

TOWN OF NEW GLARUS
REGULAR TOWN BOARD MEETING
MAY 10, 2023, FOLLOWING THE ADJOURNMENT OF THE PUBLIC HEARING
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 5th Avenue, Town Hall Community Room or virtually

VIRTUALLY: <https://us06web.zoom.us/j/84748454686?pwd=dW50YWVFaFhuRmRqaFJhK2JXVnh5QT09>

Meeting ID: 847 4845 4686

Passcode: 747795

Phone: 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 and Proof of Posting
2. Approve Minutes from
 - a) Public Hearing – April 12, 2023
 - b) Regular Town Board – April 12, 2023
 - c) Annual Town Board – April 19, 2023
 - d) Special Town Board Road Tour Minutes – April 21, 2023
 - e) Special Town Board Minutes with Closed Session – April 21, 2023
 - f) Special Town Board Minutes with Closed Session – April 26, 2023
 - g) Special Town Board Minutes with Closed Session – April 28, 2023
3. Public Comments
4. Review and Consider Approval of a Certified Survey Map to Sell 10.0 Acres of Deed Restricted Open Space along Farmers Grove Road as Proposed by Rebecca Hauser as Prepared by Surveyor Robert Talarczyk
5. Patrolman Report
 - a) Road work review, discussion, and possible action to approve
 - b) Discussion for part time summer help
6. Review and Consider Approval of a Certified Survey Map to Define 10.3 Acres of the Original Homesite for Property Located at W6599 STH 39, Two Outlots, and One Lot with Further Development Potential Yet to be Defined for the Town of New Glarus as Prepared by Vierbicher
7. Review and Consider Approval of Amendment to Vierbicher Agreement for W6599 STH 39 Property to Update the Town Property Access Database and GIS Map for Development Potential
8. Action to Set Annual Town Meeting Date on Wednesday, April 17, 2024 at 6:00 PM and Adopt Motion Approved at Annual Town Meeting to Discontinue the Annual Caucus System in Favor of Nomination Papers for Town Board
9. Clerk-Treasurer Report
 - a) Review and possibly approve estimate from General Code to update codification of ordinances
 - b) SLFRF Report Form CT 2022 Municipal Financial Report and Survey of Local Government Finances status
 - c) Annual recycling grant and ARPA report filed
 - d) Board of Review reminders
 - e) Approval and payment of bills
 - f) Migration of payroll from Quick Books Online to Organic Payroll
10. Chairman Report
 - a) Appointment of Weed Commissioner
 - b) Discussion and possible approval to hire Deputy Clerk
 - c) Discussion regarding possible joint road agreements with shared Town roads with other municipalities
 - d) Discussion with possible action regarding Town Hall grounds maintenance
11. Parks Commission
 - a) April 19, 2023 minutes
 - b) Update on tree sale and e-Recycling event
12. Plan Commission
 - a) April 20, 2023 minutes
13. Adjourn

Posted 5.05.2023

Revised/reposted 5.08.23023

New Glarus Town Hall

New Glarus Public Works Building

New Glarus Post Office

<https://townofnewglarus.com/>

Chris Narveson, Chair

John Wright, Clerk-Treasurer

Town of New Glarus
PUBLIC HEARING FOR AN AMENDMENT
OF CHAPTER 110 LAND DIVISION AND SUBDIVISION
BY ORDINANCE 2023-02
WEDNESDAY, APRIL 12, 2023
MINUTES

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

Board Members Absent: Robert Elkins

Also Attending: John Wright: Clerk-Treasurer; Tim Schleeper and Melissa Hunt: Vierbicher Associates; Harry Pulliam and Kelly Ruschman: Chair and Commissioner on the Town Parks Commission; and Carol Holmes, Tyler Hanson, Courtney Bertelrud, and Alice Bertelrud: public in attendance

1. **Call to Order:** Chair Narveson called the meeting to order and opened the public hearing at 6:00 PM.
2. **Proof of Posting:** Clerk-Treasurer Wright attested to the proper proof of posting that included posting in three physical locations and to Town website (March 6, 2023), and publication in the Post Messenger Recorder (March 23, 2023 and March 30, 2023).
3. **Open Public Hearing for the Proposed Updates to the Town of New Glarus Chapter 110 Land Division and Subdivision Code**
 - a) The Town Board and/or Vierbicher staff will introduce the proposed changes to Chapter 110 – Chair Narveson opened the public hearing at 6:01 PM. Tim Schleeper, Vierbicher, stated the purpose of the amendment is to allow for public facilities in deed-restricted open space throughout Chapter 110.
 - b) Members of the public will be recognized to speak for up to 5 minutes each – Chair Narveson recognized Alice Bertelrud, W5759 County Highway NN, to speak. Ms. Bertelrud questioned whether property owners could be forced to accept public facilities within privately held open space without the owner’s consent. Chair Narveson responded that the consent of the owner would be needed. The amendment allows these types of buildings to be constructed without reducing the development potential that may remain for a given property for residential or commercial use. There were no further questions or comments.
4. **Adjourn**
Motion to close the public hearing at 6:04 PM and adjourn by Supervisor Streiff; second by Supervisor Pauli. Motion carried 4-0.

Approved:

John Wright, Clerk-Treasurer

**REGULAR TOWN BOARD MEETING
WEDNESDAY, APRIL 12, 2023
MINUTES**

Town Board Attending: Chris Narveson (Chair), Matt Streiff, Jim Hoesly, Troy Pauli, and Robert Elkins (arrived at 6:10 PM)

Board Members Absent: None

Also Attending: John Wright: Clerk-Treasurer; Melissa Hunt and Tim Schleeper: Vierbicher Associates staff; Harry Pulliam: Chair, Town of New Glarus Parks Commission; Kelly Ruschman (departed at 7:49 PM): Commissioner, Town of New Glarus Parks Commission; Carol Holmes (departed at 6:36 PM): land division applicant; Robert Talarczyk (arrived at 6:19 PM and departed at 6:36 PM): surveyor; Alice Bertelrud (departed at 7:58 PM), Courtney Bertelrud (departed at 6:45 PM), and Tyler Hanson (departed at 6:45 PM): Town of New Glarus residents; and Joel Hedeman (arrived at 7:17 PM and departed at 8:23 PM): First Weber Realtors

1. **Call to Order** – Chair Narveson called the meeting to order at 6:05 PM and announced the intent of the Board to convene into closed session per Wis. Stat. § 19.85(1)(e).
2. **Proof of Posting** – Clerk-Treasurer Wright attested to the proper proof of posting.
3. **Approve Minutes from:**
 - a) Public Hearing – Motion to approve the March 8, 2023 Public Hearing minutes was made by Supervisor Streiff; second by Supervisor Hoesly. Motion carried 4-0.
 - b) Regular Town Meeting – Motion to approve the March 8, 2023 regular Town Board meeting minutes was made by Supervisor Hoesly; second by Supervisor Pauli. Motion carried 4-0.
4. **Public Comments** – The Annual Town Board meeting will be held on April 19, 2023 at 6:00 PM. Alice Bertelrud stated she may attend the Annual meeting to petition for the Town Board pave the entire length of Kempfer Lane.
5. **Review and Consider Approval of Ordinance 2023-02 to Amend Chapter 110 Land Division and Subdivision**

A motion to approve Ordinance 2023-02 to amend Chapter 110 to allow public buildings in open space was made by Supervisor Hoesly; second by Supervisor Pauli. Motion carried 5-0. Clerk-Treasurer Wright stated that the Ordinance will be effective the day after publication of the summary, Friday, April 20, 2023.
6. **Review and Consider Approval of Knowles-Nelson Stewardship Grant Application to the Wisconsin Department of Natural Resources and Approval of Resolution 23/04/12 to Adopt a Buy Local Policy for The First Town Park**

Melissa Hunt reported that an extra point can be earned when the Wisconsin Department of Natural Resources scores applications by adopting a buy local policy and a pledge to use recycled products when they are available. The grant application forms have been completed and the amount requested (to offset Town costs associated with the purchase of the land to be restricted to passive recreational use) is \$284,616. If considered for approval by the Wisconsin Department of Natural Resources after the initial review process, the application will need to be approved by the Joint Finance Committee of the State Legislature. The deadline to submit the application is May 1, 2023. There was a brief discussion regarding what is and is not allowed within the passive recreation area of 60.36 acres. It was noted that the process has become more competitive with 14-19 communities anticipated to apply within the same region this year. Hunt reported that the New Glarus application has received an unprecedented number of letters of support. Hunt advocated for Town support, by direct investment, of the Village of New Glarus maintenance of land adjacent to Candy Cane Park, so that both municipalities could potentially receive one to two more points on their grant applications.

Motion to approve the Knowles-Nelson Stewardship Grant application, as prepared by Vierbicher, was made by Supervisor Pauli; second by Supervisor Elkins. Discussion: there were questions raised by supervisors about restricting the farmette to 10.3 acres which might deter a possible pending offer to purchase. Motion carried 5-0.

Motion to approve a Town policy to buy local and used recycled products, when available, by the adoption of Resolution 23/04/12 by Supervisor Hoesly; second by Supervisor Streiff. Motion carried 5-0.

7. **Review and Consider Approval of Final Plat for Nature's Gift 6-Lot Cluster Division of Land along Airport Road as Proposed by Carol Holmes, W4988 Airport Road, New Glarus** – Chair Narveson noted that the Preliminary Plat had already been approved following a duly noticed public hearing on September 14, 2022. The Joint Town/Village Extraterritorial Zoning Committee approved the proposal at their March 21, 2023 meeting. Contract planner Tim Schleeper reviewed the points made in his letter dated April 5, 2023. His recommendation is for the deed restriction for open space, the Final Plat, and private drive agreement to be recorded with the Green County Register of Deeds prior to issuance of a building permit or occupancy permit; without objection.

Motion to approve the Final Plat for Natures' Gift by Supervisor Streiff; second by Supervisor Pauli. Motion carried 5-0.

8. **Review and Consider Approval of Amendment to Vierbicher Agreement for W6599 STH 39 Property to Include the Scope of Additional Services** – the Town Board previously approved the original agreement and Amendment 1. What is presented this evening for consideration is Amendment 2 to cover staking of the boundaries of Town land for stewardship, to draft a certified survey map (CSM) of the entire property, and to attend the Public Hearing and subsequent regular Town Board meeting for consideration of approval of the CSM for an additional \$7,800.

Motion to approve Amendment 2 to the original agreement was made by Supervisor Pauli; second by Supervisor Elkins. Motion carried 5-0.

9. **Review of Draft Concept Map for W6599 STH 39 Property by Certified Survey Map** – the draft will be presented to the Town of New Glarus Plan Commission on April 20, 2023 to review and possibly recommend to the Board for approval. There was a brief discussion regarding a possible fence around the farmette to keep the public off of private property once it sells; without objection.

10. **Approval of Plan Commission Chair Appointment** – Clerk-Treasurer Wright had emailed the Board on April 11, 2023 with guidance set by State Statute and within the local Code, Chapter 110. The local Code sets the number of members at seven with staggered terms of 3 years so that there is never turnover of the Commission at the same time. Currently, six terms expire at the same time. §66.0501(2) notes that elected officials may serve shorter terms, which the Plan Commission Chair currently does (2 years). However, now that Bob Elkins is an elected official as a Town Board Supervisor, his term should be reduced to a 2-year term if he is re-elected to the Board and reappointed to the Commission at this time next year.

Motion to approve the appointment of Chris Narveson as the Chair of the Plan Commission and to make commissioner terms consistent with elected office terms was made by Supervisor Streiff; second by Supervisor Pauli. Motion carried 5-0.

11. **Review and Possibly Approve Alfa Romeo Hill Climb Event** – Clerk-Treasurer Wright presented the application approved by the Village, the route map, and Certificate of Insurance for the event.

Motion to approve the Alfa Romeo Hill Climb event for Saturday, May 6, 2023 from 9 AM until 1:30 PM by Supervisor Hoesly; second by Supervisor Pauli. Motion carried 5-0.

12. **Review and Possibly Approve Remember Me Red Run** – Clerk-Treasurer Wright received a request from Janet Kuehl, owner of Bailey's Run Vineyard and Winery for an event to be held on Saturday, May 13, 2023 between 10 AM and approximately 11 AM. The Town has received a map and Certificate of Insurance for the event.

Motion to approve the Remember Me Red Run event to Benefit the Alzheimer's and Dementia Alliance of Wisconsin for Saturday, May 13, 2023 from 10 AM until 11 AM by Supervisor Streiff; second by Supervisor Pauli. Motion carried 5-0.

13. **Patrolman Report** – Chair Narveson reported that the patrolperson is fixing displaced sod, removing trees within the Town rights-of-way, among other tasks. The Board has scheduled its annual tour of roads on Friday, April 21, 2023 starting at 8 AM. It was noted that paving costs have increased between 15% and 20% this year. There followed a brief discussion of possible coordination to grind and resurface Disch Road with the Town of Washington.

14. Clerk-Treasurer Report

- a) Update on Spring Election – Clerk-Treasurer Wright reported that 688 voters participated in the election.
 - b) Review and possibly approve refunds of driveway damage deposits.
Motion to approve the refund of the \$500 driveway damage deposit to Doug and Sara Evanson was made by Supervisor Pauli; second by Supervisor Streiff. Motion carried 5-0.
 - c) Review and possibly approve estimate from General Code to update codification of ordinances – Clerk-Treasurer Wright reported that he has not received the estimate. Without objection, this item will be deferred until next month.
- a) Approval and payment of bills –
Motion to approve checks 2109 through 21088, deposits, and ACH transactions was made by Supervisor Streiff; second by Supervisor Pauli. Motion carried 5-0.

15. Chairman Report – Chair Narveson provided an update regarding conditions revealed by a property inspection of the W6599 STH 39 site. There followed a brief discussion of which items to address and those possibly best handled by a credit held in escrow until closing. Narveson recommended future discussions regarding intergovernmental agreements with neighboring municipalities when there is a shared road. The Chair also provided an update regarding the surrounding municipalities which allow UTV/ATV traffic on town roads. There followed a brief discussion of conducting traffic counts on local roads.

16. Parks Commission

- a) March 15, 2023 minutes
- b) Consider approval of a donation of \$2,500 to New Glarus Cares contingent upon the Village of New Glarus making a comparable donation toward the New Town Park – Per Village Board proceedings published in the March 30, 2023 edition of the Post Messenger Recorder, Mike Marty is quoted as stating that the Town of New Glarus is willing to donate \$2,500 towards the expansion of Candy Cane Park conditional upon the Village of New Glarus making a similar donation to the Town in the future. Parks Commission Chair Harry Pulliam stated that he has a letter from Village Administrator Lauren Peterson for a pledge of support towards the first Town Park project if the Town reciprocates for the Village. There followed a discussion regarding whether pledging support to the Village picks a side in a contentious Village matter. It was noted that the Parks Commission budget would allow the money to come from that source if the Town Board approves the payment by check from the Park budget.
Motion to approve for the Parks Commission to pledge \$2,500 of their 2023 budget in support of the Village expansion of Candy Cane Park if the Village makes a like donation in favor of the Town's first park was made by Chair Narveson. Motion died for lack of a second.

17. Plan Commission

- a) March 16, 2023 minutes – The balance of the Roger Arn farm land and residential development potential has been marketed for sale (Durst Road). An interested party has proposed a phased cluster layout that conforms with what the Village of New Glarus had recommended as part of their Extraterritorial plat review authority when prior cluster lots were approved.

18. 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 Pauli; second by Supervisor Hoesly. Roll call vote: Hoesly: aye; Elkins: aye; Pauli: aye; Streiff: aye; and Narveson: aye. Motion carried to go into closed session at 7:58 PM.

19. Reconvene in Open Session under Wisc. Stat. §19.85(2) – Motion to resume regular session was made by Supervisor Pauli; second by Supervisor Elkins. Motion carried to resume regular session at 8:56 PM.

20. Announcement of Decisions Made in Closed Session – No action was taken during closed session.

21. Adjourn – Motion to adjourn made by Supervisor Streiff; second by Supervisor Hoesly. Meeting adjourned at 8:58 PM.

Approved:

John Wright, Clerk-Treasurer

Town of New Glarus
ANNUAL TOWN MEETING
WEDNESDAY, APRIL 19, 2023
MINUTES

Qualified Town Residents Attending: Chris Narveson (Chair), Mona Sue French, Harry Pulliam, Sally and Dave Lamp, Alice Bertelrud, Diana Meyers (departed at 7:24 PM), Tracey Schwalbe, Dan Gartzke, Len and Mary Ellen Rauch (departed at 7:24 PM), Christine and Reg Reis, Mark Pernitz, Carol Holmes, Mary Anne Oemichen, and Matt Streiff (departed at 7:24 PM)

Non-Residents Attending: John Wright: Town Clerk-Treasurer, Tara Bast (departed at 7:15 PM): Audit Partner with Johnson Block, Attorney Robert Duxstad, and Melissa Hunt with Vierbicher

1. **Call to Order** – Chair Narveson called the meeting to order at 6:01 PM.
2. **Proof of Posting** – Clerk-Treasurer Wright attested to the proper proof of posting (April 7, 2023) and publication (April 13, 2023).
3. **Present 2022 Annual Meeting Minutes** – Chair Narveson noted that the minutes from the April 20, 2022 meeting were approved by the Town Board at their May 11, 2022 meeting. No one in attendance had any objection to the minutes, as presented.
4. **Financial Report Presentation** – Tara Bast reported that because the clerk and treasurer positions are combined for the Town of New Glarus, an annual financial audit is required. Bast introduced the Town of New Glarus Financial Statement Overview for 2022. She reviewed the statement of financial condition, also known as the balance sheet. None of the ARPA funds have been applied, so they continue to be shown as a grant advance which is a deferred inflow. The current unassigned fund balance is \$143,979 which is 12% of the 2023 budget and is lower than the 15-25% range that is recommended. Bast noted that the purchase of the State Highway 39 property has increased the 2022 budget beyond what was planned. However, the Town has used only 26% of its borrowing capacity. There followed a review of trends of general fund expenditures and revenues over a five year period. Chair Narveson reported that future capital costs have are in the 2023 budget including the Town's share of a new fire apparatus and a Town plow truck replacement. He noted the current trend in paving costs which are an increase of between 15% and 20% compared with 2022; subsequently, the Town will focus on road maintenance rather than reconstruction. ARPA funds will be used to pay interest on the loan used to secure the State Highway 39 property. Most of the debt prior to that borrowing will be paid in full at the end of 2025. No questions about Town finances were posed by the public present.
5. **Introduce Town Board Supervisors Elected on April 4, 2023** – Chair Narveson announced that he and Matt Streiff had been re-elected to the Town Board for another 2-year term. Troy Pauli was re-elected as 2nd Supervisor of the Town Board but was not able to attend this evening. The Clerk-Treasurer is required by State Statute to administer the oath of office to those elected within five days of their notification of election, a process that has been completed earlier this month.
6. **Consider Replacing the Caucus System to Determine Candidates for Town Board with Nomination Papers Filed with the Town Clerk** – Chair Narveson noted that the current process takes place on an annual basis in January each year at a meeting duly noticed and published in November of the preceding year. Typically, few people attend, although fifty-four attended this year. During the caucus process, if there are more than two candidates for a given Board position, those with the most votes at the caucus will appear on the Spring Election ballot. If there is a tie, then the number must be reduced to two by voting again and/or determined by a coin toss or some other random method. The paper nomination process allows for a greater number of individuals to potentially be considered for future Board positions. If there are more than two candidates for a given office, the number can be reduced to two by including all candidates on the Spring Primary ballot. Clerk-Treasurer Wright referred to the handouts he prepared for the meeting to explain the two processes and the proposed nomination process. For the paper nomination process, the candidate or an assigned agent can secure nomination signatures for the candidate. A minimum of 20 signatures, that can be vetted by the Clerk-Treasurer, are required to secure a place on the Spring Primary ballot.

A motion to amend the Town caucus process to a paper nomination process was made by Carol Holmes, W4988 Airport Road; seconded by Reg Reis, W6498 State Highway 39. Motion carried by voice acclamation; there were no votes against.
7. **Updates Regarding W6599 STH 39 Property**
 - a) Marketing of buildings and 10.3 acres of land for sale – Chair Narveson noted that although being marketed for sale (Fist Weber and Century 21) with an asking price of \$649,000, the farmette has a tenant whose lease extends until June 30, 2023.

- b) Planned submission of Knowles-Nelson Stewardship Grant – The qualified appraisal was conducted on March 8, 2023 for the 60.36 acres of undeveloped land to be set aside by the Town for passive recreation. The estimated market value is \$543,240. 50% of this valuation and costs associated with acquiring the property can be submitted to the Wisconsin Department of Natural Resources on or before May 1, 2023 for potential reimbursement through the Knowles-Nelson Stewardship Grant program. Chair Narveson introduced Melissa Hunt, Municipal Services Project Manager with Vierbicher. Ms. Hunt noted that this grant opportunity ends within one year of property acquisition. It is possible to pursue, through the same granting mechanism, development funds to offset other qualifying costs such as establishing parking areas, community garden preparation, ADA-compliant access, etc. Many steps, including the aforementioned appraisal, have been completed (including the amendment of the Town of New Glarus Comprehensive Outdoor Recreation Plan to encompass this resource, a boundary survey of the property, a Phase 1 Environmental Site Assessment, etc.) in preparation for the grant submission. There followed a brief discussion regarding what is and is not allowed within passive recreational areas if the stewardship grant is approved. There were concerns voiced about how a potential future access from Legler Valley Road may negatively affect traffic volume on this road, potential loitering in the future parking areas, conflicts between those hiking future trails and those hunting and trapping on the property.

Using a large, printed map, Chair Narveson pointed out the existing point of access along State Highway 39, the probable location of parking, and the proposed location for a new public works facility. An entrance point from Legler Valley, although desirable in order to provide more direct access to the Legler School Branch of the Little Sugar River, would have to overcome challenging topography and require land or easement acquisition. This is a long-term goal. Town of New Glarus Parks Commission Chair Harry Pulliam introduced other long-term plans that include a loop walking trail toward the north end of the property that eventually may be extended further south into the wooded areas. If the stewardship grant is not approved, the Town Board may need to consider selling the remaining residential development rights to offset acquisition costs. The current access from Highway 39 will need to be improved before the public can access the property safely. It was also noted that the Town has leased the land outside of the farmette for farming, so any visitors in the near future will need to take care not to damage those plantings. Tracey Schwalbe, W6691 Legler Valley Road, asked if the grant application includes a forecast to estimate the number of annual visitors to the property when public access is allowed. Melissa Hunt stated it was not a requirement for the grant application and there is no basis upon which to base an estimate. It would be possible to use camera technology or traffic counters to track those numbers in the future.

8. **Old Business** – No old business was introduced or discussed.

9. **New Business** – Three residents from Ashley Lane were present (Len and Mary Ellen Rauch and Diana Myers) to express their concerns with the condition of the paving on this Town road, particularly at the intersection with Legler Valley Road. Chair Narveson hopes to chip seal the road with a polymer additive around July of 2023.

Attorney Robert Duxstad was in attendance with his client Alice Bertelrud of W5759 County Road NN. The residence is served by a Town road, Kempfer Lane, which is gravel with a short section that has been paved. Duxstad stated that the plowing of snow on Kempfer Lane should not be discriminatory based upon the road type or number of residences that it serves. Chair Narveson noted that the gravel portion cannot be salted without negatively affecting the solidity of the base. Narveson further noted that he hopes to move towards a brine solution sprayed on area roads to reduce salt usage and the corrosive and other ill effects associated with coarse road salt. Narveson hopes to add more gravel to this road, crown, and then double chip seal.

Carol Holmes, W4988 Airport Road, stated that she exercised her right to plat her property along Airport Road to define the six 2-acre cluster lot residential development potential. She felt the process was more grueling than she had anticipated. She recommended that the Town Board or Plan Commission appoint an ad hoc subcommittee to create land development orientation materials for future applicants. She expressed her opinion that Town residents should be made to feel like a partner in the development process.

10. **Adjourn** – Motion to adjourn made by Mark Pernitz, N7827 Valley View Road; second by Tracie Schwalbe, W6691 Legler Valley Road. Meeting adjourned at 7:28 PM.

Approved:

John Wright, Clerk-Treasurer

Town of New Glarus
SPECIAL TOWN BOARD MEETING, ANNUAL ROAD TOUR
FRIDAY, APRIL 21, 2023
MINUTES

Town Board Attending: Chris Narveson (Chair), Matt Streiff, and Troy Pauli

Absent: Jim Hoesly

Also Attending: Ron Roesslein: Town Patrolperson

1. **Call to Order** – Chair Narveson called the meeting to order at 9:00 AM at the Town Public Works Building, 200 Railroad Street, New Glarus.
2. **Proof of Posting** – Chair Narveson attested to the proper proof of posting.
3. **Annual Road Tour** – No members of the public joined the group as they patrolled Town roads to determine the condition of roads, to certify mileage for the Wisconsin Department of Transportation, and to discuss which roads to recommend to the Town Board at a regular meeting for maintenance or reconstruction. The following roads will be recommended for maintenance: Klassy, Primrose Center Road, Old Madison Road, Ashley Lane, Dahlk Road, Zentner Road, Farmers Grove Road, Durst Road, and Kempfer Lane.
4. **Adjourn** – Without objection the meeting was adjourned at 11:00 AM.

Approved:

Transcribed from Chair Narveson notes by
John Wright, Clerk-Treasurer

Town of New Glarus
SPECIAL TOWN OF NEW GLARUS BOARD MEETING
WEDNESDAY, APRIL 26, 2023
MINUTES

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

Also Attending: John Wright: Clerk-Treasurer

1. **Call to Order and Announcement of Intent to Convene into Closed Session per §19.85(1)(e)** – Chair Narveson called the meeting to order at 5:00 PM. Chair Narveson announced that it is the intent of this body to go into closed session per Wis. Stat. §19.85(1)(e).
2. **Confirm Proof of Posting** – Clerk-Treasurer Wright attested to the proper proof of posting.
3. **Motion by Roll Call Vote to Convene into Closed Session per Wis. Stat. § 19.85(1)(e) to Deliberate or Negotiate the Purchase of Public Properties, the Investing of Public Funds, or Conducting other Specified Public Business, whenever Competitive or Bargaining Reasons Require a Closed Session**
Motion to convene into closed session was made by Supervisor Streiff; second by Supervisor Hoesly. Roll call vote: Hoesly: aye; Elkins: aye; Streiff: aye; Pauli: aye; and Narveson: aye. Motion carried at 5:01 PM.
4. **Reconvene in Open Session under Wis. Stat. §19.85(2):**
Motion to return to regular session was made by Supervisor Streiff; seconded by Supervisor Pauli. Motion carried to return to open session 5-0 at 5:45 PM.
5. **Announcement of Decisions Made in Closed Session** – Chair Narveson is authorized to discuss two options with realtor Joel Hedeman as a counter offer to the Offer to Purchase on the W6599 State Highway 39 farmette.
6. **Adjourn** – A motion to adjourn was made by Supervisor Pauli; second by Supervisor Elkins. The meeting adjourned at 5:46 PM.

Approved:

John Wright, Clerk-Treasurer

Town of New Glarus
SPECIAL TOWN OF NEW GLARUS BOARD MEETING
FRIDAY, APRIL 28, 2023
MINUTES

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

Also Attending: John Wright: Clerk-Treasurer

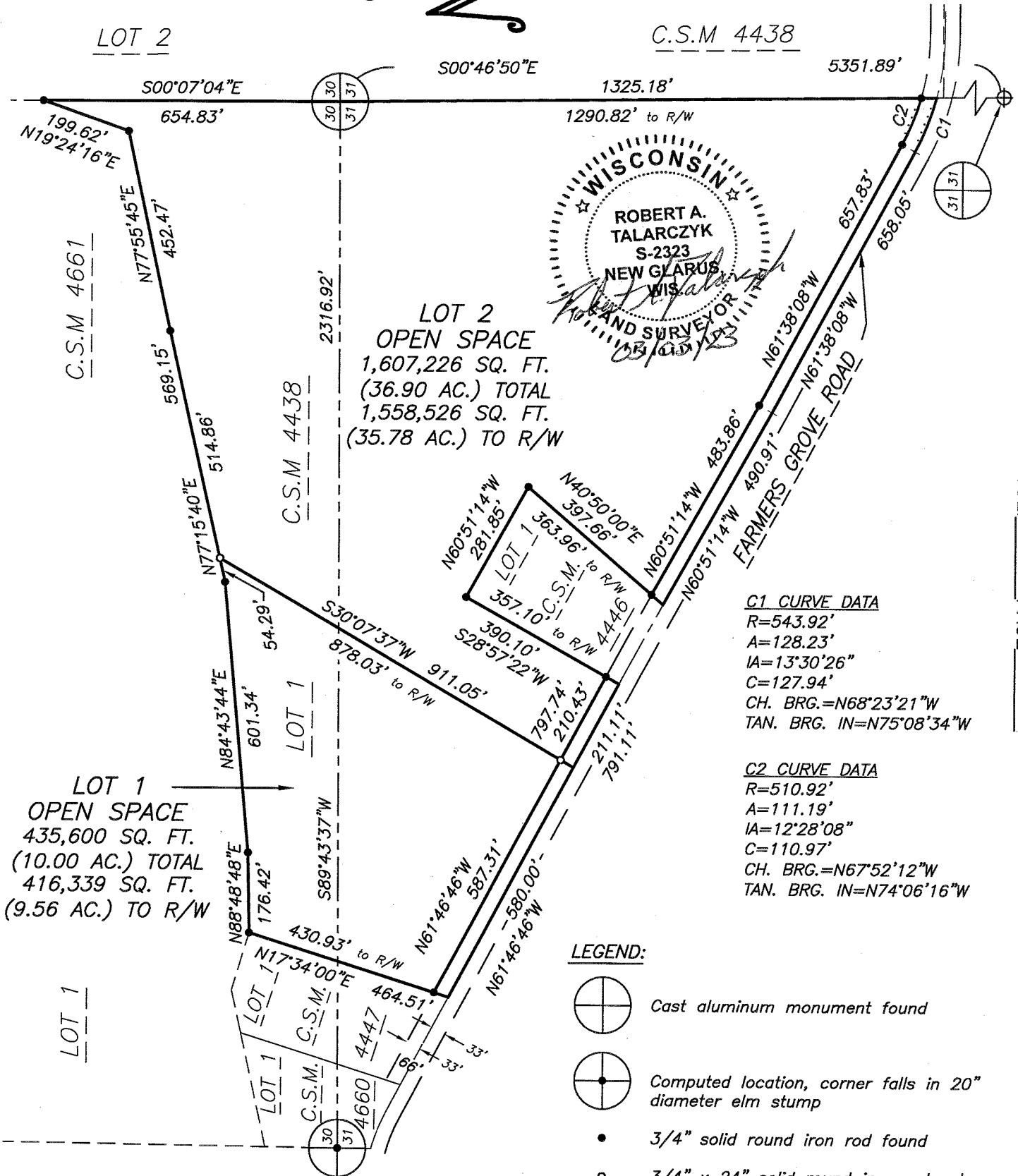
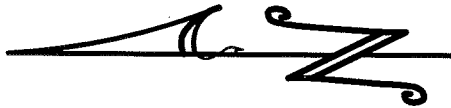
1. **Call to Order and Announcement of Intent to Convene into Closed Session per §19.85(1)(e)** – Chair Narveson called the meeting to order at 11:30 AM. Chair Narveson announced that it is the intent of this body to go into closed session per Wis. Stat. §19.85(1)(e).
2. **Confirm Proof of Posting** – Chair Narveson attested to the proper proof of posting.
3. **Motion by Roll Call Vote to Convene into Closed Session per Wis. Stat. § 19.85(1)(e) to Deliberate or Negotiate the Purchase of Public Properties, the Investing of Public Funds, or Conducting other Specified Public Business, whenever Competitive or Bargaining Reasons Require a Closed Session**
Motion to convene into closed session was made by Supervisor Streiff; second by Supervisor Pauli. Roll call vote: Hoesly: aye; Elkins: aye; Streiff: aye; Pauli: aye; and Narveson: aye. Motion carried at 11:31 AM.
4. **Reconvene in Open Session under Wis. Stat. §19.85(2):**
Motion to return to regular session was made by Supervisor Streiff; seconded by Supervisor Pauli. Motion carried to return to open session 5-0 at 12:22 PM.
5. **Announcement of Decisions Made in Closed Session** – No action to report from closed session.
6. **Adjourn** – A motion to adjourn was made by Supervisor Hoesly; second by Supervisor Elkins. The meeting adjourned at 12:24 PM.

Approved:

John Wright, Clerk-Treasurer

CERTIFIED SURVEY MAP NO. _____

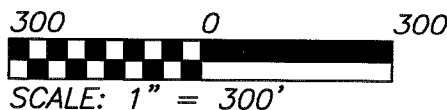
Part of Lot 1 of Certified Survey Map 4438 (Volume 18, Pages 183-187) in the Southwest and Southeast 1/4s of the Southwest 1/4 of Section 30 and the Northeast and Northwest 1/4s of the Northwest 1/4 of Section 31, Town 4 North, Range 7 East, Town of New Glarus, Green County, Wisconsin.



C1 CURVE DATA
R=543.92'
A=128.23'
IA=13°30'26"
C=127.94'
CH. BRG.=N68°23'21"W
TAN. BRG. IN=N75°08'34"W

C2 CURVE DATA
R=510.92'
A=111.19'
IA=12°28'08"
C=110.97'
CH. BRG.=N67°52'12"W
TAN. BRG. IN=N74°06'16"W

PREPARED FOR:
Rebecca Hauser
W5834 Kristy Lane
New Glarus, WI 53574
(608) 527-2420



JOB NO. 23022
POINTS 23022
DRWG. 23022_1
DRAWN BY MST

SHEET 1 OF 2

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

VOL. _____ PAGE _____

CERTIFIED SURVEY MAP NO. _____

That part of Lot 1 of Certified Survey Map 4438 (Volume 18, Pages 183–187) in the Southwest and Southeast 1/4s of the Southwest 1/4 of Section 30 and the Northeast and Northwest 1/4s of the Northwest 1/4 of Section 31, Town 4 North, Range 7 East, Town of New Glarus, Green County, Wisconsin, bounded and described as follows:

Beginning at the North 1/4 corner of said Section 31; thence S00°46'50"E along the North–South 1/4 line of Section 31, 1325.18' to the centerline of Farmers Grove Road; thence Northwesterly, 128.23' along said centerline and the arc of a curve to the right whose radius is 543.92' and whose chord bears N68°23'21"W, 127.94'; thence N61°38'08"W along said centerline, 658.05'; thence N60°51'14"W along said centerline, 490.91'; thence N40°50'00"E, 397.66'; thence N60°51'14"W, 281.85'; thence S28°57'22"W, 390.10' to the centerline of Farmers Grove Road; thence N61°46'46"W along said centerline, 791.11'; thence N17°34'00"E, 464.51'; thence N88°48'48"E, 176.42'; thence N84°43'44"E, 601.34'; thence N77°15'40"E, 569.15'; thence N77°55'45"E, 452.47'; thence N19°24'16"E, 199.62'; thence S00°07'04"E, 654.83' to the point of beginning; subject to a public road right of way as shown and to any and all easements of record.

I hereby certify that this survey is in compliance with Section 236.34 of the Wis. Statutes and the subdivision regulations of the Town of New Glarus and Green County, and that under the direction of Rebecca Hauser, I have surveyed, monumented, and mapped the lands described hereon, and that this map is a correct representation of all exterior boundaries of the land surveyed in accordance with the information provided.

March 3, 2023



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

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

Town Chairperson

COUNTY APPROVAL CERTIFICATE: Approved for recording this _____ day of _____, 20____ by the Green County Land Use & Zoning Department.

Zoning Administrator

NOTES:

1.) Bearings are referenced to the Wisconsin County Coordinate System, Green County Zone, NAD83 (2011), in which the North–South 1/4 line of Section 31 bears S00°46'50"E.

2.) 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.



517 2nd Avenue
New Glarus, WI 53574
608-527-5216
www.talarczyksurveys.com

JOB NO. 23022
POINTS 23022
DRWG. 23022_1
DRAWN BY MST

VOL. _____ PAGE _____

Municipality Town of New Glarus **Work Order Number** 2202-23
Road Name Ashley Ln **Estimate Date** 5/1/23
Location Legler Valley Rd-End **Print Date** 5/2/23
Length - Ft. 1,300 **Length - Mi.** 0.25 **Width - Ft.** 22.0 **Depth - In.** _____

Description of proposed work

This estimate is to paver patch weak areas and sealcoat using HFRS-2 at a rate of .40, covering with 3/8" limestone chips, and compact. This estimate also includes traffic control during sealcoat operations and loose gravel signs placed for a minimum of 30 days.

Paver Patch or Paving

Patching Mix Type	<u>5LT58-28S 9.5</u>	Est. Tons	<u>141</u>	Cost / Ton	<u>\$95.00</u>	Patching Total	<u>\$13,395</u>
Paving Mix Type	_____	Est. Tons	_____	Cost / Ton	<u>\$95.00</u>	Paving Total	_____

Sealcoat or Fog Seal

Seal Asphalt Type	<u>CRS-2Pd</u>	Gal. / Sq. Yard	<u>0.40</u>	Total Gal.	<u>1,271</u>	Sealcoat Total	<u>\$5,718</u>
Type of Cover Mat.	_____	Yards of Mat.	<u>33</u>				
Fog Asphalt Type	_____	Gal. / Sq. Yard	_____	Total Gal.	_____	Fog Seal Total	_____

Drainage

	Size	Length	Cost Est.	Drainage Aid	
Project # 1	_____	_____	_____	_____	
Project # 2	_____	_____	_____	_____	
Dura Patch	Hours	_____	_____	_____	Total _____

Other Projects

Crack Sealing	\$ / Lin. Ft.	_____	Est. Lin. Ft.	_____	Crack Sealing Total	_____
Grinding & Shaping	\$ / Mile	<u>#DIV/0!</u>			Grind & Shape Total	_____
Shouldering	Yds of Material	_____			Shouldering Total	_____
Other Project # 1	- Details listed above				Project # 1 Total	_____
Other Project # 2	- Details listed above				Project # 2 Total	_____
Estimate Grand Total						\$19,113

This work order proposal is an estimate. Actual time and materials must be billed. The individual signing below is an authorized representative of the municipality and hereby agrees that all expenses involved in this proposal will be charged to the municipality and that moneys are available to cover the costs of the projects. It is also understood that the County shall complete all projects as economical as possible by receiving quotes or bids on materials and if necessary by securing additional equipment. This estimate must be signed and returned within 90 days of print date. (Ver. 5.0 1/26/11)

Maintaining Authority		Green County Highway Dept.	
Signed	_____	Signed	<u>Eric Wild</u>
Title	_____	Title	<u>General Superintendent</u>
Date	_____	Date	<u>5/2/23</u>

PLEASE RETURN ONE SIGNED COPY BY FAX (328-4153), MAIL (P.O. BOX 259) OR TO THE GREEN COUNTY HIGHWAY DEPARTMENT AT 2813 6th STREET MONROE, WI. 53566. RETAIN ONE COPY FOR YOUR RECORDS.

Municipality Town of New Glarus **Work Order Number** 2204-23
Road Name Daulk Rd **Estimate Date** 5/1/23
Location Co H-End **Print Date** 5/2/23
Length - Ft. 680 **Length - Mi.** 0.13 **Width - Ft.** 20.0 **Depth - In.** _____

Description of proposed work

This estimate is to sealcoat using HFRS-2 at a rate of .43, covering with 3/8" limestone chips, and compact. This estimate also includes traffic control during sealcoat operations and loose gravel signs placed for a minimum of 30 days.

Paver Patch or Paving

Patching Mix Type _____ Est. Tons _____ Cost / Ton _____ **Patching Total** _____
 Paving Mix Type _____ Est. Tons _____ Cost / Ton _____ **Paving Total** _____

Sealcoat or Fog Seal

Seal Asphalt Type CRS-2Pd Gal. / Sq. Yard 0.43 Total Gal. 650
 Type of Cover Mat. _____ Yards of Mat. 16 **Sealcoat Total** \$3,273
 Fog Asphalt Type _____ Gal. / Sq. Yard _____ Total Gal. _____ **Fog Seal Total** _____

Drainage

	Size	Length	Cost Est.	Drainage Aid	
Project # 1	_____	_____	_____	_____	
Project # 2	_____	_____	_____	_____	
Dura Patch	Hours	_____	_____	_____	Total _____

Other Projects

Crack Sealing \$ / Lin. Ft. _____ Est. Lin. Ft. _____ **Crack Sealing Total** _____
 Grinding & Shaping \$ / Mile #DIV/0! **Grind & Shape Total** _____
 Shouldering Yds of Material _____ **Shouldering Total** _____
 Other Project # 1 - Details listed above **Project # 1 Total** _____
 Other Project # 2 - Details listed above **Project # 2 Total** _____
Estimate Grand Total \$3,273

This work order proposal is an estimate. Actual time and materials must be billed. The individual signing below is an authorized representative of the municipality and hereby agrees that all expenses involved in this proposal will be charged to the municipality and that moneys are available to cover the costs of the projects. It is also understood that the County shall complete all projects as economical as possible by receiving quotes or bids on materials and if necessary by securing additional equipment. This estimate must be signed and returned within 90 days of print date. (Ver. 5.0 1/26/11)

Maintaining Authority		Green County Highway Dept.	
Signed _____		Signed <u>Eric Wild</u>	
Title _____		Title <u>General Superintendent</u>	
Date _____		Date <u>5/2/23</u>	

PLEASE RETURN ONE SIGNED COPY BY FAX (328-4153), MAIL (P.O. BOX 259) OR TO THE GREEN COUNTY HIGHWAY DEPARTMENT AT 2813 6th STREET MONROE, WI. 53566. RETAIN ONE COPY FOR YOUR RECORDS.

Municipality Town of New Glarus **Work Order Number** 2207-23
Road Name Durst Rd **Estimate Date** 5/1/23
Location Hwy 39-Village limits **Print Date** 5/2/23
Length - Ft. 7,580 **Length - Mi.** 1.44 **Width - Ft.** 28.0 **Depth - In.** _____

Description of proposed work

This estimate is to sealcoat using HFRS-2 at a rate of .40, covering with 3/8" limestone chips, and compact. This estimate also includes traffic control during sealcoat operations and loose gravel signs placed for a minimum of 30 days.

Paver Patch or Paving

Patching Mix Type _____ Est. Tons _____ Cost / Ton _____ **Patching Total** _____
 Paving Mix Type _____ Est. Tons _____ Cost / Ton _____ **Paving Total** _____

Sealcoat or Fog Seal

Seal Asphalt Type CRS-2Pd Gal. / Sq. Yard 0.40 Total Gal. 9,433
 Type of Cover Mat. _____ Yards of Mat. 247 **Sealcoat Total** \$36,696
 Fog Asphalt Type _____ Gal. / Sq. Yard _____ Total Gal. _____ **Fog Seal Total** _____

Drainage

	Size	Length	Cost Est.	Drainage Aid
Project # 1	_____	_____	_____	_____
Project # 2	_____	_____	_____	_____
Dura Patch	Hours	_____	_____	_____
				Total _____

Other Projects

Crack Sealing \$ / Lin. Ft. _____ Est. Lin. Ft. _____ **Crack Sealing Total** _____
 Grinding & Shaping \$ / Mile #DIV/0! _____ **Grind & Shape Total** _____
 Shouldering Yds of Material _____ **Shouldering Total** _____
 Other Project # 1 - Details listed above **Project # 1 Total** _____
 Other Project # 2 - Details listed above **Project # 2 Total** _____

Estimate Grand Total \$36,696

This work order proposal is an estimate. Actual time and materials must be billed. The individual signing below is an authorized representative of the municipality and hereby agrees that all expenses involved in this proposal will be charged to the municipality and that moneys are available to cover the costs of the projects. It is also understood that the County shall complete all projects as economical as possible by receiving quotes or bids on materials and if necessary by securing additional equipment. This estimate must be signed and returned within 90 days of print date. (Ver. 5.0 1/26/11)

Maintaining Authority Signed _____ Title _____ Date _____	Green County Highway Dept. <i>Eric Wild</i> _____ <i>General Superintendent</i> _____ Date <u>5/2/23</u>
--	---

PLEASE RETURN ONE SIGNED COPY BY FAX (328-4153), MAIL (P.O. BOX 259) OR TO THE GREEN COUNTY HIGHWAY DEPARTMENT AT 2813 6th STREET MONROE, WI. 53566. RETAIN ONE COPY FOR YOUR RECORDS.

Municipality Town of New Glarus **Work Order Number** 2206-23
Road Name Farmers Grove/Freitag Rd **Estimate Date** 5/1/23
Location Town line-Pavement change **Print Date** 5/2/23
Length - Ft. 7,990 **Length - Mi.** 1.51 **Width - Ft.** 19.0 **Depth - In.** _____

Description of proposed work

This estimate is to sealcoat using HFRS-2 at a rate of .43, covering with 3/8" limestone chips, and compact. This estimate also includes traffic control during sealcoat operations and loose gravel signs placed for a minimum of 30 days.

Paver Patch or Paving

Patching Mix Type _____ Est. Tons _____ Cost / Ton _____ **Patching Total** _____
 Paving Mix Type _____ Est. Tons _____ Cost / Ton _____ **Paving Total** _____

Sealcoat or Fog Seal

Seal Asphalt Type CRS-2Pd Gal. / Sq. Yard 0.43 Total Gal. 7,253
 Type of Cover Mat. _____ Yards of Mat. 176 **Sealcoat Total** \$26,066
 Fog Asphalt Type _____ Gal. / Sq. Yard _____ Total Gal. _____ **Fog Seal Total** _____

Drainage

	Size	Length	Cost Est.	Drainage Aid	
Project # 1	_____	_____	_____	_____	
Project # 2	_____	_____	_____	_____	
Dura Patch	Hours	_____	_____	_____	Total _____

Other Projects

Crack Sealing \$ / Lin. Ft. _____ Est. Lin. Ft. _____ **Crack Sealing Total** _____
 Grinding & Shaping \$ / Mile #DIV/0! **Grind & Shape Total** _____
 Shouldering Yds of Material _____ **Shouldering Total** _____
 Other Project # 1 - Details listed above **Project # 1 Total** _____
 Other Project # 2 - Details listed above **Project # 2 Total** _____
Estimate Grand Total \$26,066

This work order proposal is an estimate. Actual time and materials must be billed. The individual signing below is an authorized representative of the municipality and hereby agrees that all expenses involved in this proposal will be charged to the municipality and that moneys are available to cover the costs of the projects. It is also understood that the County shall complete all projects as economical as possible by receiving quotes or bids on materials and if necessary by securing additional equipment. This estimate must be signed and returned within 90 days of print date. (Ver. 5.0 1/26/11)

Maintaining Authority Signed _____ Title _____ Date _____	Green County Highway Dept. <i>Eric Wild</i> _____ <i>General Superintendent</i> _____ 5/2/23 _____
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PLEASE RETURN ONE SIGNED COPY BY FAX (328-4153), MAIL (P.O. BOX 259) OR TO THE GREEN COUNTY HIGHWAY DEPARTMENT AT 2813 6th STREET MONROE, WI. 53566. RETAIN ONE COPY FOR YOUR RECORDS.

Municipality Town of New Glarus **Work Order Number** 2210-23
Road Name Kempfer Ln **Estimate Date** 5/1/23
Location Co NN-End **Print Date** 5/2/23
Length - Ft. 2,520 **Length - Mi.** 0.48 **Width - Ft.** 16.0 **Depth - In.** _____

Description of proposed work

This estimate is to grade gravel portion, adding gravel if needed and double sealcoat using HFRS-2 at a rate of .40, covering with 3/8" limestone chips, and compact. This estimate also includes traffic control during sealcoat operations and loose gravel signs placed for a minimum

Paver Patch or Paving

Patching Mix Type _____ Est. Tons _____ Cost / Ton _____ **Patching Total** _____
 Paving Mix Type _____ Est. Tons _____ Cost / Ton _____ **Paving Total** _____

Sealcoat or Fog Seal

Seal Asphalt Type CRS-2Pd Gal. / Sq. Yard 0.40 Total Gal. 1,792
 Type of Cover Mat. _____ Yards of Mat. 47 **Sealcoat Total** \$7,843
 Fog Asphalt Type _____ Gal. / Sq. Yard _____ Total Gal. _____ **Fog Seal Total** _____

Drainage

	Size	Length	Cost Est.	Drainage Aid	
Project # 1	_____	_____	_____	_____	
Project # 2	_____	_____	_____	_____	
Dura Patch	Hours	_____	_____	_____	Total _____

Other Projects

Crack Sealing \$ / Lin. Ft. _____ Est. Lin. Ft. _____ **Crack Sealing Total** _____
 Grinding & Shaping \$ / Mile #DIV/0! **Grind & Shape Total** _____
 Shouldering Yds of Material _____ **Shouldering Total** _____
 Other Project # 1 - Details listed above **Project # 1 Total** \$3,150
 Other Project # 2 - Details listed above **Project # 2 Total** _____
Estimate Grand Total \$10,993

This work order proposal is an estimate. Actual time and materials must be billed. The individual signing below is an authorized representative of the municipality and hereby agrees that all expenses involved in this proposal will be charged to the municipality and that moneys are available to cover the costs of the projects. It is also understood that the County shall complete all projects as economical as possible by receiving quotes or bids on materials and if necessary by securing additional equipment. This estimate must be signed and returned within 90 days of print date. (Ver. 5.0 1/26/11)

Maintaining Authority		Green County Highway Dept.	
Signed _____		Signed <u>Eric Wild</u>	
Title _____		Title <u>General Superintendent</u>	
Date _____		Date <u>5/2/23</u>	

PLEASE RETURN ONE SIGNED COPY BY FAX (328-4153), MAIL (P.O. BOX 259) OR TO THE GREEN COUNTY HIGHWAY DEPARTMENT AT 2813 6th STREET MONROE, WI. 53566. RETAIN ONE COPY FOR YOUR RECORDS.

Municipality Town of New Glarus **Work Order Number** 2201-23
Road Name Klassy Rd **Estimate Date** 5/1/23
Location Pioneer Rd-End **Print Date** 5/2/23
Length - Ft. 6,380 **Length - Mi.** 1.21 **Width - Ft.** 19.0 **Depth - In.** _____

Description of proposed work

This estimate is to paver patch weak areas and sealcoat using HFRS-2 at a rate of .43, covering with 3/8" limestone chips, and compact. This estimate also includes traffic control during sealcoat operations and loose gravel signs placed for a minimum of 30 days.

Paver Patch or Paving

Patching Mix Type	<u>5LT58-28S 9.5</u>	Est. Tons	<u>370</u>	Cost / Ton	<u>\$85.00</u>	Patching Total	<u>\$31,450</u>
Paving Mix Type	_____	Est. Tons	_____	Cost / Ton	<u>\$85.00</u>	Paving Total	_____

Sealcoat or Fog Seal

Seal Asphalt Type	<u>CRS-2Pd</u>	Gal. / Sq. Yard	<u>0.43</u>	Total Gal.	<u>5,792</u>	Sealcoat Total	<u>\$21,415</u>
Type of Cover Mat.	_____	Yards of Mat.	<u>141</u>				
Fog Asphalt Type	_____	Gal. / Sq. Yard	_____	Total Gal.	_____	Fog Seal Total	_____

Drainage

	Size	Length	Cost Est.	Drainage Aid	
Project # 1	_____	_____	_____	_____	
Project # 2	_____	_____	_____	_____	
Dura Patch	Hours	_____	_____	_____	Total _____

Other Projects

Crack Sealing	\$ / Lin. Ft.	_____	Est. Lin. Ft.	_____	Crack Sealing Total	_____
Grinding & Shaping	\$ / Mile	<u>#DIV/0!</u>			Grind & Shape Total	_____
Shouldering	Yds of Material	_____			Shouldering Total	_____
Other Project # 1 - Details listed above					Project # 1 Total	_____
Other Project # 2 - Details listed above					Project # 2 Total	_____

Estimate Grand Total \$52,865

This work order proposal is an estimate. Actual time and materials must be billed. The individual signing below is an authorized representative of the municipality and hereby agrees that all expenses involved in this proposal will be charged to the municipality and that moneys are available to cover the costs of the projects. It is also understood that the County shall complete all projects as economical as possible by receiving quotes or bids on materials and if necessary by securing additional equipment. This estimate must be signed and returned within 90 days of print date. (Ver. 5.0 1/26/11)

Maintaining Authority Signed _____ Title _____ Date _____	Green County Highway Dept. <i>Eric Wild</i> _____ <i>General Superintendent</i> _____ Date <u>5/2/23</u>
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PLEASE RETURN ONE SIGNED COPY BY FAX (328-4153), MAIL (P.O. BOX 259) OR TO THE GREEN COUNTY HIGHWAY DEPARTMENT AT 2813 6th STREET MONROE, WI. 53566. RETAIN ONE COPY FOR YOUR RECORDS.

Municipality Town of New Glarus **Work Order Number** 2208-23
Road Name Old Madison Rd **Estimate Date** 5/1/23
Location Hwy 69-Co O **Print Date** 5/2/23
Length - Ft. 5,320 **Length - Mi.** 1.01 **Width - Ft.** 26.0 **Depth - In.** _____

Description of proposed work

This estimate is to sealcoat using HFRS-2 at a rate of .43, covering with 3/8" limestone chips, and compact. This estimate also includes traffic control during sealcoat operations and loose gravel signs placed for a minimum of 30 days.

Paver Patch or Paving

Patching Mix Type _____ Est. Tons _____ Cost / Ton _____ **Patching Total** _____
 Paving Mix Type _____ Est. Tons _____ Cost / Ton _____ **Paving Total** _____

Sealcoat or Fog Seal

Seal Asphalt Type CRS-2Pd Gal. / Sq. Yard 0.43 Total Gal. 6,609
 Type of Cover Mat. _____ Yards of Mat. 161 **Sealcoat Total** \$23,351
 Fog Asphalt Type _____ Gal. / Sq. Yard _____ Total Gal. _____ **Fog Seal Total** _____

Drainage

	Size	Length	Cost Est.	Drainage Aid	
Project # 1	_____	_____	_____	_____	
Project # 2	_____	_____	_____	_____	
Dura Patch	Hours	_____	_____	_____	Total _____

Other Projects

Crack Sealing \$ / Lin. Ft. _____ Est. Lin. Ft. _____ **Crack Sealing Total** _____
 Grinding & Shaping \$ / Mile #DIV/0! **Grind & Shape Total** _____
 Shouldering Yds of Material _____ **Shouldering Total** _____
 Other Project # 1 - Details listed above **Project # 1 Total** _____
 Other Project # 2 - Details listed above **Project # 2 Total** _____

Estimate Grand Total \$23,351

This work order proposal is an estimate. Actual time and materials must be billed. The individual signing below is an authorized representative of the municipality and hereby agrees that all expenses involved in this proposal will be charged to the municipality and that moneys are available to cover the costs of the projects. It is also understood that the County shall complete all projects as economical as possible by receiving quotes or bids on materials and if necessary by securing additional equipment. This estimate must be signed and returned within 90 days of print date. (Ver. 5.0 1/26/11)

Maintaining Authority Signed _____ Title _____ Date _____	Green County Highway Dept. <i>Eric Wild</i> _____ <i>General Superintendent</i> _____ Date <u>5/2/23</u>
--	---

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Municipality Town of New Glarus **Work Order Number** 2203-23
Road Name Primrose Rd **Estimate Date** 5/1/23
Location Co AO-Town line **Print Date** 5/2/23
Length - Ft. 2,760 **Length - Mi.** 0.52 **Width - Ft.** 19.0 **Depth - In.** _____

Description of proposed work

This estimate is to sealcoat using HFRS-2 at a rate of .43, covering with 3/8" limestone chips, and compact. This estimate also includes traffic control during sealcoat operations and loose gravel signs placed for a minimum of 30 days.

Paver Patch or Paving

Patching Mix Type _____ Est. Tons _____ Cost / Ton _____ **Patching Total** _____
 Paving Mix Type _____ Est. Tons _____ Cost / Ton _____ **Paving Total** _____

Sealcoat or Fog Seal

Seal Asphalt Type CRS-2Pd Gal. / Sq. Yard 0.43 Total Gal. 2,505
 Type of Cover Mat. _____ Yards of Mat. 61 **Sealcoat Total** \$9,331
 Fog Asphalt Type _____ Gal. / Sq. Yard _____ Total Gal. _____ **Fog Seal Total** _____

Drainage

	Size	Length	Cost Est.	Drainage Aid	
Project # 1	_____	_____	_____	_____	
Project # 2	_____	_____	_____	_____	
Dura Patch	Hours	_____	_____	_____	Total _____

Other Projects

Crack Sealing \$ / Lin. Ft. _____ Est. Lin. Ft. _____ **Crack Sealing Total** _____
 Grinding & Shaping \$ / Mile #DIV/0! **Grind & Shape Total** _____
 Shouldering Yds of Material _____ **Shouldering Total** _____
 Other Project # 1 - Details listed above **Project # 1 Total** _____
 Other Project # 2 - Details listed above **Project # 2 Total** _____
Estimate Grand Total \$9,331

This work order proposal is an estimate. Actual time and materials must be billed. The individual signing below is an authorized representative of the municipality and hereby agrees that all expenses involved in this proposal will be charged to the municipality and that moneys are available to cover the costs of the projects. It is also understood that the County shall complete all projects as economical as possible by receiving quotes or bids on materials and if necessary by securing additional equipment. This estimate must be signed and returned within 90 days of print date. (Ver. 5.0 1/26/11)

Maintaining Authority Signed _____ Title _____ Date _____	Green County Highway Dept. <i>Eric Wild</i> _____ <i>General Superintendent</i> _____ Date <u>5/2/23</u>
--	---

PLEASE RETURN ONE SIGNED COPY BY FAX (328-4153), MAIL (P.O. BOX 259) OR TO THE GREEN COUNTY HIGHWAY DEPARTMENT AT 2813 6th STREET MONROE, WI. 53566. RETAIN ONE COPY FOR YOUR RECORDS.

Municipality Town of New Glarus
 Road Name Various Rds
 Location _____
 Length - Ft. _____ Length - Mi. _____ Width - Ft. _____

Work Order Number 2209-23
 Estimate Date 5/1/23
 Print Date 5/2/23
 Depth - In. _____

Description of proposed work

This estimate is to dura patch weak areas on various Rds. This estimate also includes cold patch where needed.

Paver Patch or Paving

Patching Mix Type _____ Est. Tons _____ Cost / Ton _____ Patching Total _____
 Paving Mix Type _____ Est. Tons _____ Cost / Ton _____ Paving Total _____

Sealcoat or Fog Seal

Seal Asphalt Type _____ Gal. / Sq. Yard _____ Total Gal. _____ Sealcoat Total _____
 Type of Cover Mat. _____ Yards of Mat. _____
 Fog Asphalt Type _____ Gal. / Sq. Yard _____ Total Gal. _____ Fog Seal Total _____

Drainage

	Size	Length	Cost Est.	Drainage Aid	
Project # 1	_____	_____	_____	_____	
Project # 2	_____	_____	_____	_____	
Dura Patch	Hours	80	\$40,000		Total \$40,000

Other Projects

Crack Sealing \$ / Lin. Ft. _____ Est. Lin. Ft. _____ Crack Sealing Total _____
 Grinding & Shaping \$ / Mile #DIV/0! Grind & Shape Total _____
 Shouldering Yds of Material _____ Shouldering Total _____
 Other Project # 1 - Details listed above Project # 1 Total _____
 Other Project # 2 - Details listed above Project # 2 Total _____
 Estimate Grand Total \$40,000

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Maintaining Authority
 Signed _____
 Title _____
 Date _____

Green County Highway Dept.
Eric Wild
 Signed _____
 Title General Superintendent
 Date 5/2/23

PLEASE RETURN ONE SIGNED COPY BY FAX (328-4153), MAIL (P.O. BOX 259) OR TO THE GREEN COUNTY HIGHWAY DEPARTMENT AT 2813 6th STREET MONROE, WI. 53566. RETAIN ONE COPY FOR YOUR RECORDS.

Municipality Town of New Glarus **Work Order Number** 2205-23
Road Name Zentner Rd **Estimate Date** 5/1/23
Location Seal Change-Co H **Print Date** 5/2/23
Length - Ft. 6,170 **Length - Mi.** 1.17 **Width - Ft.** 19.0 **Depth - In.** _____

Description of proposed work

This estimate is to sealcoat using HFRS-2 at a rate of .43, covering with 3/8" limestone chips, and compact. This estimate also includes traffic control during sealcoat operations and loose gravel signs placed for a minimum of 30 days.

Paver Patch or Paving

Patching Mix Type _____ Est. Tons _____ Cost / Ton _____ **Patching Total** _____
 Paving Mix Type _____ Est. Tons _____ Cost / Ton _____ **Paving Total** _____

Sealcoat or Fog Seal

Seal Asphalt Type CRS-2Pd Gal. / Sq. Yard 0.43 Total Gal. 5,601
 Type of Cover Mat. _____ Yards of Mat. 136 **Sealcoat Total** \$20,243
 Fog Asphalt Type _____ Gal. / Sq. Yard _____ Total Gal. _____ **Fog Seal Total** _____

Drainage

	Size	Length	Cost Est.	Drainage Aid	
Project # 1	_____	_____	_____	_____	
Project # 2	_____	_____	_____	_____	
Dura Patch	Hours	_____	_____	_____	Total _____

Other Projects

Crack Sealing \$ / Lin. Ft. _____ Est. Lin. Ft. _____ **Crack Sealing Total** _____
 Grinding & Shaping \$ / Mile #DIV/0! **Grind & Shape Total** _____
 Shouldering Yds of Material _____ **Shouldering Total** _____
 Other Project # 1 - Details listed above **Project # 1 Total** _____
 Other Project # 2 - Details listed above **Project # 2 Total** _____
Estimate Grand Total \$20,243

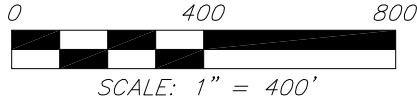
This work order proposal is an estimate. Actual time and materials must be billed. The individual signing below is an authorized representative of the municipality and hereby agrees that all expenses involved in this proposal will be charged to the municipality and that moneys are available to cover the costs of the projects. It is also understood that the County shall complete all projects as economical as possible by receiving quotes or bids on materials and if necessary by securing additional equipment. This estimate must be signed and returned within 90 days of print date. (Ver. 5.0 1/26/11)

Maintaining Authority Signed _____ Title _____ Date _____	Green County Highway Dept. <i>Eric Wild</i> _____ <i>General Superintendent</i> _____ Date <u>5/2/23</u>
--	---

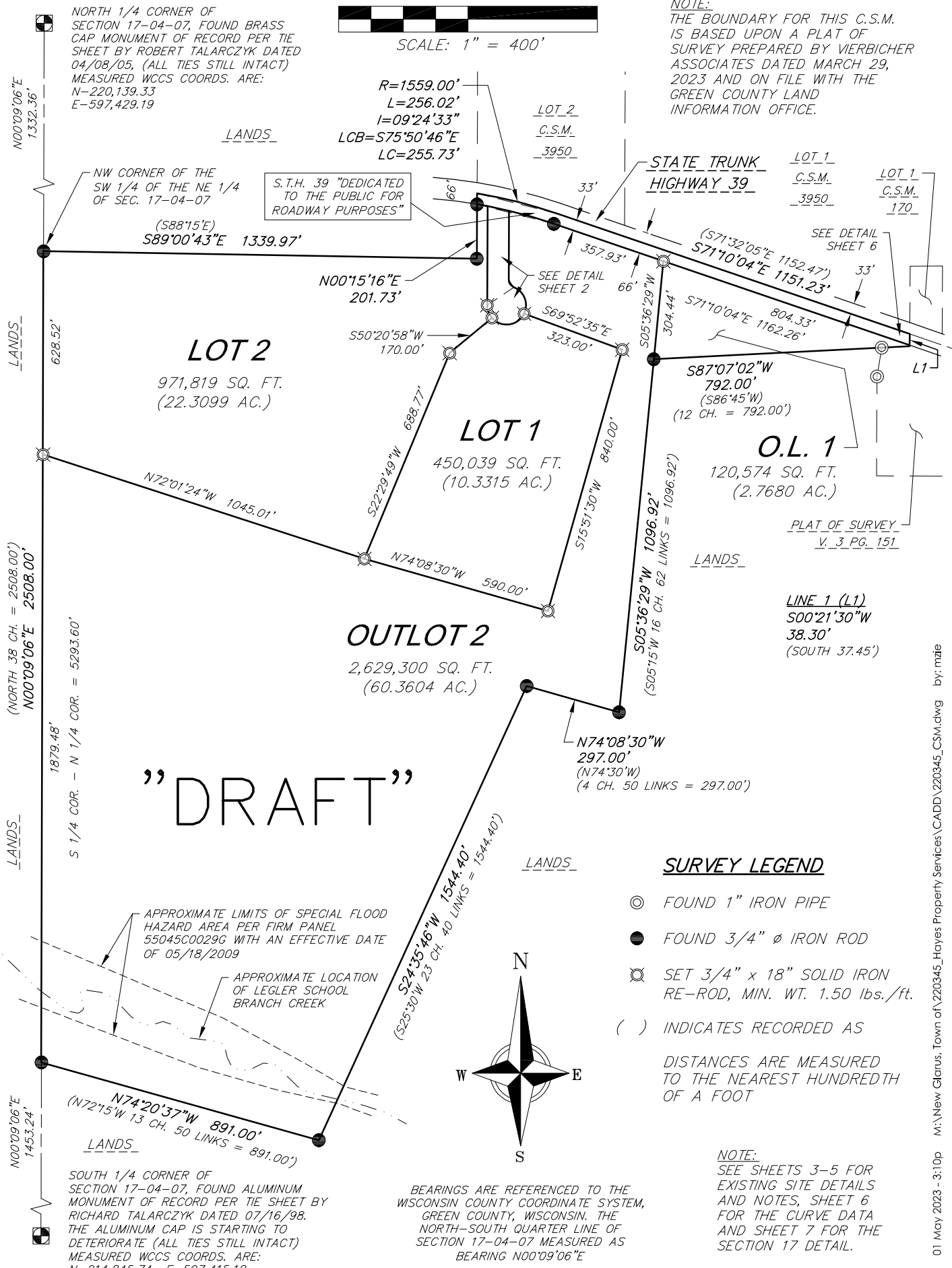
PLEASE RETURN ONE SIGNED COPY BY FAX (328-4153), MAIL (P.O. BOX 259) OR TO THE GREEN COUNTY HIGHWAY DEPARTMENT AT 2813 6th STREET MONROE, WI. 53566. RETAIN ONE COPY FOR YOUR RECORDS.

CERTIFIED SURVEY MAP No. _____

PART OF THE NORTHEAST QUARTER, SOUTHEAST QUARTER AND SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17 AND PART OF THE SOUTHWEST QUARTER, NORTHWEST QUARTER AND NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, ALL IN TOWNSHIP 04 NORTH, RANGE 07 EAST, TOWN OF NEW GLARUS, GREEN COUNTY, WISCONSIN.



NOTE:
THE BOUNDARY FOR THIS C.S.M. IS BASED UPON A PLAT OF SURVEY PREPARED BY VIERBICHER ASSOCIATES DATED MARCH 29, 2023 AND ON FILE WITH THE GREEN COUNTY LAND INFORMATION OFFICE.



S.T.H. 39 "DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES"

LOT 2
971,819 SQ. FT.
(22.3099 AC.)

LOT 1
450,039 SQ. FT.
(10.3315 AC.)

OUTLOT 2
2,629,300 SQ. FT.
(60.3604 AC.)

STATE TRUNK HIGHWAY 39

LOT 1
C.S.M. 3950

O.L. 1
120,574 SQ. FT.
(2.7680 AC.)

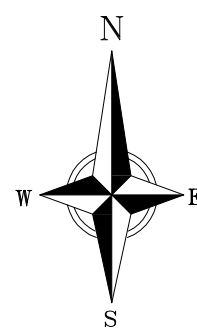
PLAT OF SURVEY V. 3 PG. 151

LINE 1 (L1)
500'21'30"W
38.30'
(SOUTH 37.45')

"DRAFT"

APPROXIMATE LIMITS OF SPECIAL FLOOD HAZARD AREA PER FIRM PANEL 55045C0029G WITH AN EFFECTIVE DATE OF 05/18/2009

APPROXIMATE LOCATION OF LEGLER SCHOOL BRANCH CREEK



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, GREEN COUNTY, WISCONSIN. THE NORTH-SOUTH QUARTER LINE OF SECTION 17-04-07 MEASURED AS BEARING N00'09'06"E

SURVEY LEGEND

- ⊙ FOUND 1" IRON PIPE
- FOUND 3/4" Ø IRON ROD
- ⊗ SET 3/4" x 18" SOLID IRON RE-ROD, MIN. WT. 1.50 lbs./ft.
- () INDICATES RECORDED AS

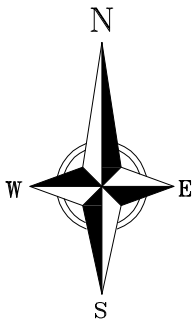
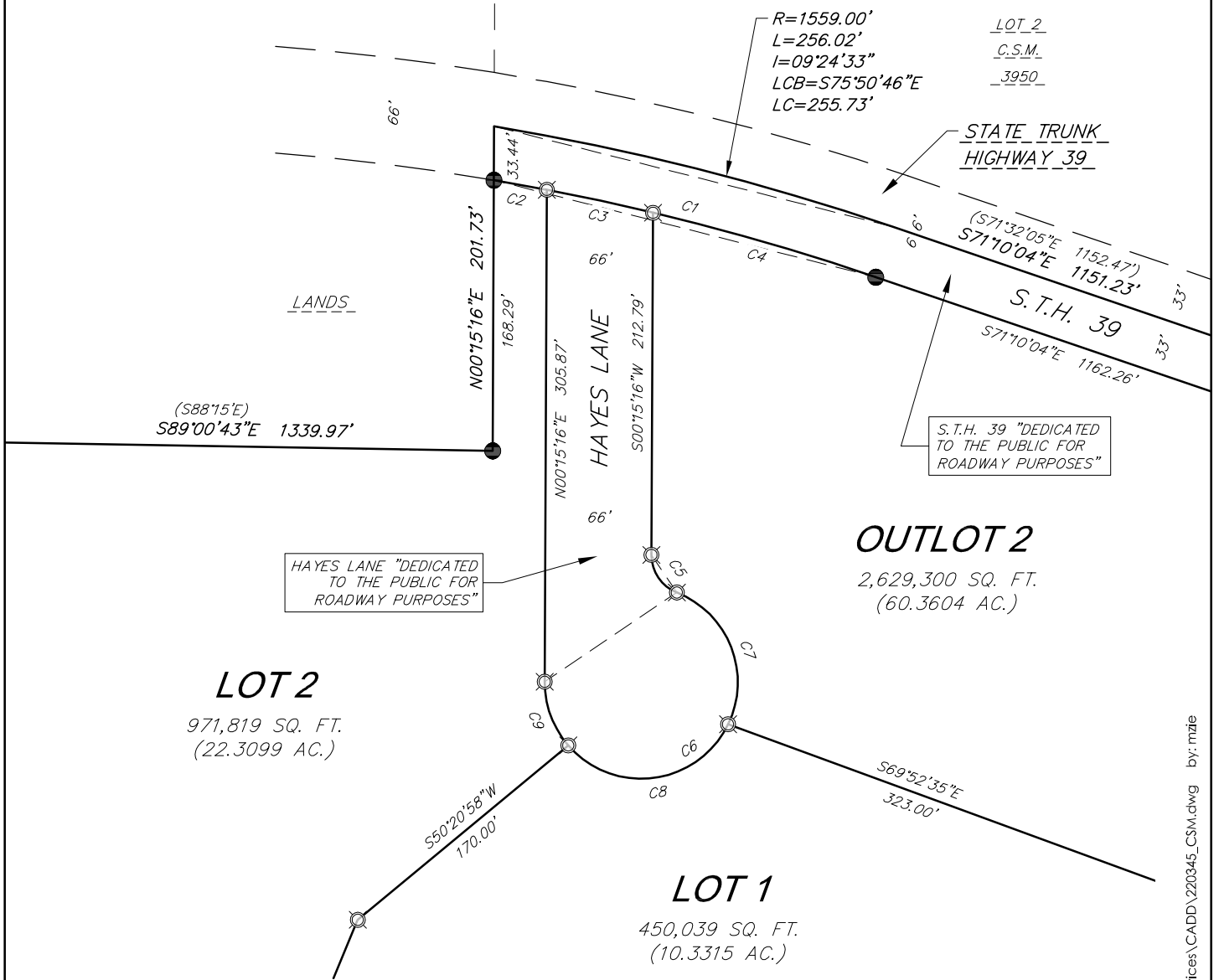
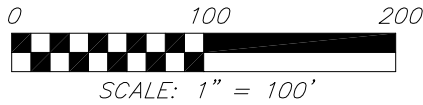
DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

NOTE:
SEE SHEETS 3-5 FOR EXISTING SITE DETAILS AND NOTES, SHEET 6 FOR THE CURVE DATA AND SHEET 7 FOR THE SECTION 17 DETAIL.



CERTIFIED SURVEY MAP No. _____

PART OF THE NORTHEAST QUARTER, SOUTHEAST QUARTER AND SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17 AND PART OF THE SOUTHWEST QUARTER, NORTHWEST QUARTER AND NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, ALL IN TOWNSHIP 04 NORTH, RANGE 07 EAST, TOWN OF NEW GLARUS, GREEN COUNTY, WISCONSIN.



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, GREEN COUNTY, WISCONSIN. THE NORTH-SOUTH QUARTER LINE OF SECTION 17-04-07 MEASURED AS BEARING N00°09'06"E

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- () INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT

01 May 2023 - 3:11p M:\New Glarus, Town of\220345_Hayes Property Services\CADD\220345_CSM.dwg by: mzie

vierbicher
planners | engineers | advisors



FN: 220345
DATE: 04/05/2023
REV: 04/24/2023
Drafted By: MZIE
Checked By: MMAR

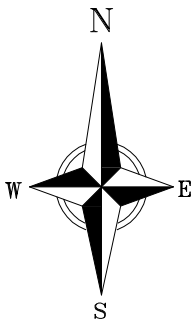
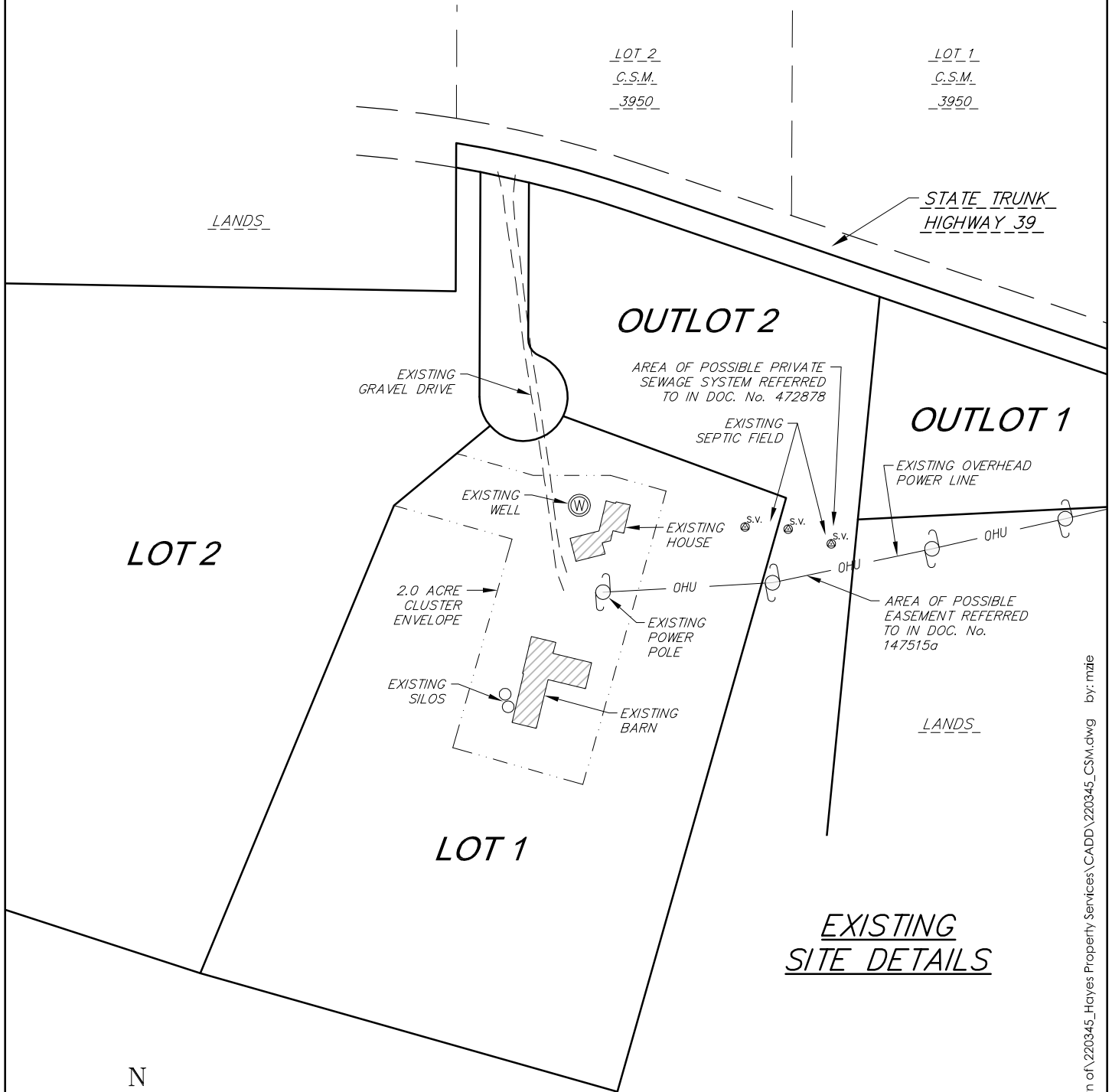
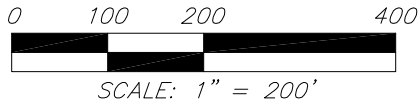
SURVEYED FOR:
Town of New Glarus
26 5th Avenue
New Glarus, WI 53574

C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

SHEET
2 OF 9

CERTIFIED SURVEY MAP No. _____

PART OF THE NORTHEAST QUARTER, SOUTHEAST QUARTER AND SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17 AND PART OF THE SOUTHWEST QUARTER, NORTHWEST QUARTER AND NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, ALL IN TOWNSHIP 04 NORTH, RANGE 07 EAST, TOWN OF NEW GLARUS, GREEN COUNTY, WISCONSIN.



01 May 2023 - 3:20p M:\New Glarus, Town of\220345_Hayes Property Services\CADD\220345_CSM.dwg by: mzie

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FN: 220345
DATE: 04/05/2023
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Checked By: MMAR

SURVEYED FOR:
Town of New Glarus
26 5th Avenue
New Glarus, WI 53574

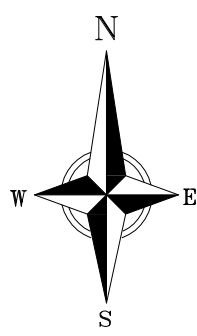
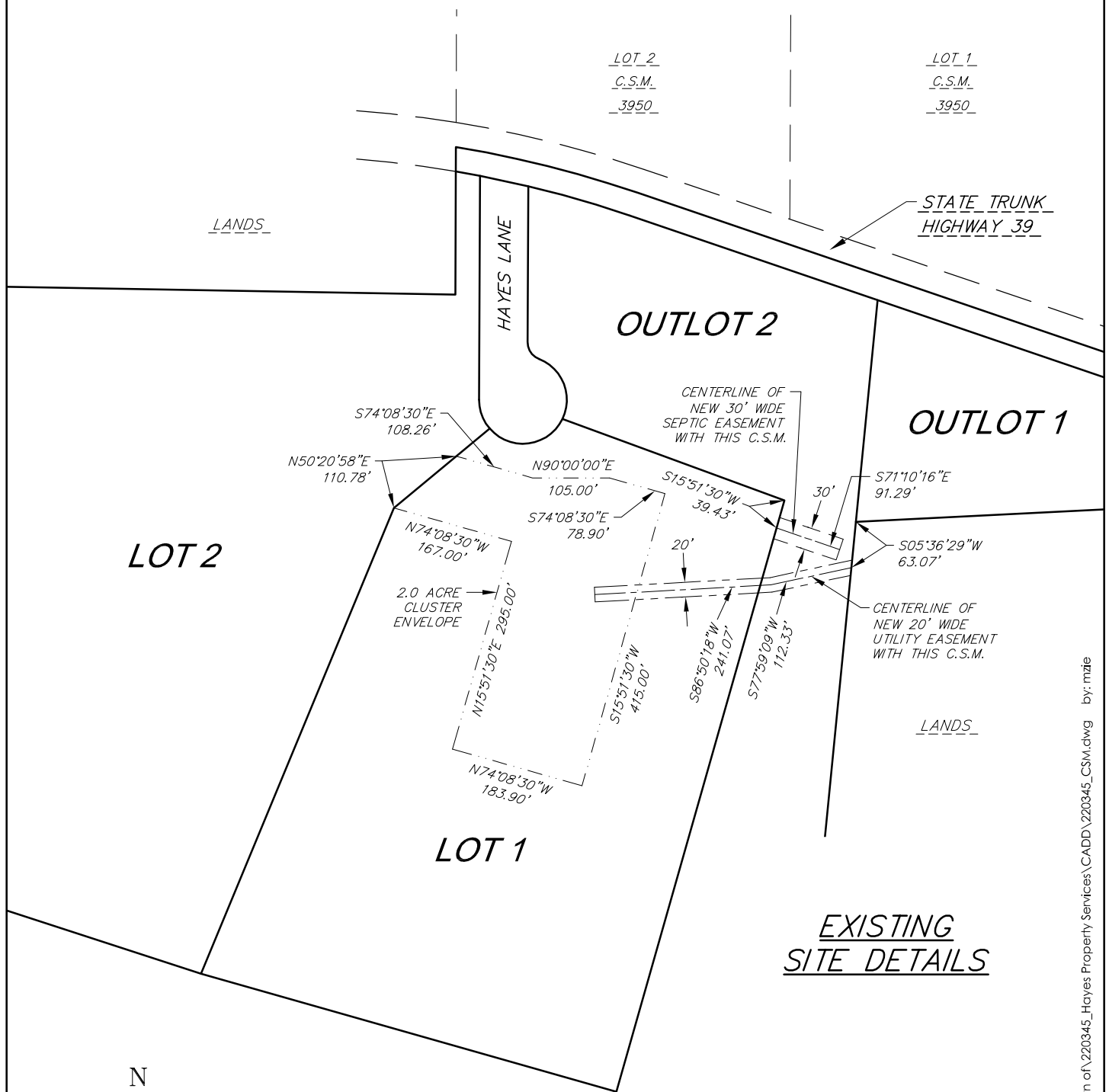
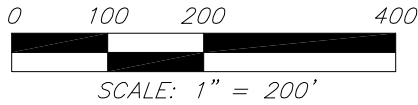
C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

**SHEET
3 OF 9**

Phone: (800) 261-3898

CERTIFIED SURVEY MAP No. _____

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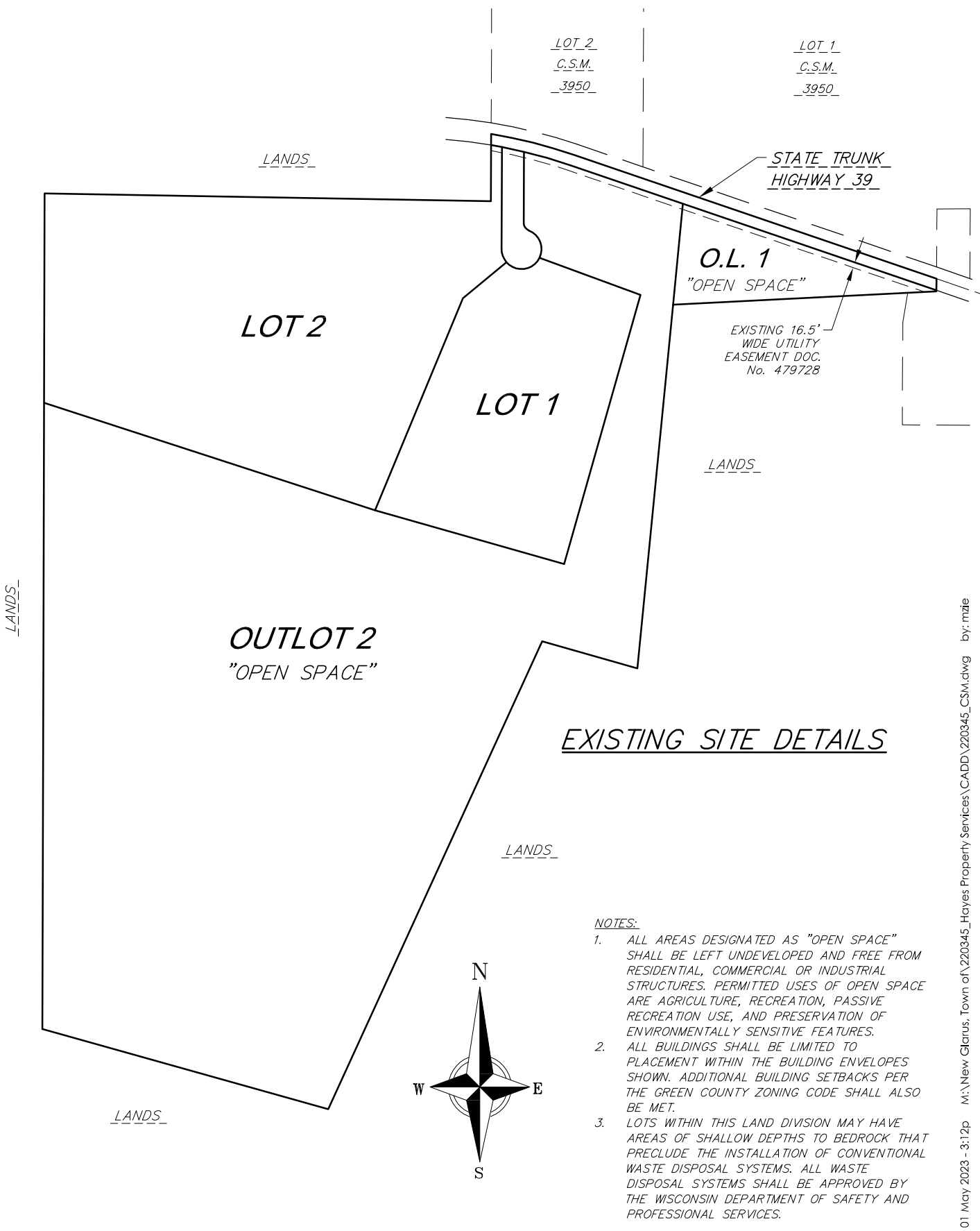
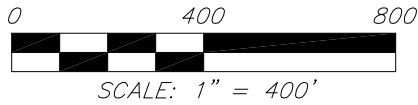


01 May 2023 - 5:29p M:\New Glarus, Town of\220345_Hayes Property Services\CADD\220345_CSM.dwg by: mzie



CERTIFIED SURVEY MAP No. _____

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NOTES:

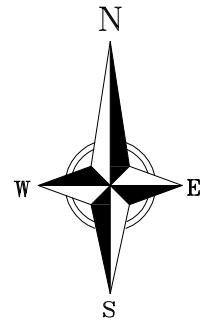
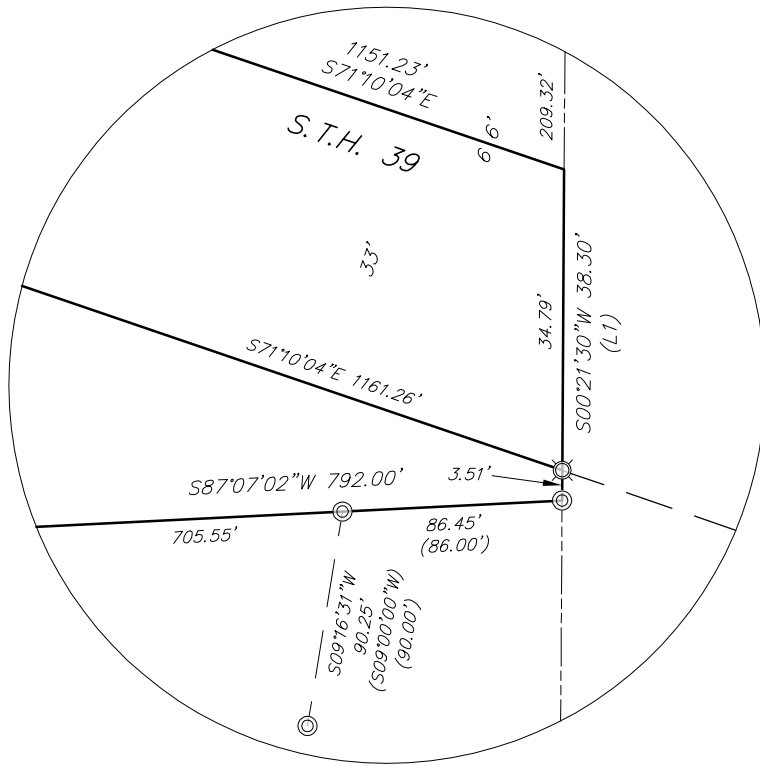
1. ALL AREAS DESIGNATED AS "OPEN SPACE" SHALL BE LEFT UNDEVELOPED AND FREE FROM RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURES. PERMITTED USES OF OPEN SPACE ARE AGRICULTURE, RECREATION, PASSIVE RECREATION USE, AND PRESERVATION OF ENVIRONMENTALLY SENSITIVE FEATURES.
2. ALL BUILDINGS SHALL BE LIMITED TO PLACEMENT WITHIN THE BUILDING ENVELOPES SHOWN. ADDITIONAL BUILDING SETBACKS PER THE GREEN COUNTY ZONING CODE SHALL ALSO BE MET.
3. 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.

01 May 2023 - 3:12p M:\New Glarus, Town of\220345_Hayes Property Services\CADD\220345_CSM.dwg by: mzie



CERTIFIED SURVEY MAP No. _____

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DETAIL
NOT TO SCALE

SURVEY LEGEND

- ⊙ FOUND 1" IRON PIPE
- FOUND 3/4" ϕ IRON ROD
- ⊗ SET 3/4" x 18" SOLID IRON RE-ROD, MIN. WT. 1.50 lbs./ft.
- () INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

CURVE DATA

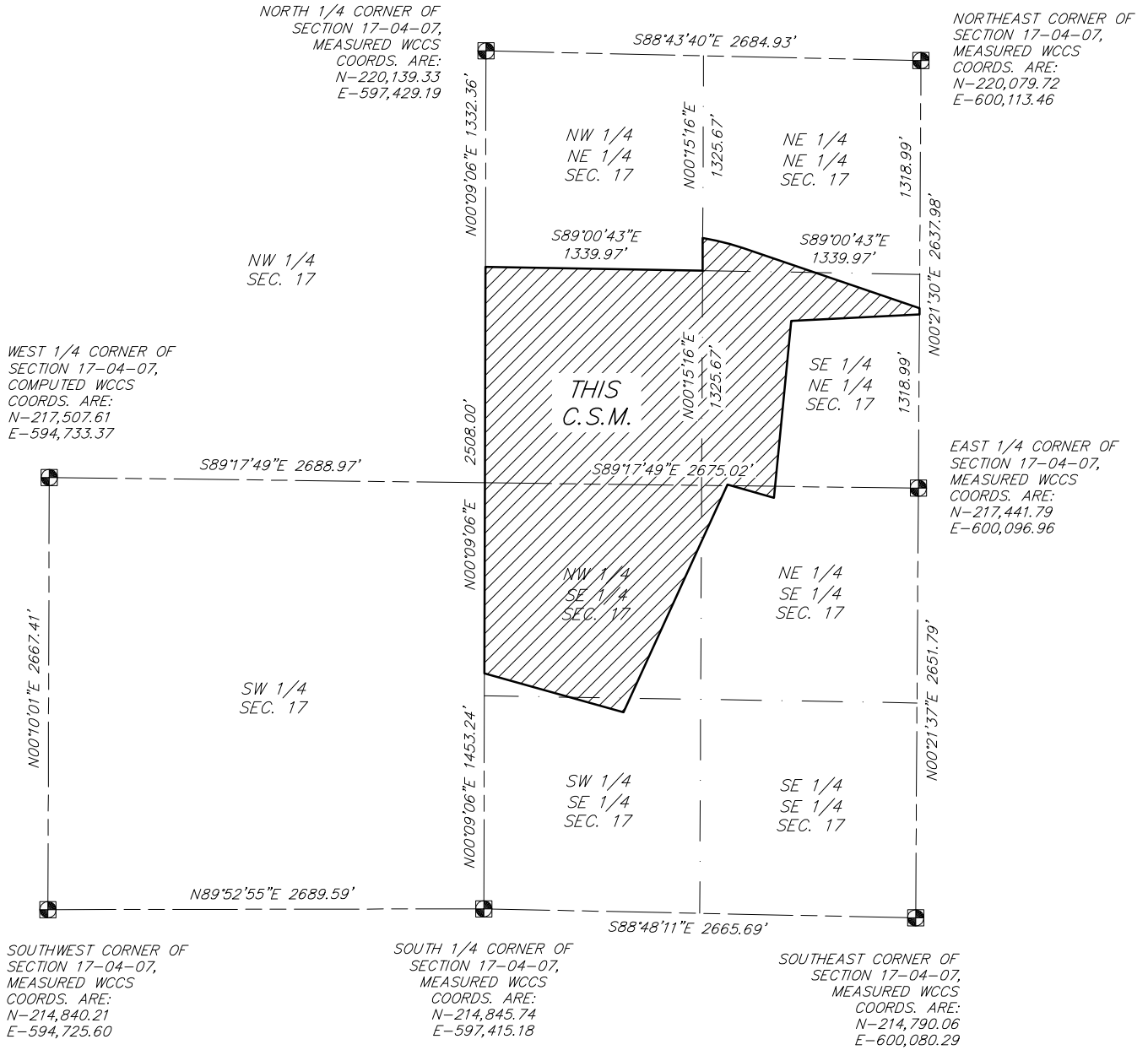
NUMBER	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD	TAN BRG BACK	TAN BRG AHEAD
C1	09°12'31"	1526.00'	245.26'	S75°44'45"E	245.00'	S80°21'00"E	S71°08'29"E
C2	01°15'30"	1526.00'	33.51'	S79°43'16"E	33.51'		
C3	02°31'58"	1526.00'	67.46'	S77°49'31"E	67.45'		
C4	05°25'03"	1526.00'	144.29'	S73°51'01"E	144.24'		
C5	68°36'38"	25.00'	29.94'	S34°03'03"E	28.18'	S00°15'16"W	S68°21'22"E
C6	248°36'38"	60.00'	260.34'	S55°56'57"W	99.13'	S68°21'22"E	N00°15'16"E
C7	94°12'46"	60.00'	98.66'	S21°14'59"E	87.91'		
C8	113°16'02"	60.00'	118.61'	S82°29'26"W	100.22'		
C9	41°07'49"	60.00'	43.07'	N20°18'39"W	42.15'		

01 May 2023 - 3:12p M:\New Glarus, Town of\220345_Hayes Property Services\CADD\220345_CSM.dwg by: mzie



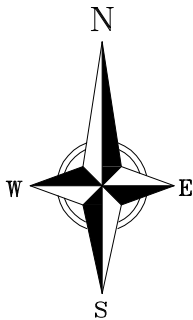
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SECTION 17-04-07 DETAIL

NOT TO SCALE



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, GREEN COUNTY, WISCONSIN. THE NORTH-SOUTH QUARTER LINE OF SECTION 17-04-07 MEASURED AS BEARING N00°09'06\"E

01 May 2023 - 3:13p M:\New Glarus, Town of\220345_Hayes Property Services\CADD\220345_CSM.dwg by: mzie

vierbicher
planners | engineers | advisors



FN: 220345
DATE: 04/05/2023
REV: 04/24/2023
Drafted By: MZIE
Checked By: MMAR

SURVEYED FOR:
Town of New Glarus
26 5th Avenue
New Glarus, WI 53574

C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

**SHEET
7 OF 9**

Phone: (800) 261-3898

CERTIFIED SURVEY MAP No. _____

PART OF THE NORTHEAST QUARTER, SOUTHEAST QUARTER AND SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17 AND PART OF THE SOUTHWEST QUARTER, NORTHWEST QUARTER AND NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, ALL IN TOWNSHIP 04 NORTH, RANGE 07 EAST, TOWN OF NEW GLARUS, GREEN COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

The Town of New Glarus, hereby certifies that it is the owner of the lands described on this Certified Survey Map and further certifies that it caused these lands to be surveyed, divided, mapped and dedicated as represented on this map. Witness the hand and seal of said owner this _____ day of _____, 2023.

Town of New Glarus

By: _____
Chris Narveson, Town Chairman, Town of New Glarus

TOWN OF NEW GLARUS APPROVAL CERTIFICATE

Approved for recording this _____ day of _____, 2023, by the Town of New Glarus.

Signed: _____
Chris Narveson, Town Chairman
Town of New Glarus

GREEN COUNTY APPROVAL CERTIFICATE

Approved for recording this _____ day of _____, 2023, by the Green County Zoning Committee.

Signed: _____
Zoning Administrator
Green County, Wisconsin

01 May 2023 - 3:13p M:\New Glarus, Town of\220345_Hayes Property Services\CADD\220345_CSM.dwg by: mzie



CERTIFIED SURVEY MAP No. _____

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LEGAL DESCRIPTION

Part of the Northeast Quarter, Southeast Quarter and Southwest Quarter of the Northeast Quarter of Section 17 and part of the Southwest Quarter, Northwest Quarter and Northeast Quarter of the Southeast Quarter of Section 17, all in Township 04 North, Range 07 East, Town of New Glarus, Green County, Wisconsin, more fully 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; thence South 00°21'30" West, along the east line of said Section 17, a distance of 209.32 feet to the point of beginning of this description; thence continuing South 00°21'30" West, along said east line, 38.30 feet; thence South 87°07'02" West, 792.00 feet; thence South 05°36'29" West, 1096.92 feet; thence North 74°08'30" West, 297.00 feet; thence South 24°35'46" West, 1544.40 feet; thence North 74°20'37" West, 891.00 feet to the north-south quarter line of said Section 17; thence North 00°09'06" East, along said north-south quarter line, 2508.00 feet to the northwest corner of the Southwest Quarter of the Northeast Quarter of said Section 17; thence South 89°00'43" East, along the north line of said Southwest Quarter of the Northeast Quarter of said Section 17, a distance of 1339.97 feet to the northeast corner thereof; thence North 00°15'16" East, along the west line of the Northeast Quarter of the Northeast Quarter of said Section 17, a distance of 201.73 feet to a point of curvature; thence 256.02 feet along the arc of a curve to the right having a radius of 1559.00 feet and a chord bearing South 75°50'46" East, 255.73 feet; thence South 71°10'04" East, 1151.23 feet to the point of beginning. Said description contains 4,246,109 square feet or 97.4772 acres, more or less. Subject to State Highway 39 along the northeasterly 33 feet thereof.

SURVEYOR'S CERTIFICATE

I, Michael J. Ziehr, Professional Land Surveyor, S-2401, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein and that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land in accordance with the information provided. I further certify that this Certified Survey Map is in full compliance with Chapter 236.34 of the Wisconsin State Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the Subdivision Regulations of the Town of New Glarus in surveying, dividing and mapping the same.

Vierbicher Associates, Inc.
By: Michael J. Ziehr

Date: APRIL 24, 2023

Signed: Michael J. Ziehr, P.L.S. S-2401

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 20_____,
at _____ o'clock _____ m. and recorded in Volume _____ of Certified
Survey Maps on pages _____, as Doc. No. _____.

Green County Register of Deeds

vierbicher
planners | engineers | advisors



Phone: (800) 261-3898

FN: 220345
DATE: 04/05/2023
REV: 04/24/2023
Drafted By: MZIE
Checked By: MMAR

SURVEYED FOR:
Town of New Glarus
26 5th Avenue
New Glarus, WI 53574

C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

**SHEET
9 OF 9**

TO: John Wright, Town Clerk Treasurer
clerk@townofnewglarus.com

FROM: LoriAnn Shura, Account Manager
lshura@generalcode.com

CLIENT: Town of New Glarus, WI
(NE2145)

RE: Supplement No. 6 Estimate

Dear John,

Thank you for the opportunity to provide an estimate for your current supplementation project.

Source Files:

We have reviewed 7 pieces of legislation for an update to the Town Code.

For a detailed listing of the included legislation, refer to the Appendix at the end of this estimate.

Supplementation:

General Code will codify and supplement the legislation listed above which includes but is not limited to:

- Analysis of the new legislation and proper placement in the Code
- Removal of repealed or superseded provisions
- Updates to the Officials Page, Table of Contents, Disposition List, Appendixes, Index, Histories, Tables, Charts, and other items as necessary
- Review of statutory citations regarding the new legislation
- Any conflicts, inconsistencies, issues or questions identified at this point will be brought to the attention of the municipality for resolution prior to publication
- Insertion of cross reference and editor's notes, as appropriate
- Creation of instruction page for removing and inserting revised Code pages
- Printing of up to 5 sets of supplemental pages
- Update to eCode360

Price:

Not to exceed \$2,355.00, which includes shipping and handling.

The final invoice will follow completion of the supplement.

- Any missing legislation received may result in additional costs.
- Any newly adopted legislation received after authorization for this supplement will be held until the next supplement, unless otherwise noted.

Payment Terms:

Available upon request

Authorization:

To authorize the supplement as outlined above, please sign and return to ezsupp@generalcode.com.

This order is subject to General Code's Codification Terms and Conditions, which are available at <https://www.generalcode.com/terms-and-conditions-documents/>.

Signature: _____ Date: _____

If you have any questions, please feel free to contact me.

LoriAnn Shura, Account Manager
lshura@generalcode.com

Appendix

Legislation to be included in the code

Legislation Name	Adoption Date
Ordinance No. 2020-12-09	12/09/2020
Ordinance No. 2022-01	05/11/2022
Ordinance No. 2022-02	05/11/2022
Ordinance No. 2022-03	06/08/2022
Ordinance No. 2022-04	06/08/2022
Ordinance No. 2022-05	07/13/2022
Ordinance No. 2023-01	01/11/2023

Official Oath

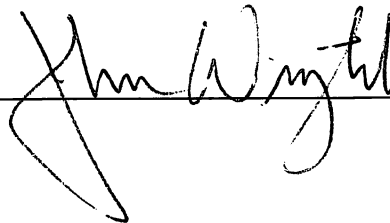
Town of New Glarus
County of Green
State of Wisconsin

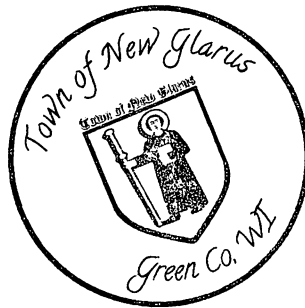
I, the undersigned, who having been appointed to the office of **WEED COMMISSIONER**, but having not yet entered upon the duties thereof, swear that I will support the Constitution of the United States and the Constitution of the State of Wisconsin, and will faithfully discharge the duties of said office to the best of my ability.

Subscribed and sworn to before me this 17th day of April, 2023.



Signature: Mike Davis, Weed Commissioner

Attested:  (Town Clerk-Treasurer)



PARKS COMMISSION MEETING

Wednesday, April 19, 2023

Minutes

Attending: Harry Pulliam, Kelly Ruschman, Dana Emmerton, Mona Sue French, Chris Narveson, Mark Pernitz, Jason Neton and Rose Pertzborn (alternate).

Also Attending: Shanaz Shahidain, Village of New Glarus resident; Melissa Hunt, Vierbicher; Michael Marty, Village of New Glarus Board Trustee; and Dorene Disch and Karen Condouris, representatives from New Glarus Cares Foundation

1. **Call to Order:** Meeting was called to order by Chair Pulliam at 4:30 PM.
2. **Proof of Posting:** Chris Narveson attested to proper proof of posting.
3. **Approve Minutes**
 - a. March 15, 2023 regular meeting- Motion to approve the minutes was made by French; second by Ruschman. Motion approved.
 - b. April 5, 2023 special meeting – no minutes were available.
4. **Public Comments:**

Mike Marty, a Village board member and New Glarus Cares representative, reported that the Village Board recently approved a \$1,500 donation toward the purchase of the Town Park property. The Village views the Town Park as a good opportunity for the Town and Village to work together. His father was a Town resident and still owns land in the Town. Fundraising for the purchase of land adjacent to Candy Cane Park has been going well with \$60,000 currently raised toward their \$75,000 goal.
5. **National (Historic) Preservation Month, May 2023 – Kim Tschudy** – Tschudy reported that the Village Preservation committee has not met recently and their next meeting is in May so he had nothing to report at this time.
6. **Discuss Tree Planting at Park after April 22, 2023** – Discussion regarding future tree planting at the new Town Park. Shanaz Shahidain would like to start an orchard. Melissa Hunt advised that the DNR sells trees and every 4th grader gets a free tree. This could be an opportunity to partner with the schools.
7. **Discuss Offer from Matt Walrath of Upper Sugar River Watershed Association and South Central Invasives Partnership to Host Volunteer Days at Park to Do Invasive Shrub Removal and Teach Residents about the Importance and Techniques of Restoration** – Motion by Pernitz to follow-up with Walrath; second by Neton. Motion approved.
8. **Discuss Establishment of Friends Group for Park and Possible Promotion via Newspaper Insert** – Discussion regarding potentially creating a Friends group for the new Town Park. Melissa Hunt advised that next year the Town will be applying for a development grant from the Knowles Nelson Foundation and the establishment of a Friends group would support our grant application. Pertzborn suggested that we sort out the various activities and interests relating to the Town Park and this could assist in organizing a Friends group. She is familiar with implementation planning and is happy to assist.
9. **Begin Discussion of Name for Park; Offer Suggestion from Ben Neff** – Discussion regarding various ideas for a name for the new Town Park and the potential of soliciting ideas from residents and perhaps having a contest to name the Park.

10. **Discuss Future Workshops, to Include One by Micah Kloppenburg of Xerces Society** – Pulliam will follow-up with Kloppenburg. Narveson suggested we have a workshop on prairie seed collection so that we gather seeds for future prairie restoration at the Park. Neton advised that the Friends of New Glarus Woods State Park will be having a workshop on Mason Bee pollinators at the State Park on June 10.
11. **Discuss Saturday, April 22, 2023, Tree Sale Pickup and Electronics Recycling Event, Including:**
Pulliam reported that the trees from Sustainable Wildlife Habitats have been delayed due to wet ground. Narveson will pick up the crabapple trees and root dip from Green County. Ruschman will notify residents of the delay in tree pick-up. The electronics recycling will go on as planned. Pulliam, Narveson, French and Ruschman plan to be there.
12. **Update on Suggested Modifications to Ordinance Codifying Parks Commission, Including Reference to Deposits into Town Parks Sinking Fund** – Narveson reported that this has been deferred because of the recent spring election.
13. **Update on Knowles-Nelson Stewardship Grant Application**
Hunt reported that she received 27 letters of support for the Town’s grant application. The application will be submitted on April 21. Motion by Ruschman for the Parks Commission to donate \$1,500 to the Village to go towards the acquisition of land to preserve greenspace adjacent to Candy Cane Park; second by Pernitz. Motion approved.
14. **Schedule Next Meeting** – The next meeting will be held on Wednesday, May 17, 2023 at 6:00 PM.
15. **Adjourn:** Motion to adjourn by Pernitz; second by French at 5:49 PM. Motion approved.

Approved:

TOWN OF NEW GLARUS
PLAN COMMISSION MEETING
THURSDAY, APRIL 20, 2023
MINUTES

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

Absent: none.

Also Attending: John Wright: Clerk-Treasurer; Tim Schleeper: planner, Vierbicher Associates; Bob Talarczyk: surveyor; Alice Bertelrud: owner of Kempfer Lane property (departed at 6:53 PM); Brian Jeglum: realtor for Century 21; and Robert Duxstad: legal counsel for Alice Bertelrud (departed at 6:53 PM)

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 March 16, 2023, as presented, was made by Commissioner Freitag; second by Commissioner Elkins. Motion carried 7-0.
3. **Review and Possibly Recommend for Approval by the Town Board the Sale of 10.0 acres of Deed Restricted Open Space as Defined by Certified Survey Map from Parcel 23024 0236.0500 by Rebecca Hauser** – Contract planner Tim Schleeper reviewed his letter to the Plan Commission dated April 20, 2023. He stated that the most important step of the approval process is to declare that there is no residential or commercial building site conveyed with the sale of the land. There followed a brief discussion regarding what checks and balances are in place to prevent the issuance of a zoning permit by Green County Zoning and Land Use or a building permit by the Town of New Glarus contract building inspector when property is restricted. Historically, Town staff review building applications before they are approved. Schleeper noted that the Town could require such sales to be rezoned as conservancy land, a process that would require a public hearing before the Green County Zoning Committee and approval by the Green County Board.

It was noted that although Wright and Schleeper coordinate and exchange information regularly, no effort has been made since early 2021 to make certain that the Access database is updated by both parties in a coordinated manner. Furthermore, the database was developed to track the development potential of properties that were contiguous as of October 13, 1997, excluding those parcels defined pre-ordinance by Certified Survey Map (CSM). It is anticipated that the further subdivision of deed restricted open space will contribute to the overall difficulty to track what properties can be further developed and those that cannot.

Motion to recommend for the Town Board the approval of the draft Certified Survey Map following a duly posted public hearing and to approve for Vierbicher to provide an estimate to create a GIS shapefile layer to describe parcels with no development potential and/or a deed restriction that prevents further residential or commercial development by Commissioner Galhouse; seconded by Commissioner Pernitz. Motion carried 7-0.

4. **Review of Development Potential of Contiguous Property Owned by Dean and Alice Bertelrud at Date of Ordinance** – Tim Schleeper reviewed a map of the contiguous acreage at date of ordinance that is color coded yellow. The blue area is a pre-ordinance CSM cannot be counted towards the total acreage, per Chapter 110. There is one existing residence within the contiguous property that was treated as a normal density land division when development potential was calculated. Normal density would allow for one additional residential development. Clustering, if the original homesite was treated as an attached or detached cluster lot, would allow for up to six additional residential cluster envelopes. Kempfer Lane, although a Town Road, is mostly a gravel structure with no turnaround and should be considered for improvement if the

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land is developed further. Chair Narveson noted that there was some discussion of this topic at the Annual Meeting held on April 19, 2023. If only one residence is served, the Town Board may opt to double chip seal Kempfer Lane. If developed, however, the Town Board may need to consider excavating to establish a new base with an asphaltic base course and final lift. Schleeper recommends conferring with the Town's attorney as to whether the improvement could be paid for by a special assessment levied upon the developer and/or those who purchase buildable lots. There followed a brief discussion of other approaches for access that might include discontinuing a portion of Kempfer Lane with private drives serving future residences from a cul-de-sac bulb located further north of the existing terminus.

Clerk-Treasurer Wright introduced a parcel created post-ordinance when pre-ordinance Certified Survey Map (CSM) 767 was sold in part to Ronald Roesslein to create all of Lot 6 and part of Lot 5 of CSM 2575 on August 20, 1998 (both have residences). Parcel 23024 0257.1000 contains 7.840 acres and is without any improvements at this time. Wright is uncertain whether the current owners purchased the land as deed-restricted open space. Town of New Glarus Board and Plan Commission minutes do not provide further insights. Without objection, this matter will be added to the May Plan Commission agenda for further discussion.

5. **W6599 State Highway 39 Property**

- a. Discussion with Possible Action to Recommend Approval by the Town Board of Draft Concept Map by Certified Survey – Tim Schleeper referred Plan Commission members to the letter in the packet dated April 20, 2023. The draft CSM defines Lot 1 and Lot 2 as well as Outlot 1 and Outlot 2. The subdivision of the previous boundary survey defines the farmette of 10.3315 acres that has been marketed for sale and further defines the 60.3604 acres of passive recreation land that is the subject of the Knowles-Nelson Stewardship Grant application. Additional information that will need to supplement the draft survey includes defining the regulatory flood line surrounding the Legler School Branch. The farmette currently has a conventional septic system, part of which is within Outlot 2; when the system fails, it should be contained wholly within Lot 1. The remaining areas outside of Lot 1 should have a note on Sheet 4 of the CSM as a warning that shallow bedrock conditions may preclude conventional waste disposal systems. A 2.0-acre cluster envelope should be added to Lot 1 on Sheet 3 and deed restricted open space noted on Sheet 4. A strip easement for the existing overhead power lines would be preferred over a blanket one. Eventually, the ingress/egress should terminate in a cul-de-sac bulb and should be dedicated to the public and given a name as a Town road.

Motion to recommend for approval by the Town Board of the CSM, following a duly posted public hearing, that includes all four recommended points as outlined by Vierbicher was made by Commissioner Pernitz; seconded by Commissioner Galhouse. Motion carried 7-0.

- b. Discussion with Possible Action Regarding Acceptable Uses of 10.3 Acres of Land and Existing Buildings for Sale by the Town of New Glarus – Wright noted one of the parties who have been interested in the farmette had proposed the use of the bank barn as a special event venue (e.g., wedding receptions, etc.). There followed a brief discussion regarding such uses and the ability of the Town to require a Conditional Use Permit be granted within the Offer to Purchase agreement if the use is something other than a private residence and small farming operation; without objection.

6. **Discuss Remaining Arn Residential Development Potential along Durst Road** – The development potential requires certain assumptions to be made:

- The original contiguous acreage at date of ordinance was at least 277.640 acres
- The current owner conveys all the remaining land and development potential

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- The buyer/developer wants to develop to the maximum allowable, including the homesite as a detached or attached cluster envelope

If the above conditions are met, then there are 14 2.0-acre cluster envelopes that can be defined, one of which has already been developed as the homesite. One large lot and four cluster lots have been developed in the past and have consumed a portion of the total acreage and will need the requisite open space to be declared with the development of the remaining land (it already qualifies as a major subdivision). There followed a brief discussion regarding possible proposals for the remainder of the land with development potential.

7. Updates

- a. Results of Town Board Consideration of Nature's Gift Final Plat at the April 12, 2023 Meeting – The Town Board approved the Final Plat following a duly noticed public hearing on the condition that the open space be deed restricted and that the private drive agreement be recorded with the Green County Register of Deeds prior to the issuance of a building permit or certificate of occupancy.
- b. Town Board Decision on April 12, 2023 Regarding Chair Appointment on Plan Commission for a Term that Expired on April 18, 2023 – Chris Narveson has been reappointed to a 2-year term on the Commission as Chair. Currently, six of the seven commissioners' terms expire simultaneously. Now that Bob Elkins is an elected Town Board Supervisor, his term will need to be changed to 2-years instead of 3 when it expires next year at this time; without objection.
- c. Annual Town Meeting Held on April 19, 2023 – Chair Narveson provided a brief summary of the discussions including possible maintenance work on Ashley Lane and Kempfer Lane. He noted that some residents along Legler Valley Road attended the Annual Meeting with questions and concerns about park access from that road and possible residential development nearby.
- d. Knowles-Nelson Stewardship Grant Application – Chair Narveson reviewed the steps that has been completed to date. It was noted that if the Town is not awarded 50% of the appraised value of the 60.36 acres of passive recreation land, then the Town still has the option to sell residential building sites to offset the cost of purchasing the land. If the grant application is approved in the first round by staff at the Wisconsin Department of Natural Resources, then the Joint Finance Committee of the Wisconsin Legislature will need to review the grant submission since the request exceeds \$250,000.

8. Inquiries

- a. Development potential of two pre-Ordinance parcels defined by CSM, Lot 1 of CSM 1896 and CSM 2056 – Clerk-Treasurer Wright briefly reviewed an inquiry he received on March 21, 2023 to see whether the existing 33 foot wide access to STH 39 is adequate for a driveway to a parcel defined pre-ordinance. Because the parcel exceeds 40 acres in size, it potentially has one large lot or up to three cluster lots.
- b. Development potential of 42.070 contiguous acres owned by Daryl and Judy Murken at date of Ordinance – Realtor Tara Wilde had contacted Wright on March 9, 2023 about parcel 23024 0151.1000. At date of ordinance the contiguous acres were 42.070; this would allow up to 3 2.0-acre cluster lots or one large lot. There is one existing residence.

9. Review of Town Process for Development Potential Questions

Motion to require developers supply supplemental documents to the Town Clerk-Treasurer before the Town Chair is authorized to sign Final Plats or Certified Survey Maps was made by Supervisor Freitag; seconded by Supervisor Pernitz. Motion carried 7-0.

10. **Division of Parcel 23024 0203.0000 of 30.5000 Acres into Two Parcels in 2003 as further defined by CSM 4767 in 2013 Without Deed Restricting Either from Future Residential Development** – Wright reported that a recent review of a building permit revealed that a post-

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ordinance Certified Survey Map was recorded without Town Board review or approval. The property at date of ordinance was not large enough to subdivide and appears to have been split into two parcels by the Green County Register of Deeds in 2010 when a portion of the wooded land, which had been enrolled in Managed Forest Law (MFL), was retained by Robert Aulik and Mary Aulik with land outside of MFL with a residence being put in the name of their son Paul. Without objection, further discussion will be deferred to the May agenda and possibly referred to the Town attorney for review.

11. **Adjourn**

Motion to adjourn by Commissioner Pernitz at 8:02 PM; second by Commissioner Elkins.

Motion carried 7-0.

Approved:

John Wright, Clerk-Treasurer

DRAFT