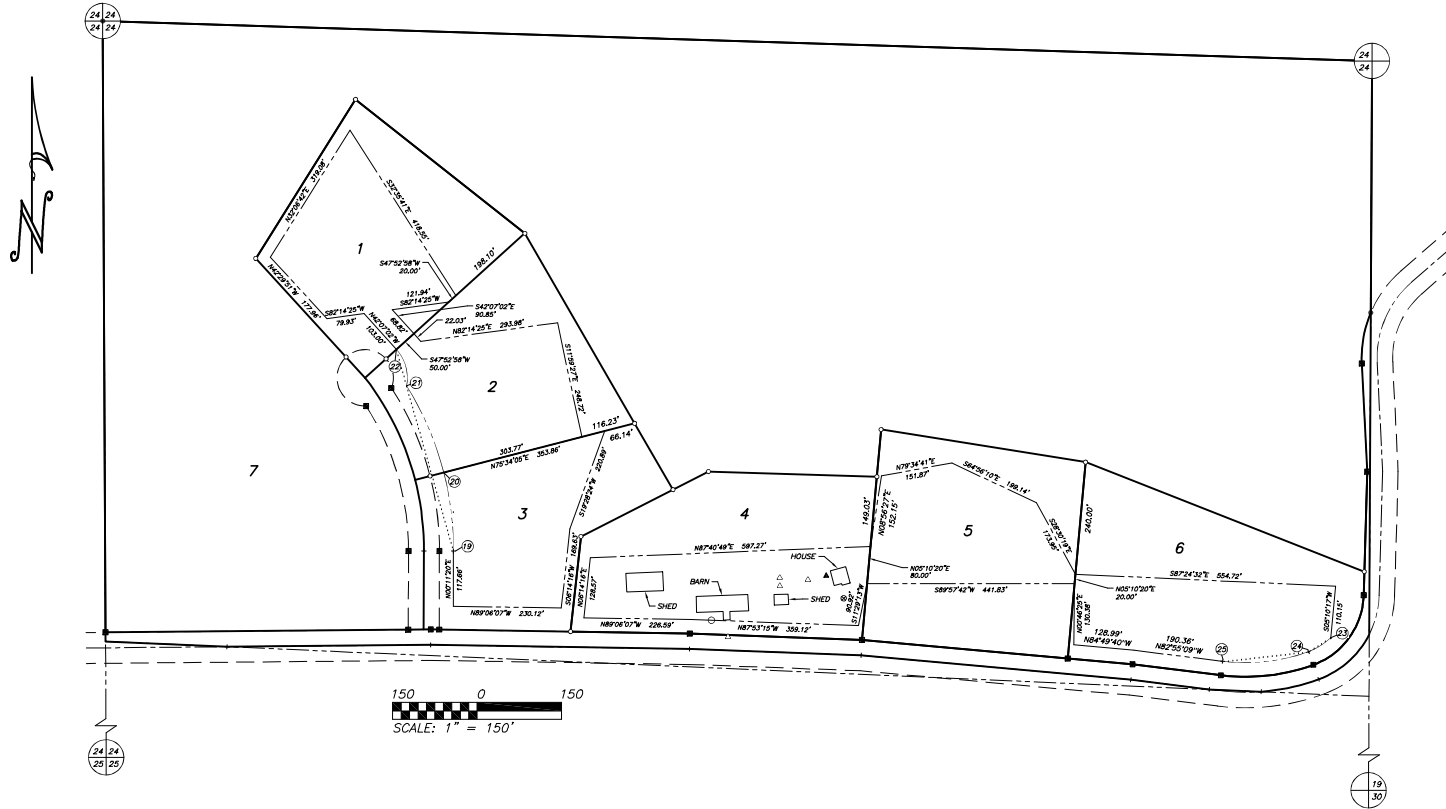
This instrument drafted by Talarczyk Land Surveys LLC.
SHEET 1 OF 3

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

HOLMES FINAL PLAT

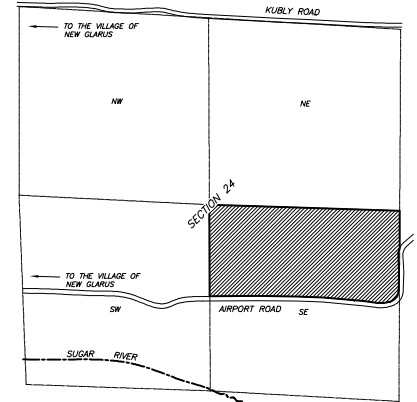
Part of the Northwest and Northeast 1/4s of the Southeast 1/4 of Section 24, Town 4 North, Range 7 East, Town of New Glarus, Green County, Wisconsin.

CLUSTER ENVELOPES



2.00
ACRE
CLUSTER
ENVELOPE

LOCATION MAP



January 30, 2023

CURVE TABLE

CURVE	LOT	RADIUS	ARC	DELTA	CHORD	CHORD BEARING	TAN BEARING-IN	TAN BEARING-OUT
1-2	6	196.00	147.77	43°10'48"	144.24	S48°23'25" W	S26°48'01" W	S69°58'49" W
2-3	6	456.00	125.55	15°46'30"	125.15	S77°52'04" W	S69°58'49" W	S85°45'19" W
4-5	7	246.00	110.53	23°44'36"	109.65	S100°14'24" W	S22°33'59" W	S69°58'49" W
6-7	6	163.00	194.44	68°20'56"	183.12	S35°48'21" W		S69°58'49" W
7-8	6	423.00	200.08	27°06'02"	198.22	S83°31'50" W	S69°58'49" W	
9-11	3	600.00	396.87	37°53'56"	385.68	N18°45'38" W		N37°42'36" W
9-10	3	600.00	153.11	14°33'16"	152.70	N07°07'18" W		
10-11	2	600.00	243.76	23°16'40"	242.09	N26°04'16" W		
12-14	2	633.00	367.22	33°14'20"	362.09	N16°25'50" W		N33°03'00" W
12-13	3	633.00	161.53	14°37'16"	161.10	N07°07'18" W		
13-14	2	633.00	205.69	18°37'04"	204.78	N23°44'28" W		
14-17	2	60.00	307.04	28°12'00"	66.06	S54°41'04" W	N21°17'04" E	N88°05'04" E
14-15	1	60.00	94.65	90°22'48"	85.13	N87°18'26" W		
15-16	7	60.00	146.00	139°25'08"	112.55	S22°12'23" E		
16-17	2	60.00	66.39	63°24'06"	63.06	N10°24'59" W		
17-18	7	567.00	326.32	32°58'30"	321.84	S16°17'55" E	S32°47'10" E	
19-21	2	663.00	370.95	32°03'28"	366.13	N15°50'24" W		N31°52'08" W
19-20	3	663.00	169.18	14°37'16"	168.73	N07°07'18" W		
20-21	2	663.00	201.77	17°26'12"	200.89	N23°09'02" W		
21-22	2	90.00	83.21	52°58'26"	80.28	N15°37'49" W	N10°51'24" E	N42°07'02" W
23-24	6	133.00	56.47	24°19'38"	56.05	S57°49'00" W	S45°39'11" W	S69°58'49" W
24-25	6	393.00	185.89	27°06'02"	184.16	S83°31'50" W	S69°58'49" W	N82°55'09" W

PREPARED FOR:
Carol Holmes
W4988 Airport Road
New Glarus, WI 53574
(608) 527-2466

JOB NO. 22031
POINTS 22031
DRWG. 22031_2
DRAWN BY FLS

HOLMES FINAL PLAT

Part of the Northwest and Northeast 1/4s of the Southeast 1/4 of Section 24, Town 4 North, Range 7 East, Town of New Glarus, Green County, Wisconsin.

HILLSIDE PROTECTION

OWNER'S CERTIFICATE OF DEDICATION:
As owner, I hereby certify that I have caused the land described on this Plat to be surveyed, divided, mapped and dedicated as represented hereon. I also certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: The Town of New Glarus, The Village of New Glarus, The County of Green, and the Wisconsin Department of Administration.

WITNESS the hand and seal of said owner this ____ day of _____, 20____
in the presence of:

Carol L. Holmes

STATE OF WISCONSIN)
COUNTY) SS
Personally came before me this ____ day of _____, 20____, the above named Carol L. Holmes to me known to be the same person who executed the foregoing instrument and acknowledged the same.

My commission expires _____

TOWN TREASURER'S CERTIFICATE:
STATE OF WISCONSIN)
COUNTY) SS
I, John Wright, being the duly elected qualified and acting town clerk-treasurer of the Town of New Glarus, do hereby certify in accordance with the records of my office, there are no unpaid taxes or unpaid special assessments as of this ____ day of _____, 20____, on any of the land included in the plat of Holmes Development.

Town Treasurer

TOWN BOARD APPROVAL CERTIFICATE:
Resolved, that the plat of Holmes Development in the Town of New Glarus is hereby approved by the town board.

_____, 20____

Town Chair

I hereby certify that the foregoing is a copy of a resolution adopted by the town board of the Town of New Glarus.

_____, 20____

Town Clerk

VILLAGE APPROVAL: Approved for recording this ____ day of _____, 20____ by the Village of New Glarus.

Village Clerk

PREPARED FOR:
Carol Holmes
W4988 Airport Road
New Glarus, WI 53574
(608) 527-2466

JOB NO. 22031
POINTS 22031
DRWG. 22031_2
DRAWN BY FLS



LEGEND:
Slopes of 20% or greater

COUNTY TREASURER'S CERTIFICATE:
STATE OF WISCONSIN)
COUNTY) SS
I, Sherri A. Hawkins, being the duly elected qualified and acting treasurer of the County of Green, do hereby certify in accordance with the records of my office, there are no unpaid taxes or unpaid special assessments as of this ____ day of _____, 20____, on any of the land included in the plat of Holmes Development.

_____, 20____

County Treasurer

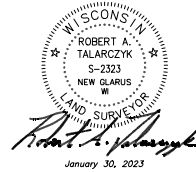
GREEN COUNTY LAND USE & ZONING APPROVAL CERTIFICATE:
Resolved, that the plat of Holmes Development in the Town of New Glarus is hereby approved by the Green County Land Use and Zoning Department.

_____, 20____

Zoning Administrator

REGISTER OF DEEDS CERTIFICATE:
Received for record this ____ day of _____, 20____ at ____ o'clock ____M. and recorded in Volume ____ of Plats on Pages ____.

Register of Deeds



TALARCYK
LAND SURVEYS LLC
517 2nd Avenue
New Glarus, WI 53574
608-527-5216
www.talarczyk-surveys.com