

**TOWN OF NEW GLARUS
PLAN COMMISSION MEETING
THURSDAY, JUNE 15, 2023, 6:00 PM
AGENDA**

Join by Zoom: <https://us06web.zoom.us/j/85980052406?pwd=YnhZZTlVUFJucXplODBSYXNJbnRudz09>

Meeting ID: 859 8005 2406

Passcode: 053024

Dial by your location: 312 626 6799

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

DATE: Thursday, June 15, 2023
TIME: 6:00 PM

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

1. Call to Order/Confirm Proper Proof of Posting
2. Approve Minutes from May 18, 2023
3. Continue to Discuss Corey Pope Concept Plan for a 3-Lot Cluster Along Hustad Valley Road
4. Discuss Shotliff/Green County Highway Department Concept Plan Along STH 39
5. Review Vierbicher Letter to Plan Commission Regarding Potential Remaining Development Potential for Roger Arn Land Scheduled for a Closing in June of 2023 Based Upon Plat of Survey and Previously Recorded Divisions and Neighbor Exchange
6. Updates
 - a) Clerk-Treasurer receipt of documents recorded with the Green County Register of Deeds before building inspector can issue building permit or certificates of occupancy
 - b) Vierbicher GIS layer to map remaining development potential for non-contiguous parcels at date of ordinance with development potential/pre-ordinance certified survey map lots with development potential
7. Continue to Discuss Town Process for Development Potential Questions
8. Review Staff Draft Affidavit to Notify Owners of Parcel 23024 0203.0100 and Parcel 23024 0203.1200 that the Land was Subdivided from Parent Parcel into Two Parcels Post-Ordinance Without Deed Restricting Either from Future Residential Development
9. Adjourn

Pursuant to applicable law, notice is hereby given that a quorum or a majority of the New Glarus Town Board Members may attend this meeting. Information presented at this meeting may help form the rationale behind future actions that may be taken by the Town of New Glarus Board. Persons requiring additional services to participate in a public meeting may contact the Town Clerk for assistance: 608-527-2390.

Posted: 06/08/2023

New Glarus Town Hall
New Glarus Maintenance
New Glarus Post Office
<https://townofnewglarus.com/>

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

TOWN OF NEW GLARUS
PLAN COMMISSION MEETING
THURSDAY, MAY 18, 2023
MINUTES

Members Attending: Chris Narveson: Chair; John Freitag, Craig Galhouse (virtually at 6:05 PM), Robert Elkins, John Ott, and Mark Pernitz

Absent: Reg Reiss: excused

Also Attending: John Wright: Clerk-Treasurer; Tim Schleeper: planner, Vierbicher Associates; James Baker: surveyor; Brian Jeglum (arrived at 6:05 PM): realtor for Century 21; Joel Hedeman: realtor for First Weber; and Corey Pope: developer for Hustad Valley Road property (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 April 20, 2023, as presented, was made by Commissioner Ott; second by Commissioner Freitag. Motion carried 5-0.
3. **Discuss Corey Pope Concept Plan for a 3-Lot Cluster Along Hustad Valley Road** – Chair Narveson asked about the proposed access to the property. Mr. Pope stated that he was planning on constructing a private road constructed to Town road standards that would be a few hundred feet in length and terminate in a cul-de-sac bulb. He hopes to dedicate that structure to the public. Planner Tim Schleeper recommends that the Town not accept a public road dedication for an access that serves only three residential lots. Pope stated that he is willing to bear the expense to build the access to a higher standard so that shared services (e.g., school bus pickup/drop off, mail delivery, trash collection, etc.) can happen off of Hustad Valley Road. Schleeper reminded Pope and surveyor Baker aware that there are two different standards for maximum slope for a private driveway versus a Town road. There followed a brief discussion regarding where the ideal location would be for future buried utilities. The developer will return with a plan to present to the Plan Commission at a future meeting.
4. **Possibly Discuss Shotliff/Green County Highway Department Concept Plan Along STH 39** – Chair Narveson reported that this item is an update only at this time. Discussions with the property owner are ongoing. Narveson provided a brief report about his discussions with the Wisconsin Department of Transportation.
5. **Review Concept Plan and Boundary Survey for Roger Arn Land Scheduled for a Closing in June of 2023 if Available** – Realtor Brian Jeglum shared a boundary survey of the property to be sold to local developers. Planner Schleeper stated that he had not previously received the survey. Wright stated that he had not been provided a copy either, although he had requested documentation from surveyor Bob Talarczyk. This survey, plus the acreage already sold of the original contiguous acreage, likely equals or exceeds the amount assumed in the 2007 split computation. However, confirmation that there are up to fourteen potential cluster lots available cannot happen this evening because the other documents are not readily available. It was noted that the total acreage is only part of what determines development potential; the other factor is how much deed restricted open space can be proven to be available to support development. Wright noted that the Village Extraterritorial Zoning Ordinance is worded slightly differently than the Town of New Glarus Chapter 110. The developers, then, should seek clarification from the Village as to whether they will allow the homesite to be defined as a detached cluster lot.

Plan Commission members had questions regarding the proposed access to possible future residential lots, based upon the concept plans presented by realtor Joel Hedeman, and whether the road should have two access points to be a through road rather than terminate in a cul-de-sac bulb. There followed a discussion about possible access to State Highway 39, turn lanes, and whether Durst Road would disrupt contiguity of a cluster division if some lot or lots were on the

TOWN OF NEW GLARUS

north side of the road and others to the south. Hedeman and Jeglum were instructed to bring a Preliminary Plat to the Town first and thereafter to the Village of New Glarus for their review. Planner Schleeper stated that the developers should be aware that such a large subdivision of property will need a developer's agreement, the creation of documents for a homeowner's association, stormwater studies, and reservation of enough land for potential stormwater mitigation.

6. Updates

- a. Public hearing and Town Board decision about sale of 10.0 acres of open space by CSM – Chair Narveson reported that the land division by certified survey map was approved by the Town Board following a duly noticed public hearing on May 10, 2023.
- b. Public hearing and Town Board decision about subdivision of land located at W6599 STH 39 by CSM – Chair Narveson reported that the land division that identifies the land available for sale, the land set aside for passive recreational use if the Knowles-Nelson Stewardship Grant is awarded to the Town, and the land set aside for future development (e.g., new Town Garage) was approved by the Town Board following a duly noticed public hearing on May 10, 2023. Depending upon the outcome of a special Town Board meeting to take place on Monday, May 22, 2023, Lot 1 may need to be enlarged to 11.5 acres and Lot 2 diminished by a like amount to meet the conditions of a pending offer to purchase.
- c. Clerk-Treasurer receipt of documents recorded with the Green County Register of Deeds before building inspector can issue building permit or certificates of occupancy – There was a brief discussion regarding which documents the Clerk-Treasurer would submit for recordation with the Green County Register of Deeds and the best and most timely method to do so. Clerk-Treasurer Wright has received a recorded copy of the CSM to record the sale of 10 acres of open space and Ms. Hauser's attorney is in the process of recording the deed restriction. Wright has yet to receive a recorded copy of the Final Plat for Nature's Gift on Airport Road, although the owner has reported that construction has been underway for the new residence on Lot 5. There followed a brief discussion regarding reinstating a development escrow for larger projects rather than the current practice of billing for actual costs.
- d. Town Board consideration of Vierbicher creation of GIS layer to map remaining development potential for non-contiguous parcels at date of ordinance with development potential/pre-ordinance certified survey map lots with development potential – Tim Schleeper made the group aware that the Town Board approved his proposal to map one PLSS Section of the Town and to prepare an estimate for the other 35 Sections.

7. Discuss Town Process for Development Potential Questions

- a. Share a link to the online copy of Chapter 110 – The updated Code is already posted to the Town website and updates on General Code's website are pending. The Clerk-Treasurer will include a link to both resources when answering inquiries in the future.
- b. Provide documents readily available from database as email attachments to property owner/agent – Clerk-Treasurer Wright reported that he already provides the information contained within the Access database shared by the Town and Tim Schleeper at Vierbicher. Wright shares his responses to development inquiries with Schleeper and the Plan Commission Chair.
- c. Consider Carol Holmes recommendation at Annual Town Meeting to form an ad-hoc subcommittee to develop handouts and flowcharts specific to each process – The Plan Commission approved a checklist in 2022 that had been prepared by Schleeper which could be tailored to different types of applications (e.g., Certified Survey Maps (CSM) to record the sale of open space, large lot land divisions by CSM, cluster land divisions by Preliminary and Final Plat, etc.). Schleeper offered to tailor his form to be more of a

TOWN OF NEW GLARUS

checklist and include subdivision by platting. Without objection, no subcommittee will be formed and Schleeper will pursue a checklist instead.

8. **Continue to Discuss Parcel 23024 0257.1000 Subdivided PostOrdinance with a Portion Developed as Lot 6 and part of Lot 5 of CSM 2575 with Possible Action to File an Affidavit of Deed Restriction or File Letter** – Wright made those present aware that the undeveloped parcel associated with Lot 1 of CSM 767 was discovered when researching the description of Kempfer Lane/Road. This was brought to the attention of the Commission in April. Subsequently, when researching another matter, Wright discovered an affidavit prepared by Attorney Dale Hustad on behalf of the Town that was recorded on June 30, 2009. The affidavit deed restricts the parcel in question from residential development. It has been added to the Town database and shared with Schleeper to add to the matching database hosted by Vierbicher.
9. **Staff Update for Parcel 23024 0203.0000 of 30.5000 Acres Subdivided into Two Parcels Post-Ordinance Without Further Deed Restricting Either from Future Residential Development** – Wright noted that this was introduced at the April meeting. There was a single parcel at date of ordinance that had no subdivision potential. There was an existing residence in 1997 that consumed the sole building site. It would appear that Green County created a new parcel to separate the house from the land enrolled in Managed Forest Law Land. Schleeper recommended that Wright draft a sample affidavit to use for this and other properties that have no residential or commercial development potential to share with the Town contract attorney for review; without objection.

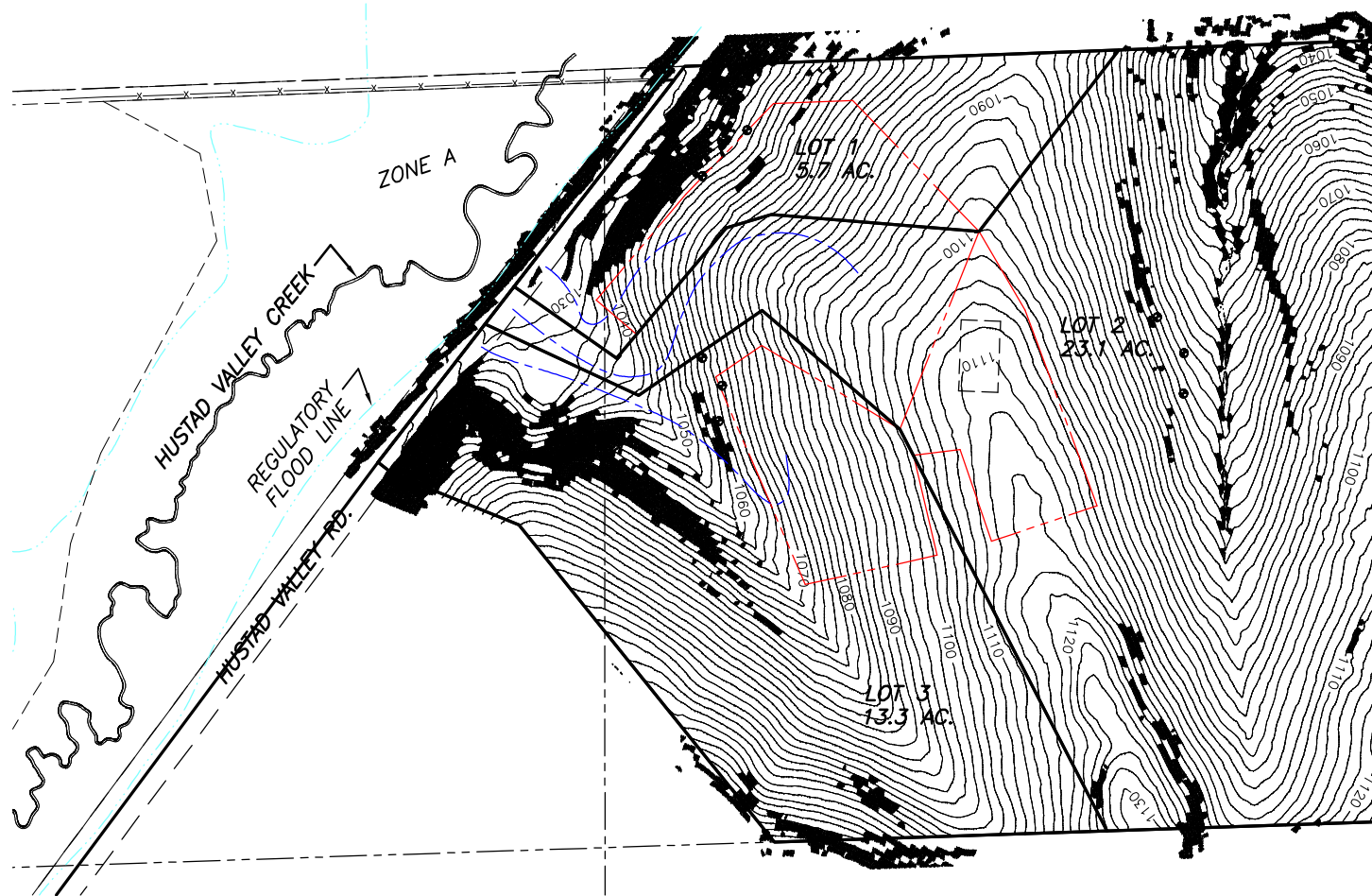
There followed a brief discussion of issues created when the Swiss Reformed Church initiated a process to abandon the cemetery they have maintained in the past. The Village of New Glarus legal counsel and that of the Church are in ongoing discussions. If abandoned for a period of more than five years, the Village must take over maintenance of the property. Possible solutions were discussed.

10. **Adjourn**
Motion to adjourn by Commissioner Elkins at 8:05 PM; second by Commissioner Ott. Motion carried 6-0.


Approved:

John Wright, Clerk-Treasurer



POPE 3-LOT DEVELOPMENT




LEGEND:

 Slopes of 20% or greater
 There are no existing structures in the development site.

 2 ACRE CLUSTER ENVELOPE

 Potential driveway location
 Soil evaluation location


 SCALE: 1" = 200'

JOB NO. _____
 POINTS _____
 DRWG. _____
 DRAWN BY _____

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



State of Wisconsin / DEPARTMENT OF NATURAL RESOURCES

Tony Evers, Governor
Adam N. Payne, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711

101 S. Webster St.
Box 7921
Madison, WI 53707-7921

April 7, 2023

Corey Pope
W5380 Sandrock Rd
New Glarus, WI 53574

SUBJECT: Endangered Resources Review (ERR Log # 23-215)
Proposed Pope Cluster, Green County, WI (T04N R07E S06, T04N R07E S05)

Dear Corey Pope,

The Bureau of Natural Heritage Conservation has reviewed the proposed project described in the Endangered Resources (ER) Review Request received March 27, 2023. The complete ER Review for this proposed project is attached and follow-up actions are summarized below:

Required Actions: 1 species

Recommended Actions: 1 species

No Follow-Up Actions: 0 species

Additional Recommendations Specified: Yes

This ER Review may contain Natural Heritage Inventory data (<http://dnr.wi.gov/topic/NHI>), including specific locations of endangered resources, which are considered sensitive and are not subject to Wisconsin's Open Records Law. Information contained in this ER Review may be shared with individuals who need this information in order to carry out specific roles in the planning, permitting, and implementation of the proposed project. **Specific locations of endangered resources may not be released or reproduced in any publicly disseminated documents.**

The attached ER Review is for informational purposes and only addresses endangered resources issues. **This ER Review does not constitute DNR authorization of the proposed project and does not exempt the project from securing necessary permits and approvals from the DNR and/or other permitting authorities.** Please contact the ER Review Program whenever the project plans change, new details become available, or more than a year has passed to confirm if results of this ER Review are still valid.

Please contact me at 608-419-2005 or via email at anna.rossler@wi.gov if you have any questions about this ER Review.

Sincerely,

Anna Rossler
Endangered Resources Review Program

cc:

Endangered Resources Review for the Proposed Pope Cluster, Green County
(ER Log # 23-215)

Section A. Location and brief description of the proposed project

Based on information provided by the ER Review Request form and attached materials, the proposed project consists of the following:

Location	Green County - T04N R07E S06, T04N R07E S05
Project Description	Creating a 3 lot cluster subdivision on this approximately 42 acres. The three building envelopes will occupy 2 acre each. A culdesac drive will enter the property by the old quarry from Hustad Valley road approximately 300 feet. Three driveways will come off the culdesac road to the housing sites. At time of development, only an acre of land would be disturbed to create the road and bury electric. Driveway and excavation of housing sites will be done in the future.
Project Timing	6/1/23- 6/1/24
Current Habitat	Approximately 7 acres are wooded and the remaining land is grassland. There is one crop of grass hay taken annually near the end of summer on approximately 30 acres. The remaining grassland is mowed regularly 6-10" in length. Currently there are no improvements made to the lands.
Impacts to Wetlands or Waterbodies	There is a small creek across the road in the neighbors parcel. None of this parcel is located in the flood plain.
Property Type	Private
Federal Nexus	No

It is best to request ER Reviews early in the project planning process. However, some important project details may not be known at that time. Details related to project location, design, and timing of disturbance are important for determining both the endangered resources that may be impacted by the project and any necessary follow-up actions. Please contact the ER Review Program whenever the project plans change, new details become available, or more than a year has passed to confirm if results of this ER Review are still valid.

Section B. Endangered resources recorded from within the project area and surrounding area

	Group	State Status	Federal Status
Rusty Patched Bumble Bee Federal High Potential Zone	Bee	NA	HPZ
Henslow's Sparrow (<i>Centronyx henslowii</i>)	Bird	THR	SOC

For additional information on the rare species, high-quality natural communities, and other endangered resources listed above, please visit our Biodiversity (<http://dnr.wi.gov/topic/EndangeredResources/biodiversity.html>) page. For further definitions of state and federal statuses (END=Endangered, THR=Threatened, SC=Special Concern), please refer to the Natural Heritage Inventory (NHI) Working List (<http://dnr.wi.gov/topic/nhi/wlist.html>).

Section C. Follow-up actions

Actions that need to be taken to comply with state and/or federal endangered species laws:

• Henslow's Sparrow (*Centronyx henslowii*) - Bird

State Status: THRFederal Status: SOC

Impact Type	Impact possible
Required Measures	Time of year restriction, Surveys, Other
Description of Required Measures	<p>Suitable habitat for the Henslow's Sparrow may be present within or immediately adjacent to the project area. The birds and their nests and eggs are also protected under the federal Migratory Bird Treaty Act (MBTA). The project description mentioned that portions of the project site are maintained. If all the grassland areas can be maintained throughout the nesting season (May 5 - August 10), no suitable nesting habitat would be available and no impacts to nesting birds would occur. However, if the area cannot be maintained throughout nesting, one of the following options below must be followed.</p> <p>To avoid impacts to this listed species, the project shall follow one of the two options below:</p> <p>(i) Assume the birds are present on the site, and avoid all disturbances to the project site from May 5 - August 10. If the project cannot completely avoid all areas of suitable habitat during this time frame, please contact me regarding the possibility of applying for an Incidental Take Permit/Authorization.</p> <p>(ii) Not assume the birds are present on the site and have a qualified biologist conduct surveys to determine if they are present (see list of pre-qualified surveyors, https://wiatri.net/er/nhitraining/docs/BirdSurveyors.pdf). If the Henslow Sparrow is not found on the site as a result of the surveys, you will not have any project restrictions related to these species. If surveys are conducted and the Henslow Sparrow is recorded, option (i) must be followed above. Survey results should be submitted to the Endangered Resources Review Program.</p> <p>Henslow's Sparrow (<i>Centronyx henslowii</i>), listed as Threatened in Wisconsin, prefers old fields, open grasslands, wet meadows, unmowed highway rights-of-way, undisturbed pastures, Timothy hay fields, and fallow land grown up to tall weeds. The required avoidance period is May 5 - August 10.</p>

Actions recommended to help conserve Wisconsin's Endangered Resources:

• Rusty Patched Bumble Bee Federal High Potential Zone - Bee

State Status: NAFederal Status: HPZ

Impact Type	Impact possible
Recommended Measures	Other
Description of Recommended Measures	<p>This project occurs within the Rusty Patched Bumble Bee Federal High Potential Zone and may contain suitable habitat for the bee. Take of the bee is prohibited per the federal Endangered Species Act. However, because this project has no federal nexus, follow-up actions are recommended and not required.</p> <p>Recommended follow-up actions for the Rusty patched bumble bee include following the conservation measures outlined in the USFWS Conservation Management Guidelines for the Rusty Patched Bumble Bee (<i>Bombus affinis</i>) document. (https://www.fws.gov/midwest/endangered/insects/rpbb/pdf/ConservationGuidanceRPBBv1_27Feb2018.pdf).):</p> <p>For tree clearing/thinning conservation measures include but are not limited to:</p> <ul style="list-style-type: none"> • Implement best management practices (BMPs), especially those that serve to minimize the spread of invasive species and to avoid or minimize soil compaction. Visit (https://www.stateforesters.org/newsroom/state-forestry-bmps/) for up to date information about BMP recommendations by state. • Avoid or minimize soil disturbance and heavy equipment operation during overwintering (mid October- mid March) • Avoid or minimize forest management that may destroy spring blooming flowers during their bloom periods. • Consider thinning or single tree selection and dense invasive shrub removal that may improve overwintering and spring foraging habitat. <p>For all other activities conservation measures include but are not limited to:</p> <ul style="list-style-type: none"> • use native trees, shrubs and flowering plants in landscaping, • provide plants that bloom from spring through fall (refer to the USFWS RPBB Midwest Plant Guide), • remove and control invasive plants in any habitat used for foraging, nesting, or overwintering

Remember that although these actions are not required by state or federal endangered species laws, they may be required by other laws, permits, granting programs, or policies of this or another agency. Examples include the federal Migratory Bird Treaty Act, Bald and Golden Eagle Protection Act, State Natural Areas law, DNR Chapter 30 Wetland and Waterway permits, DNR Stormwater permits, and Forest Certification.

Additional Recommendations

Please note that erosion control netting (also known as erosion control blankets, erosion mats or erosion mesh netting) used to prevent erosion during the establishment of vegetation can have detrimental effects on local snake and other wildlife populations. Plastic netting without independent movement of strands can easily entrap

snakes moving through the area, leading to dehydration, desiccation, and eventually mortality. Netting that contains biodegradable thread with the "leno" or "gauze" weave (contains strands that are able to move independently) appears to have the least impact on snakes and should be used in areas adjacent to or near any waterbody.

If erosion matting will be used for this project, use the following matting (or something similar): American Excelsior "FibreNet" or "NetFree" products; East Coast Erosion biodegradable jute products; Erosion Tech biodegradable jute products; ErosionControlBlanket.com biodegradable leno weave products; North American Green S75BN, S150BN, SC150BN or C125BN; or Western Excelsior "All Natural" products.

No actions are required or recommended for the following endangered resources: None

Section D. Next Steps

1. Evaluate whether the '**Location and brief description of the proposed project**' is still accurate. All recommendations in this ER Review are based on the information supplied in the ER Review Request. If the proposed project has changed or more than a year has passed and you would like your letter renewed, please contact the ER Review Program to determine if the information in this ER Review is still valid.
2. Determine whether the project can incorporate and implement the '**Follow-up actions**' identified above:
 - o 'Actions that need to be taken to comply with state and/or federal endangered species laws' represent the Department's best available guidance for complying with state and federal endangered species laws based on the project information that you provided and the endangered resources information and data available to us. If the proposed project has not changed from the description that you provided us and you are able to implement all of the 'Actions that need to be taken to comply with state and/or federal endangered species laws', your project should comply with state and federal endangered species laws. Please remember that if a violation occurs, the person responsible for the taking is the liable party. Generally this is the landowner or project proponent. For questions or concerns about individual responsibilities related to Wisconsin's Endangered Species Law, please contact the ER Review Program.
 - o If the project is unable to incorporate and implement one or more of the 'Actions that need to be taken to comply with state and/or federal endangered species laws' identified above, the project may potentially violate one or more of these laws. Please contact the ER Review Program immediately to assist in identifying potential options that may allow the project to proceed in compliance with state and federal endangered species laws.
 - o 'Actions recommended to help conserve Wisconsin's Endangered Resources' may be required by another law, a policy of this or another Department, agency or program; or as part of another permitting, approval or granting process. Please make sure to carefully read all permits and approvals for the project to determine whether these or other measures may be required. Even if these actions are not required by another program or entity for the proposed project to proceed, the Department strongly encourages the implementation of these conservation measures on a voluntary basis to help prevent future listings and protect Wisconsin's biodiversity for future generations.
3. If federally-protected species or habitats are involved and the project involves federal funds, technical assistance or authorization (e.g., permit) and there are likely to be any impacts (positive or negative) to them, consultation with USFWS will need to occur prior to the project being able to proceed. If no federal funding, assistance or authorization is involved with the project and there are likely to be adverse impacts to the species, contact the USFWS Twin Cities Ecological Services Field Office at 612-725-3548 (x2201) for further information and guidance.

Section E. Standard Information to help you better understand this ER Review

Endangered Resources (ER) Reviews are conducted according to the protocols in the guidance document Conducting Proposed Endangered Resources Reviews: A Step-by-Step Guide for Wisconsin DNR Staff.

How endangered resources searches are conducted for the proposed project area: An endangered resources search is performed as part of all ER Reviews. A search consists of querying the Wisconsin Natural Heritage Inventory (NHI) database for endangered resources records for the proposed project area. The project area evaluated consists of both the specific project site and a buffer area surrounding the site. A 1 mile buffer is considered for terrestrial and wetland species, and a 2 mile buffer for aquatic species. Endangered resources records from the buffer area are considered because most lands and waters in the state, especially private lands, have not been surveyed. Considering records from the entire project area (also sometimes referred to as the search area) provides the best picture of species and communities that may be present on your specific site if suitable habitat for those species or communities is present.

Categories of endangered resources considered in ER Reviews and protections for each: Endangered resources records from the NHI database fall into one of the following categories:

- Federally-protected species include those federally listed as Endangered or Threatened and Designated Critical Habitats. Federally-protected animals are protected on all lands; federally-protected plants are protected only on federal lands and in the course of projects that include

federal funding (see Federal Endangered Species Act of 1973 as amended).

- Animals (vertebrate and invertebrate) listed as Endangered or Threatened in Wisconsin are protected by Wisconsin's Endangered Species Law on all lands and waters of the state (s. 29.604, Wis. Stats.).
- Plants listed as Endangered or Threatened in Wisconsin are protected by Wisconsin's Endangered Species Law on public lands and on land that the person does not own or lease, except in the course of forestry, agriculture, utility, or bulk sampling actions (s. 29.604, Wis. Stats.).
- Special Concern species, high-quality examples of natural communities (sometimes called High Conservation Value areas), and natural features (e.g., caves and animal aggregation sites) are also included in the NHI database. These endangered resources are not legally protected by state or federal endangered species laws. However, other laws, policies (e.g., related to Forest Certification), or granting/permitting processes may require or strongly encourage protection of these resources. The main purpose of the Special Concern classification is to focus attention on species about which some problem of abundance or distribution is suspected before they become endangered or threatened.
- State Natural Areas (SNAs) are also included in the NHI database. SNAs protect outstanding examples of Wisconsin's native landscape of natural communities, significant geological formations, and archeological sites. Endangered species are often found within SNAs. SNAs are protected by law from any use that is inconsistent with or injurious to their natural values (s. 23.28, Wis. Stats.).

Please remember the following:

1. This ER Review is provided as information to comply with state and federal endangered species laws. By following the protocols and methodologies described above, the best information currently available about endangered resources that may be present in the proposed project area has been provided. However, the NHI database is not all inclusive; systematic surveys of most public lands have not been conducted, and the majority of private lands have not been surveyed. As a result, NHI data for the project area may be incomplete. Occurrences of endangered resources are only in the NHI database if the site has been previously surveyed for that species or group during the appropriate season, and an observation was reported to and entered into the NHI database. As such, absence of a record in the NHI database for a specific area should not be used to infer that no endangered resources are present in that area. Similarly, the presence of one species does not imply that surveys have been conducted for other species. Evaluations of the possible presence of rare species on the project site should always be based on whether suitable habitat exists on site for that species.
2. This ER Review provides an assessment of endangered resources that may be impacted by the project and measures that can be taken to avoid negatively impacting those resources based on the information that has been provided to ER Review Program at this time. Incomplete information, changes in the project, or subsequent survey results may affect our assessment and indicate the need for additional or different measures to avoid impacts to endangered resources.
3. This ER Review does not exempt the project from actions that may be required by Department permits or approvals for the project. Information contained in this ER Review may be shared with individuals who need this information in order to carry out specific roles in the planning, permitting, and implementation of the proposed project.

Clerk Treasurer

From: Timothy Schleeper <tsch@vierbicher.com>
Sent: Thursday, June 1, 2023 4:52 PM
To: Corey Pope
Cc: Clerk Treasurer; Chris Narveson; Jmbaker
Subject: Re: Pope 3 Lot Cluster

Follow Up Flag: Follow up
Flag Status: Completed

In my previous email I failed to acknowledge that the Historical / Archaeological site review component of the development was covered during a review of the WHS database for the Legler-Myers CSM adjacent to your property.

No need to do that research for this project.

Sincerely,
Tim

Timothy Schleeper, PE

vierbicher
planners | engineers | advisors



Vierbicher
999 Fourier Drive, Suite 201
Madison, WI 53717

Call / Text / Fax - (608) 821-3959
Main - (608) 826-0532
www.vierbicher.com



On Thu, May 25, 2023 at 8:33 AM Timothy Schleeper <tsch@vierbicher.com> wrote:

Corey:

For the Town Road option you will need a plan and profile of the proposed road along with some cross sections so we can understand how it is being constructed with respect to the existing topography. If there is a culvert needed I would require you to provide calculations showing that the culvert size proposed is adequate to convey a 10-year (preferably 25-year) storm. I'm not familiar with the topography out here, but if the catchment area is large enough it may warrant a more robust design than a 25-year storm. As we have done on other public roads constructed as part of a development plan, the Town will likely require a development agreement, opinion of cost, and letter of credit or surety to cover the expected cost of building the public road. There are other details we can discuss later regarding inspections that need to happen as the roadway is constructed. You will need to provide a road name and reimburse the Town for the cost of installing signage (road name and stop sign). Your engineer will be responsible for obtaining DNR Erosion Control and Stormwater Management permits required for the project.

If you are proposing long driveways or driveways on steeply sloped areas the Town may require the eventual lot owner to certify the constructed driveway meets Town ordinance. This may be a note on the CSM or other notification. At a minimum some exhibit showing how the proposed lots can be reached within the parameters of the Town driveway ordinance will be necessary. Deed restrictions for the open space will be required.

Finally, maintenance of the Town road system is considerably more significant than you have stated. The roads are generally chip-sealed on a 6 to 8 year cycle and the pavement is fully replaced at around 30 years. A fraction of the Town's fraction of property taxes is used for this perpetual maintenance and for the Town Patrolman to plow and salt the roadway every time it snows. For these reasons I discourage public roads that serve a few residences because they are the most expensive for the Town to maintain and benefit only a few. However, this is not my decision to make and there are other factors the Town considers. As long as the Town can safely maintain the road system and provide sufficient emergency access to the new lots created either option (public or private road) is viable.

I look forward to receiving your proposal for development.

Sincerely,
Tim

Timothy Schleeper, PE

vierbicher
planners | engineers | advisors



Vierbicher
999 Fourier Drive, Suite 201
Madison, WI 53717

Call / Text / Fax - (608) 821-3959
Main - (608) 826-0532
www.vierbicher.com



On Tue, May 23, 2023 at 4:17 PM Corey Pope <coreydpope76@gmail.com> wrote:

Good afternoon everyone,

Thank you for your feedback and discussion at the last plan commission meeting. We are working towards having a formal proposal to present at the next meeting. Since we are on a tight time schedule I wanted to make sure I was providing everything that would be required for a recommendation from Tim and (hopefully) approval from Chris and the other board members.

For access to the lots we have two options; Town Rd or Shared Private Drive.

Our preferred option would be to build a cul de sac to Town specs and have it dedicated to the town upon completion. Chapter 75 calls for an engineering plan for the highway design and erosion control. Tim, is there anything else that you would need to see in order to make a recommendation?

I know your initial thoughts were cost would outweigh the benefits to the Town but I would think the tax revenue collected from these improved lots would cover the cost of a chip-seal after 20 years and 5 minutes of plow time a few times in the winter for a 250-300ft cul de sac.

If I remember correctly, another concern was for the grade of the proposed town rd and that of the driveways. The cul de sac would encompass the large flat area and have negligible elevation from the road. We have driveways located on each of the lots that would maintain a 10% or less grade and no impact to the areas of slope greater than 20%. Would it help for us to provide a map showing these locations to you?

Option two being the shared driveway we would need to have a shared driveway agreement and access easement from the shared drive for the benefit of Lots 1 and 3. Would there be any additional requirements we would need to have prepared if we are forced to go that route?

I have soil tests completed on all three lots, is there anything I would need to provide to show they qualify for having a septic system installed?

Also, I have the DNR ERR report completed and can provide that report with the submission as well. We are actively working on mapping the proposed building envelopes to the CSM and with Alliant for granting utility easements to get power to the lots.

I would welcome the opportunity for anyone who wishes to meet at the property and review the vision we have for the site in person.

Thanks in advance for your thoughts on this,

Corey Pope

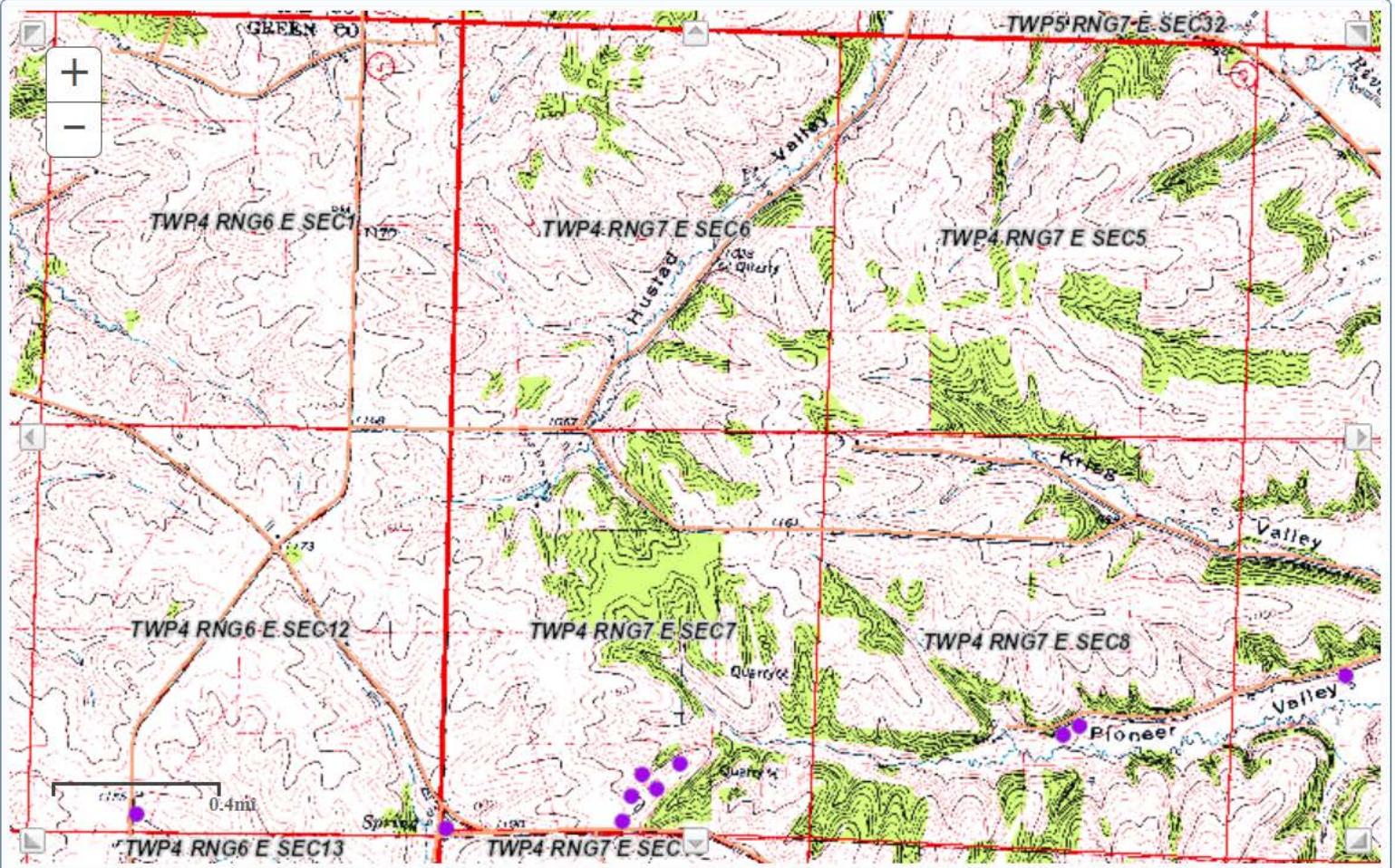
This message contains confidential information and is intended only for the intended recipient(s). If you are not the named recipient you should not read, distribute or copy this e-mail.

Data contained in this message are instruments of service, protected by copyright law, and intended for use and reference relative only to the specific project they describe. These files may not be copied, modified, or released to a third party without the direct permission of Vierbicher.

The receiver warrants that it will not reproduce or otherwise make use of the data in any endeavor not directly related to the project for which it was produced.

The receiver agrees to assume all risk of the use of the information and to waive any claim that it could allege against Vierbicher. The Receiver also agrees to defend Vierbicher against any claim brought by a third party based on the Receiver's use of the information provided and to indemnify Vierbicher for any cost, loss or damage to Engineer resulting in any way the use of the information by the Receiver.

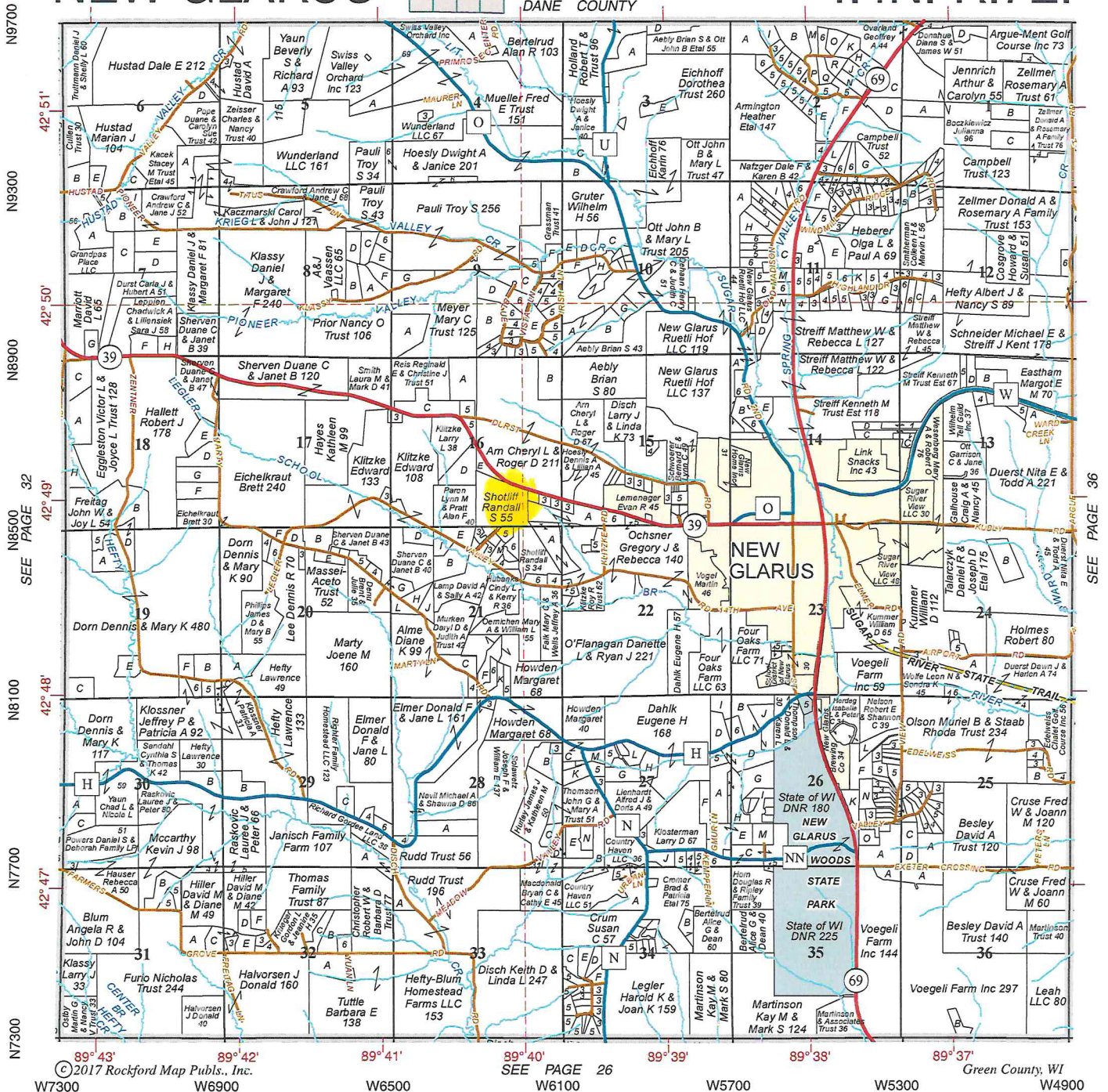
- AHI
- Historic Districts
- Arch Districts
- ASI
- Burial Sites
- ARI
- Major Roads
- Roads
- Roads - labeled
- Tribal Land (no THPO)
- Tribal Land (THPO)
- Open Water
- County Boundaries
- Cities
- Township/Range
- Sections
- Counties
- States
- Great Lakes
- img24topo



NEW GLARUS

DANE COUNTY

Refer to page 57 for keyed parcels
T.4N.-R.7E.



© 2017 Rockford Map Publs., Inc. SEE PAGE 26 Green County, WI W4900

UB&T
Union Bank & Trust Company
Still Growing Together

608.424.2319 • www.ub-t.com

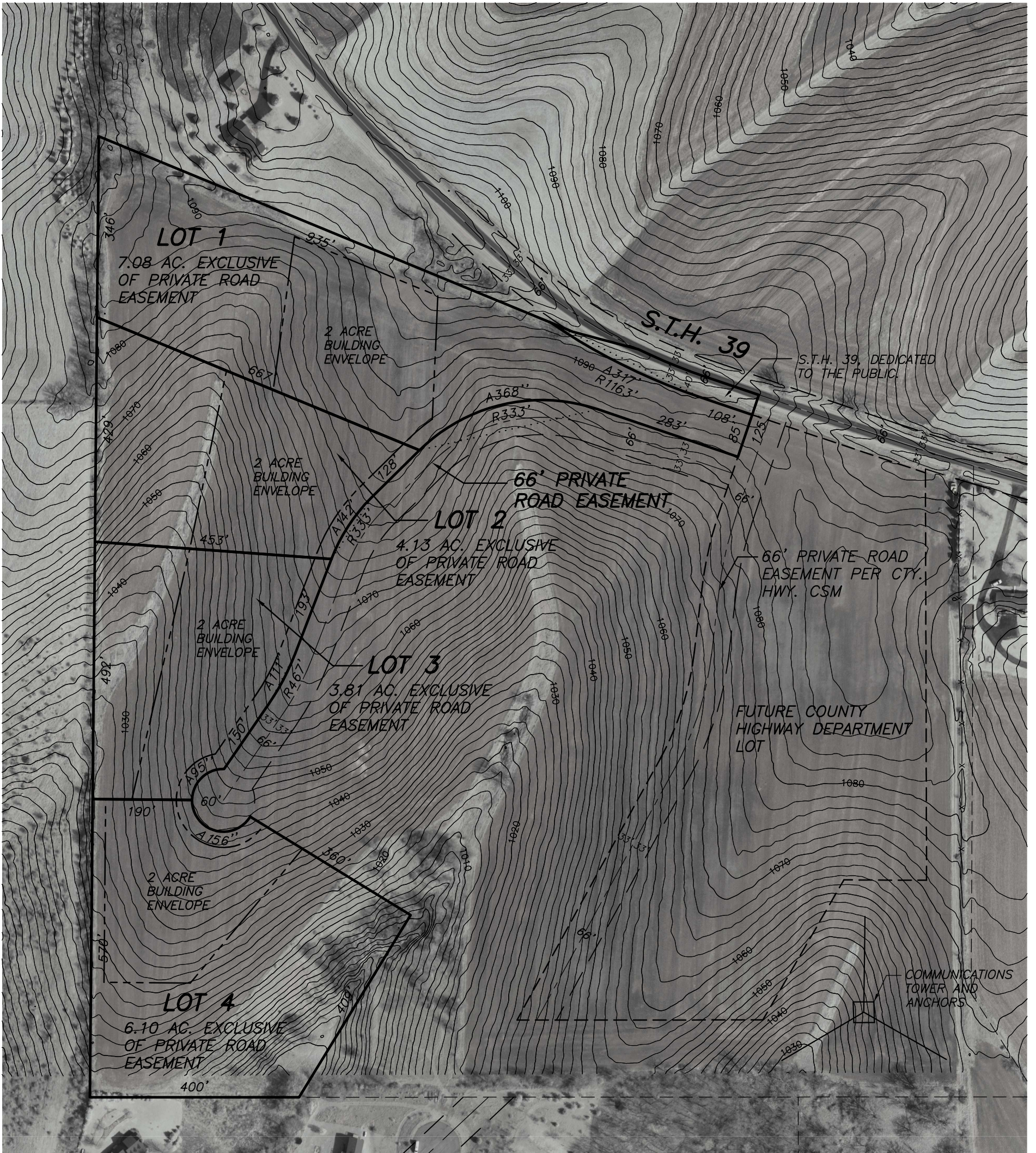
Count on us for:

- Ag Expertise
- Ag Financing
- Revolving Lines of Credit
- Operating & Intermediate Loans
- Real Estate Loans
- Crop & Livestock Insurance*
- Trust and Estate Planning

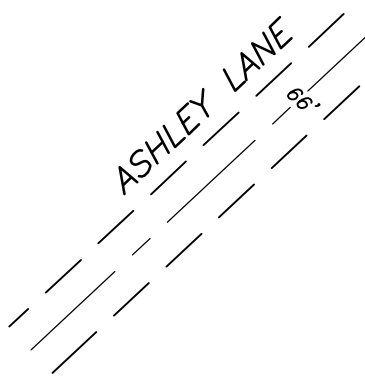
* NDIP *Insurance Products sold through Risk Management Agency. Equal Opportunity Provider. Equal Housing Lender.

LAND DIVISION EXHIBIT

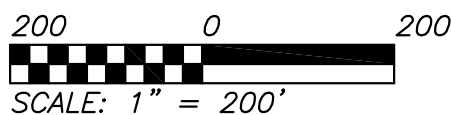
Part of the Southeast 1/4 of Section 16, Town 4 North,
Range 7 East, Town of New Glarus, Green County, Wisconsin.



PREPARED FOR:
Randy Shotliff
9341 Vista Meadow Drive
Verona, WI 53593
(608) 295-4268



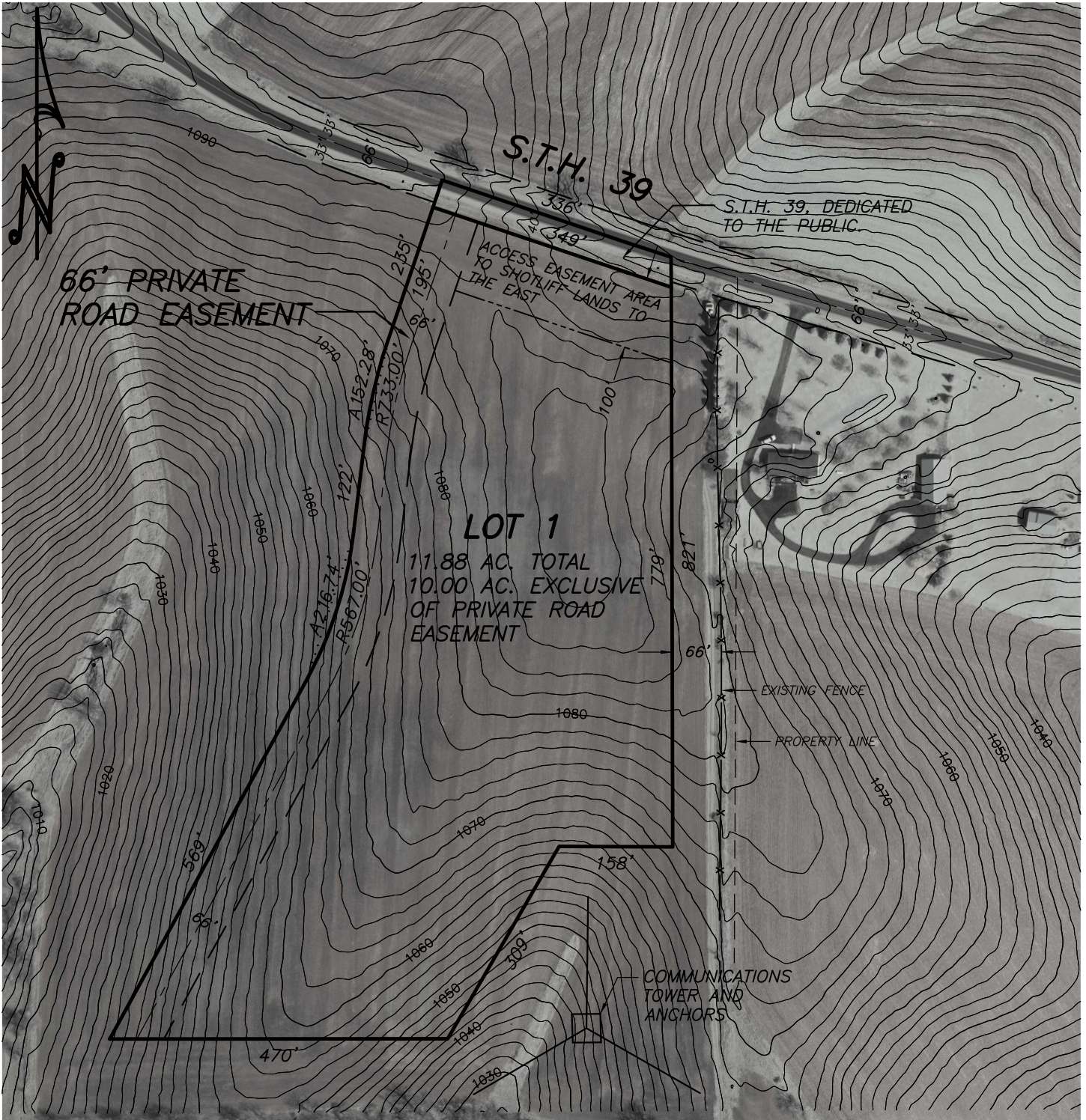
CONTOUR INTERVAL = 2'



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

LAND DIVISION EXHIBIT

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



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

CONTOUR INTERVAL = 2'

200 0 200



SCALE: 1" = 200'

 **TALARCZYK**
LAND SURVEYS LLC

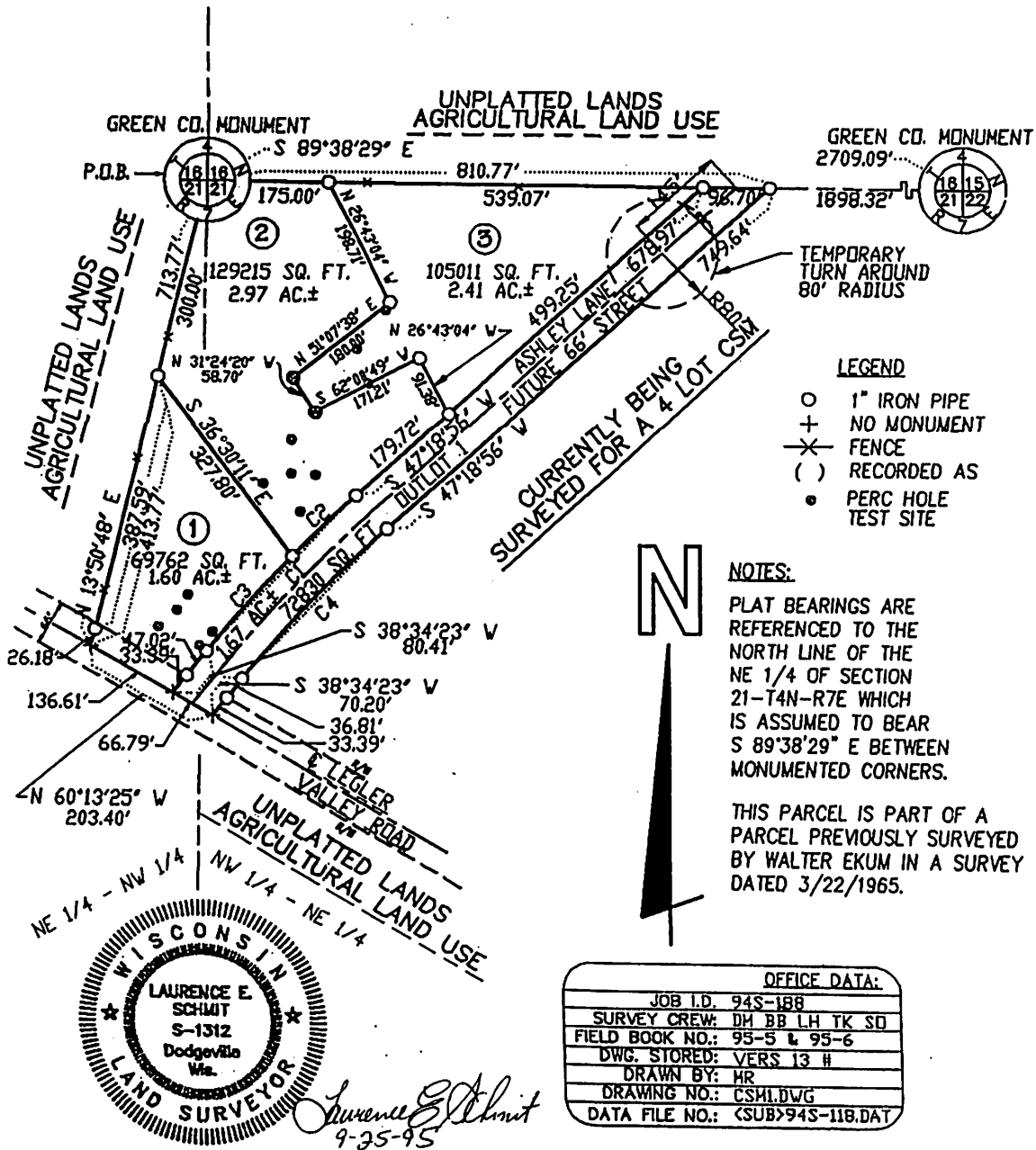
517 2nd Avenue
New Glarus, WI 53574
608-527-5216

www.talarczyk surveys.com

CERTIFIED SURVEY MAP NO. 1978

PARCEL LOCATED IN THE NW 1/4 - NE 1/4 AND THE NE 1/4 - NW 1/4 OF SECTION 21-T4N-R7E, GREEN COUNTY, WISCONSIN.

NUMBER	Ic	R'	L'	CD	LC'
C1	08°44'33"	2090.00	318.90	S 42°56'39" W	318.60
C2	03°31'25"	2090.00	128.53	S 45°33'13" W	128.51
C3	05°13'08"	2090.00	190.37	S 41°10'57" W	190.31
C4	08°44'33"	2024.00	308.83	S 42°56'39" W	308.53



GRAPHIC SCALE: (ORIGINAL DRAWING 1" = 200')

SCHMIT ENGINEERING & SURVEYING
 206 S. IOWA ST DODGEVILLE, WI. 53533 (608)935-2721

1978

361888

CERTIFIED SURVEY MAP NO.
FOR: STEVE ZUBER
SHEET 2 OF 2 - JOB I.D. 95S-118

SURVEYOR'S CERTIFICATE:

I, Laurence E. Schmit, Registered Land Surveyor, hereby certify: that in full compliance with the provisions for Chapter 236.34 of Wisconsin Statutes, and under the direction of Steve Zuber, I have surveyed and mapped the following described parcel of land being part of the NW 1/4 of the NE 1/4 and the NE 1/4 of the NW 1/4 of Section 21, all in T4N, R7E, Green County, Wisconsin, to wit:

Commencing at the N 1/4 CORNER of said Section 21; said point being the POINT OF BEGINNING; thence S 89° 38' 29" E, 810.77'; thence S 47° 18' 56" W, 749.64' to the point of curvature of a non-tangent curve, concave to the southeast, having a radius of 2024.00', a central angle of 8° 44' 33", and a chord of 308.53' bearing S 42° 56' 39" W; thence southwesterly along said curve, a distance of 308.83'; thence S 38° 34' 23" W, 70.20' to a point in the centerline of Legler Valley Road; thence N 60° 13' 25" W, 203.40' to a point in the same; thence N 13° 50' 48" E, 713.77' to the POINT OF BEGINNING; said described parcel containing 376,818 square feet or 8.65 acres, more or less.

That the description and plat is a correct representation of all exterior boundaries of the land surveyed, and the division of that land. That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes in surveying and mapping of the same and that the survey is correct to the best of my knowledge and belief.

Laurence E. Schmit 9-25-95

Laurence E. Schmit RLS No. S-1312 date

REGISTER OF DEEDS OFFICE } SS
GREEN COUNTY WISCONSIN }
RECORDED *7/10/95*
1:52 P.M. VOL 501 PAGE 294 & 295
MABRY NEUBENSWANDER REGISTER
9/21/95



Approved for recording this 9th day of October 1995 by the Town of New Glarus

Mary Kaye Ross
Town Clerk

John W. Freely
Town Chairman

Approved for recording this 7 day of Nov 1995 by the Village of New Glarus

Rebecca Hicks
Village Clerk

Paul Hill
Village President

Approved for recording this 18th day of Oct 1995 by the Green County Zoning & Land Use Committee

Darwin E. Weber
Darwin E. Weber, Zoning Administrator

Page 298

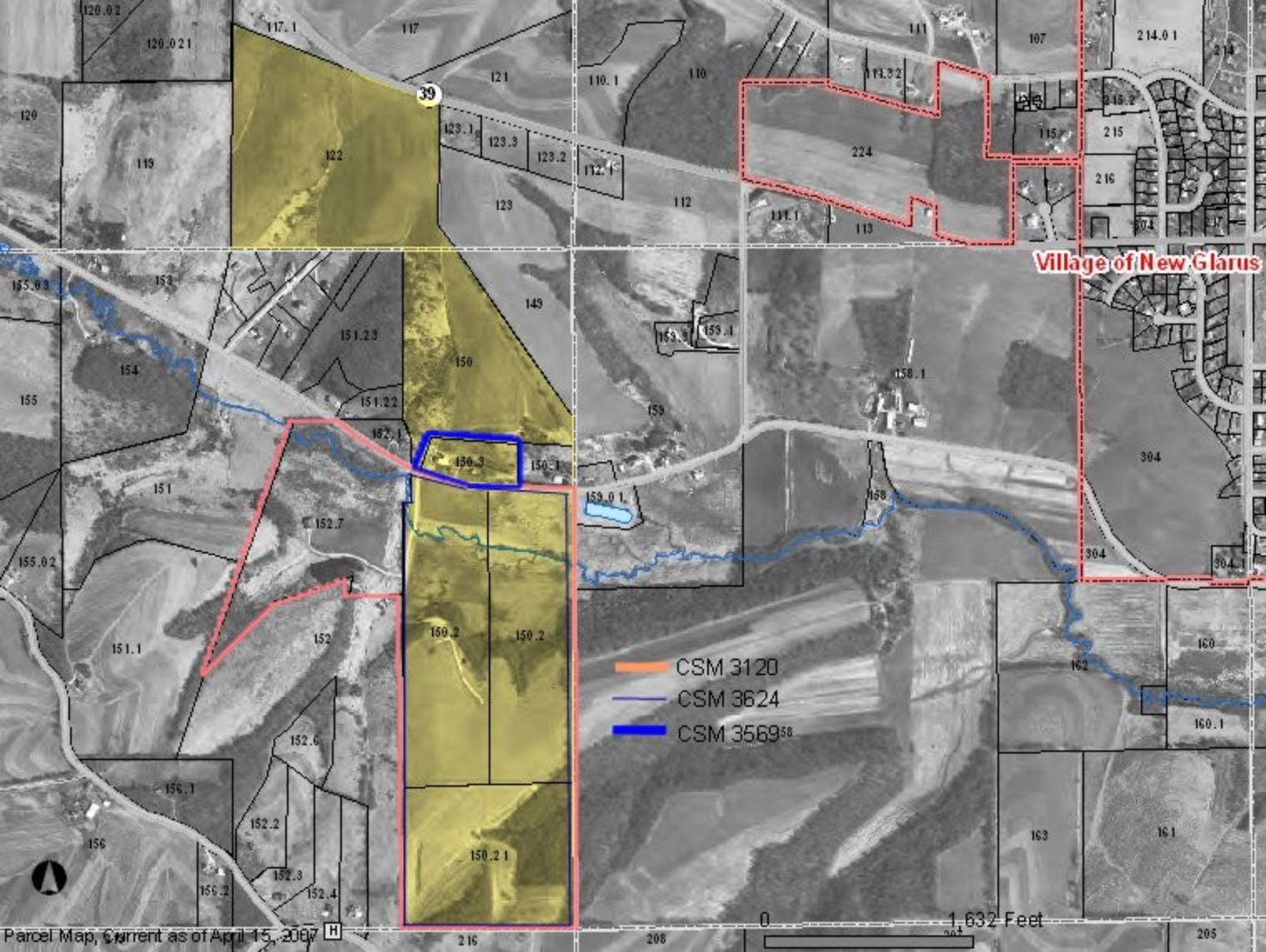
1978

6/13/2007

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

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

Split #	Existing Parcel-A.	Split Identity Acres	Sold to	Date	Deficit Acres	CSM or parcel #	Remarks	Deed Restricted? Y/N
1	195.330 35.00	35.000	Monroe Highfliers	1/5/2001		CSM 3120	lot 3 subsequently swapped to Howden for Lot 1	N
2 & 3	70.00	71.270	Monroe Highfliers	1/5/2001	-1.270	CSM 3120	parcel 150.2000, Lot 2	N
			Jeffrey Wells	10/8/2003		CSM 3624	35.68 Acres	
	lot 2 subseqently split		William Oemichen	10/8/2003		CSM 3624	35.60 Acres	N
4	35.00	5.603	Keith Schmid	4/26/2003	29.400	CSM 3569	parcel 150.2200, Lot 1	N
5	35.00	75.660	Randall Shotliff		-20.660			
							7.8 acres deed restricted on Shotliff? 195.330 acres sold 20.33 remnant acres	
							swap with Highfliers reduced acreage by	
							remaining 88.78 A sold to Shotliff of which 58 A can be developed	
		Total 187.533			Total 7.470			
							revised 100729	



Village of New Glarus

- CSM 3120
- CSM 3624
- CSM 3569⁵⁸



Chair Narveson and Plan Commission
Town of New Glarus
26 Fifth Avenue
New Glarus, WI 53574

Re: Preliminary Development Potential Analysis – Remaining Arn Lands 2023
Town of New Glarus

Dear Chair Narveson and Plan Commission Members:

I am writing to convey my opinions regarding the development potential of the remaining Roger Arn Property on Durst Road and initial considerations for development of this parcel.

Available Splits and Development Potential

A graphic depicting the development history of original parcel at date of ordinance is attached for your reference. A Plat of Survey was recently completed for the remaining Arn lands and shows that the remaining acreage totals approximately 248.58 acres. Combined with the previous land divisions, the approximate acreage at date of ordinance would be 283.08 acres as shown on the attached exhibit. I updated the split computation sheet based on this assumed acreage and have included it for your information. Taking the parcel size at date of ordinance and reducing the original acreage by the large lot split in CSM 4371 / 5553 leaves development potential on 248.08 acres. The 4-lot cluster subdivision completed in 2021 further reduced the development potential by 53.34 acres (53.34 ac. * 15% = 8 ac., or four 2-acre building sites). Therefore, the remaining potential for development is 194.74 acres.

In consideration of the example provided in the Cluster Development Density standards (Section 305-121. E.) of the ETZ ordinance, the potential cluster development density of the parcel is 14 building sites including the existing homestead (13 new sites).

Comments Regarding Layout of Development

The development team has proposed placement of 13 new lots at the far-western portion of the Arn property with a 'detached cluster' at the existing homestead location. This form of lot layout has been supported in the Town as part of past development plans. Ultimately, the Joint Committee will need to approve this approach as well.

It is assumed that the development will follow a preliminary/final plat process and will consider the following critical items as plans for the development progress:

- Creation of roadway plans meeting Chapter 75 of the Town Ordinance.
- Evaluation of Stormwater Management requirements and integration of on-going maintenance of any required stormwater management facilities into a Homeowners Association.
- Deed Restrictions for all open space outside of building envelopes and outlots.

June 5, 2023

Page 2 of 2

- Creation of a development agreement to ensure the required improvements are constructed within an acceptable timeframe and are backed by appropriate surety to protect the Town.
- Creation of Covenants and Restrictions and a Homeowners Association to allow for the on-going maintenance of facilities needed to support the development and to maintain development standards as homes are constructed.

We look forward to working with the applicant as these documents are developed and the development moves forward. As provided in section 110-10 F., it is appropriate for the Town to request an escrow deposit from the applicant (in an amount the Town Board determines) when the preliminary plat documents are filed with the Town Clerk. Given the number of documents and relative complexity of the development, I would anticipate both the Town Engineer and Town Attorney will be involved in the review of the development.

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

Sincerely,



Timothy L. Schleeper, PE

Enclosures

7/10/2007

**Split Computation- Roger & Cheryl Arn
Sect. 15 & 16 Town Of New Glarus
Green County, WI**

Splits= Exist. Parcel Acreage/35= 7.933
Round down to 7 potential splits

Split #	Existing Parcel-A.	Split Identity Acres	Sold to	Date	Deficit Acres	CSM or parcel #	Remarks	Deed Restricted? Y/N
	283.08							
1	35.00	2.00			33.00	117.0000	existing home*	N
2	35.00	7.30	retained	0/0/2007	30.85	4371/5553	new home (large lot)	Y
3	19.30		Mult.	12/9/2021	26.14	5474	CSM 5474 (cluster)	Y
4	7.90		Open space	12/9/2021	0.00	5473	CSM 5473 (open space)	Y
5								
6								
7								
	194.74 Remaining Acres for Development*							

Excludes CSM 892 (1121.1000); established pre-Ordinance

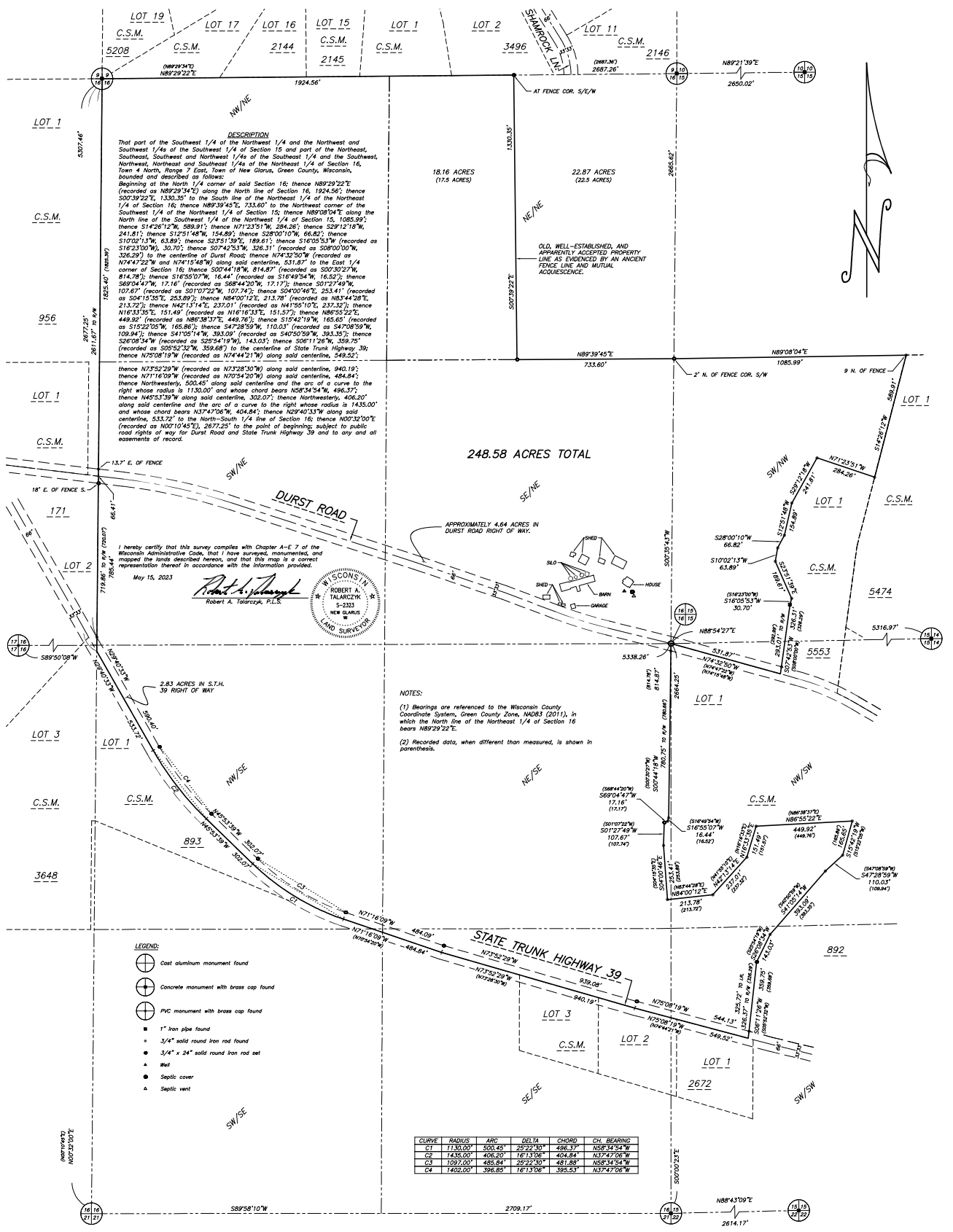
* Existing home may be either a large lot division or cluster depending on final development configuration.

Rev. 6/5/2023

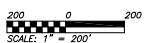
Parcel	Acres	Description
23024 0110.1600	7.9	Outlot 1 of CSM 5473
23024 0110.1200	10.22	Lot 1 of CSM 5474
23024 0110.1300	3.2	Lot 2 of CSM 5474
23024 0110.1400	2.68	Lot 3 of CSM 5474
23024 0110.1500	3.2	Lot 4 of CSM 5474
23024 0110.1110	7.3	Lot 1 of CSM 5553
23024 0110.1720	248.58	Plat of Survey
23024 0121.0000		Plat of Survey
23024 0117.0000		Plat of Survey
Total	283.08	

PLAT OF SURVEY

Part of the Southwest 1/4 of the Northwest 1/4 and the Northwest and Southwest 1/4s of the Southwest 1/4 of Section 15 and part of the Northeast, Southeast, Southwest and Northwest 1/4s of the Southeast 1/4 and the Southwest, Northwest, Northeast and Southeast 1/4s of the Northeast 1/4 of Section 16, Town 4 North, Range 7 East, Town of New Glarus, Green County, Wisconsin.



JOB NO. 23081
POINTS 21125
DRWG. 23081-1
DRAWN BY MST



PREPARED FOR:
Roger D. Ann
W618 Durst Road
New Glarus, WI 53574

Roger Arn Hillshade



5/31/2023, 12:06:19 PM

Local Roads

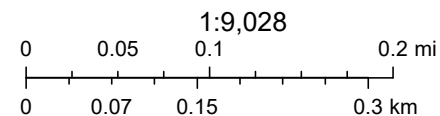
- Other Road Class
- State Hwy

- County Hwy
- Town Road
- Village/City Street

Highways

- Other Road Class
- State Hwy

- County Hwy
- ▭ Parcels
- ▭ Municipal Boundaries

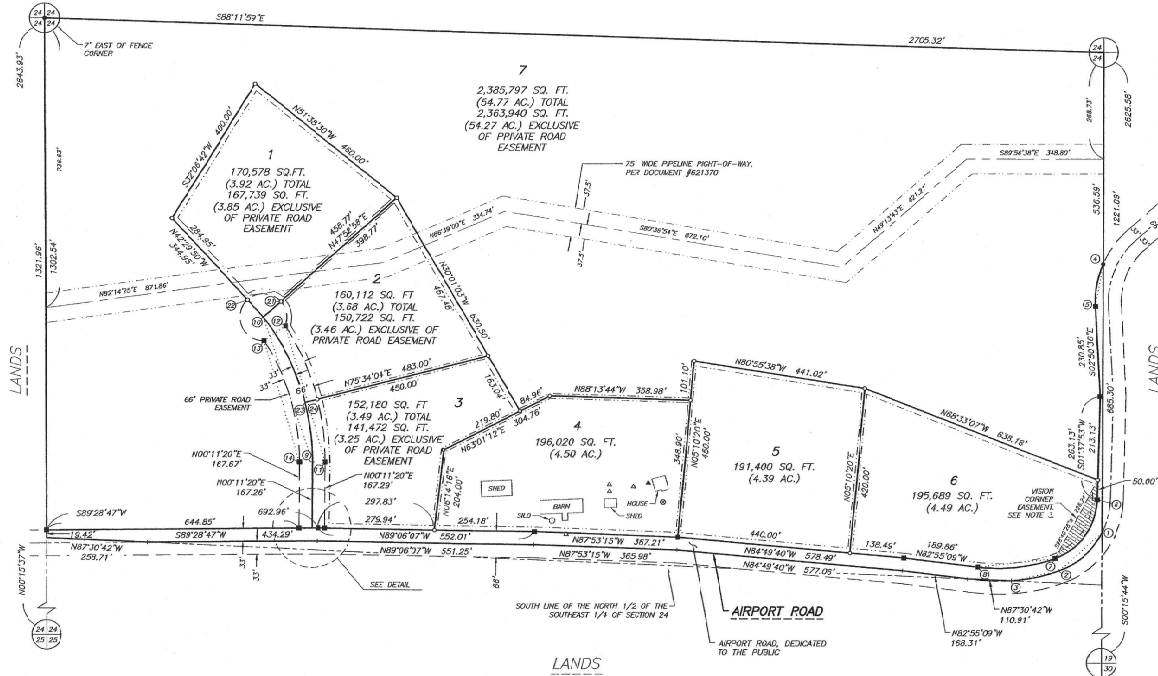


Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph,

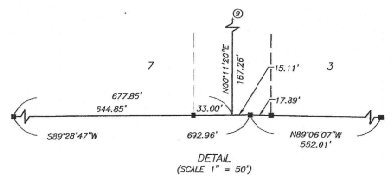
623701
NATURE'S GIFT

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

LANDS

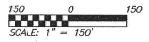


LANDS



LINE TABLE

LINE	BEARING	DISTANCE
10-21	N87°12'00"E	60.00'
11-21	N89°08'07"W	60.00'
23-24	N72°34'04"E	33.00'



PREPARED FOR:
 Carol Holmes
 1668 Airport Road
 New Glarus, WI 53574
 (608) 927-2496

JOB NO. 22031
 POINTS 22031
 DRAWING 22031_2
 DRAWN BY FLS/CMB

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

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

That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Town of New Glarus, Village of New Glarus and Green County, and at the direction of Carol Holmes, I have surveyed, divided, and mapped Nature's Gift; that such Plat correctly represents all anterior boundaries and the subdivision of land surveyed; and that this land is located in that part of the Northwest and Northeast 1/4s of the Southeast 1/4 of Section 24, Town 4 North, Range 7 East, Town of New Glarus, Green County, Wisconsin, containing 81.45 acres of land bounded and described as follows:

Beginning at the East 1/4 corner of said Section 24; thence S00°15'44"W along the East line of the Southeast 1/4 of Section 24, 1221.89' to the centerline of Airport Road; thence S04°28'14"W, 147.71' along said centerline and the arc of a curve to the right whose radius is 198.00' and whose chord bears S48°23'25"W, 144.24'; thence S04°28'14"W, 125.00' along said centerline and the arc of a curve to the right whose radius is 495.00' and whose chord bears S77°52'04"W, 125.15' to the South line of the North 1/2 of the Southeast 1/4 of Section 24; thence N87°32'42"W along the South line of the North 1/2 of the Southeast 1/4 of Section 24, 119.91' to the centerline of Airport Road; thence N82°52'09"W along said centerline, 198.31'; thence N84°49'40"W along said centerline, 577.00'; thence N87°53'10"W along said centerline, 365.85'; thence N87°08'07"W along said centerline, 551.25'; thence S89°28'47"W along said centerline, 436.29' to the South line of the North 1/2 of the Southeast 1/4 of Section 24; thence N87°32'42"W, 298.71' to the Southwest corner of the North 1/2 of the Southeast 1/4 of Section 24; thence N00°15'57"W, 132.19' to the center of Section 24; thence S88°11'59"E, 2705.32' to the point of beginning; subject to a public road right of way as shown and to any and all easements of record.

Dated this 16th day of March, 2023.
 Revised: April 25, 2023

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



- LEGEND:
- Cast aluminum monument found
 - Cast aluminum monument with brass cap found
 - 3/4" solid round iron rod found
 - 3/4" x 24" solid round iron rod set, weighing 1.50 lbs per linear foot
 - 1-1/4" x 24" solid round iron rod set, weighing 4.33 lbs per linear foot
 - Well
 - Sylvic cover
 - Sylvic vent
 - Lot line
 - Centerline
 - Private/public road right of way limits
 - 12' wide utility easement
 - 12' wide utility easement
 - 12' wide utility easement, 6' on either side of lot line

- NOTES:
- 1.) Bearings are referenced to the Wisconsin County Coordinate System, Green County Zone, NAD83 (2011), in which the East line of the Southeast 1/4 of Section 24 bears S00°15'44"W.
 - 2.) Utility easements set forth herein are for the use of public bodies and private public utilities having the right to serve this jurisdiction. No utility poles, pedestals or cables shall be placed so as to disturb any survey monument or obstruct vision along any lot or street line. The unauthorized disturbance of a survey monument is a violation of s.236-32 of Wisconsin Statutes.
 - 3.) Vision Corner Easement: No structure or improvement of any kind is permitted within the vision corner. No vegetation within the vision corner may exceed 30 inches in height.

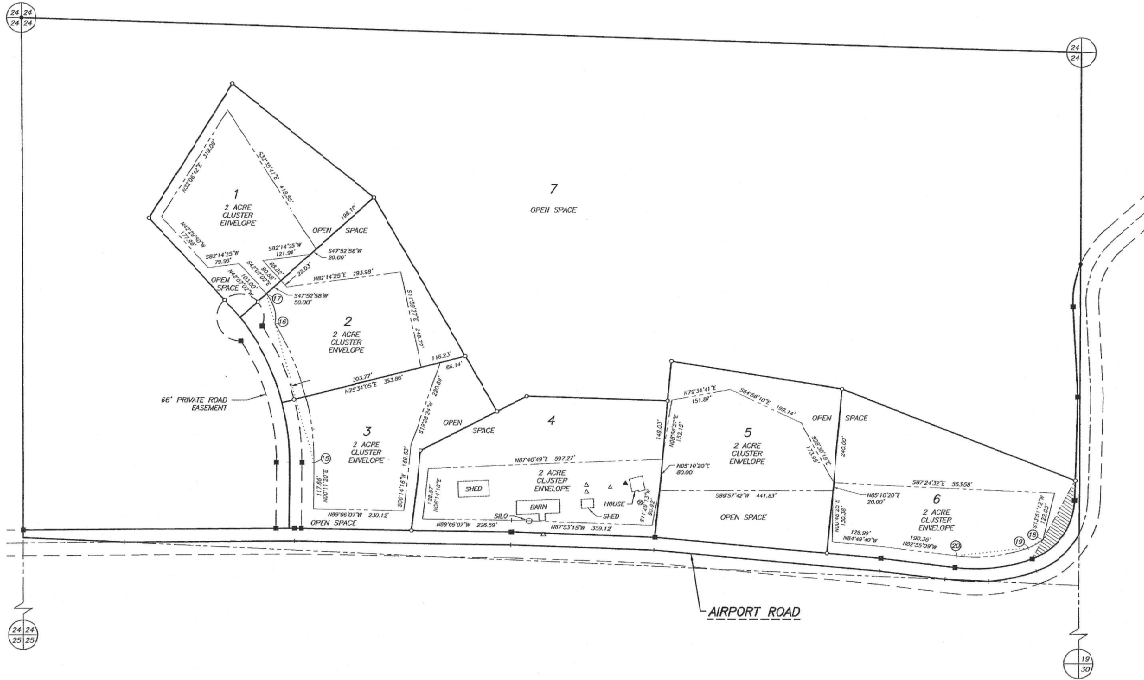
There are no objections to this plat with respect to a 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.
 Certified April 28, 2023
Bernice M. Doney
 Department of Administration

TALARCZYK
 LAND SURVEYS LLC
 517 2nd Avenue
 New Glarus, WI 53574
 608-521-5215
 www.talarczyksurvey.com

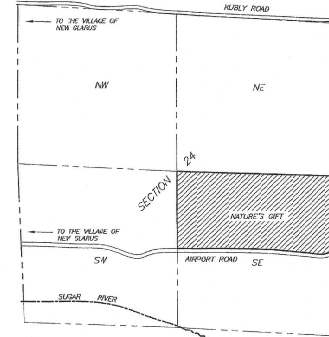
NATURE'S GIFT

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

CLUSTER ENVELOPES



LOCATION MAP



LEGEND:



NOTES:

- 1) All areas within individual lots located outside of the shown Cluster Envelopes or Private Road Easement are designated as "Open Space".
- 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 agricultural, recreation, passive recreation use and preservation of environmentally sensitive features.
- 3) All buildings not supporting agricultural or passive recreational use shall be limited to placement within the Cluster Envelopes shown. Additional building setbacks per the Green County Zoning Code shall also be met.

CURVE TABLE

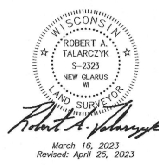
CURVE	LCT	BEARINGS	ARC	DELTA	CHORD	CHORD BEARING	TAN BEARING-IN	TAN BEARING-OUT
1-2	1	158.00°	142.71'	43°10'48"	144.24'	S48°33'25"W	S28°48'51"W	S82°58'49"W
2-3	1	456.00°	125.55'	15°46'36"	125.15'	S77°52'04"W	S67°58'49"W	S85°43'19"W
4-5	2	248.00°	110.53'	25°44'36"	109.80'	S16°01'42"W	S22°53'59"W	S69°48'49"W
6-7	1	113.00°	184.44'	58°20'38"	183.12'	S33°48'21"W	S57°48'49"W	S69°48'49"W
7-8	1	423.00°	200.88'	27°08'32"	198.22'	S81°31'50"W	S67°58'49"W	S69°48'49"W
8-10	1	800.00°	396.87'	37°53'26"	389.09'	N12°45'38"W	N37°42'36"W	
	2	800.00°	123.71'	11°57'16"	122.70'	N67°02'16"W	N37°02'00"W	
11-12	1	800.00°	243.76'	23°18'40"	242.09'	N29°04'16"W	N37°02'00"W	
	2	613.00°	307.32'	33°14'28"	302.09'	N18°25'50"W	N37°02'00"W	
	2	613.00°	181.53'	14°37'16"	181.10'	N57°07'19"W	N37°02'00"W	
	2	613.00°	205.89'	18°37'04"	204.78'	N23°44'28"W	N37°02'00"W	
12-13	1	613.00°	307.84'	25°12'00"	302.06'	S54°14'04"W	N42°17'04"E	N88°05'04"E
	2	613.00°	66.39'	53°24'36"	63.06'	N10°24'59"W	N88°05'04"E	
	1	613.00°	84.65'	30°22'48"	82.13'	N87°18'25"W	N88°05'04"E	
13-14	1	613.00°	146.00'	19°28'08"	142.96'	S29°12'31"E	S32°47'10"E	N37°52'08"W
	2	613.00°	326.32'	32°58'30"	321.84'	S18°17'55"E	S32°47'10"E	N37°52'08"W
15-16	1	613.00°	370.95'	32°03'28"	366.13'	N13°30'24"W	N37°52'08"W	
	2	613.00°	148.18'	14°37'16"	146.21'	N67°07'18"W	N37°52'08"W	
	2	613.00°	201.77'	17°26'12"	200.99'	N23°28'02"W	N37°52'08"W	
16-17	1	571.00°	63.51'	52°58'24"	60.88'	N13°31'49"W	N10°51'54"E	N42°07'02"W
18-19	1	133.00°	42.54'	18°19'52"	42.36'	S68°49'03"W	S57°59'17"W	S69°58'49"W
19-20	1	353.00°	185.89'	27°06'32"	184.15'	S85°31'50"W	S67°58'49"W	N82°53'09"W



PREPARED FOR:
Carol Holmes
1880 Airport Road
New Glarus, WI 53574
(608) 527-2466

JOB NO. 22031
POINTS 22031
DWG. 22031_2
DRAWN BY FLS/JMB

This instrument drafted by Talarczyk Land Surveys LLC.
SHEET 2 OF 3



March 16, 2023
Revised: April 25, 2023

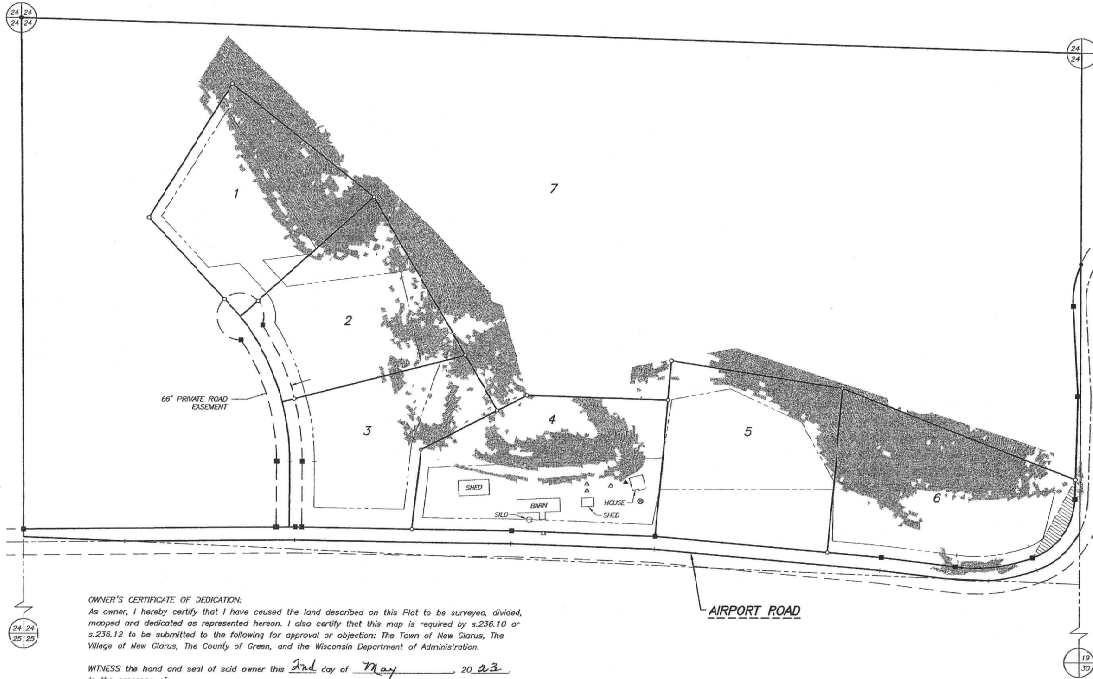
There are no objections to this map with respect to s. 236.15, 236.16, 236.23 and 236.24 (1) and (2), Wis. Stats., as provided by s. 236.12, Wis. Stats.
Certified April 29, 2023
Bernice Doring
Department of Administration

TALARCZYK
LAND SURVEYS LLC
517 2nd Avenue
New Glarus, WI 53574
608-527-5266
www.talarczyksurveys.com

NATURE'S GIFT

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

HILLSIDE PROTECTION



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

WITNESS the hand and seal of said owner this 2nd day of May, 2023
In the presence of:
Carol L. Helms
Carol L. Helms

STATE OF WISCONSIN
Green COUNTY, SS
Personally came before me this 2nd day of May, 2023 the above named Carol L. Helms to me known to be the same person who executed the foregoing instrument and acknowledged the same.



Robert A. Talarczyk
My commission expires 02/11/26

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (3), Wis. Stats. as provided by s. 236.12, Wis. Stats.
Certified April 26, 2023
Remuel D. Dering
Department of Administration

LEGEND:
Slopes of 20% or greater
Vision Corner Easement

NOTE:
Slopes of 20% or greater are depicted within 100' of the 2 acre cluster envelopes. Other areas of 20% or greater slopes may exist on the lots outside of the specified limits, but are not depicted hereon.



623701

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

TOWN TREASURER'S CERTIFICATE:
STATE OF WISCONSIN
Green COUNTY, SS
I, John Wright, being the duly elected qualified and acting town clerk-treasurer of the Town of New Glarus, do hereby certify in accordance with the records of my office, there are no unpaid taxes or unpaid special assessments as of this 2nd day of May, 2023, on any of the lots included in the plat of Nature's Gift.
John Wright
Town Treasurer

TOWN BOARD APPROVAL CERTIFICATE:
Resolved, that the plat of Nature's Gift in the Town of New Glarus is hereby approved by the town board.
May 2, 2023
Carl Helms
Town Chair
I hereby certify that the foregoing is a copy of a resolution adopted by the town board of the Town of New Glarus.
May 2, 2023
John Wright
Town Clerk

VILLAGE APPROVAL: Approved for recording this 2 day of May, 2023 by
John Wright
Village Clerk

COUNTY TREASURER'S CERTIFICATE:
STATE OF WISCONSIN
Green COUNTY, SS
I, Sherri A. Hawkins, being the duly elected qualified and acting treasurer of the County of Green, do hereby certify in accordance with the records of my office, there are no unpaid taxes or unpaid special assessments as of this 2nd day of May, 2023, on any of the lots included in the plat of Nature's Gift.
May 2, 2023
Sherri A. Hawkins
County Treasurer

GREEN COUNTY LAND USE & ZONING APPROVAL CERTIFICATE:
Resolved, that the plat of Nature's Gift in the Town of New Glarus is hereby approved by the Green County Land Use and Zoning Department.
May 16, 2023
Ann Winger
Zoning Administrator

REGISTER OF DEEDS CERTIFICATE:
Received for record this 16th day of May, 2023 at 1:38 o'clock P.M.
and recorded in Volume 2 of Plats on Pages 32
Rebecca A. Vmeudist
Register of Deeds



Robert A. Talarczyk
March 16, 2023
Revised: April 23, 2023

TALARCZYK
LAND SURVEYS LLC
517 2nd Avenue
New Glarus, WI 53574
608-827-5215
www.talarczykland.com

PREPARED FOR:
Carol Helms
14508 Airport Road
New Glarus, WI 53574
(608) 927-2498

JOB NO. 22031
POINTS 22031
DRAWN 22631-2
DRAWN BY TJS/AMR

623675

28 - 138

Recorded

05/17/2023 02:05 PM

CYNTHIA A MEUDT

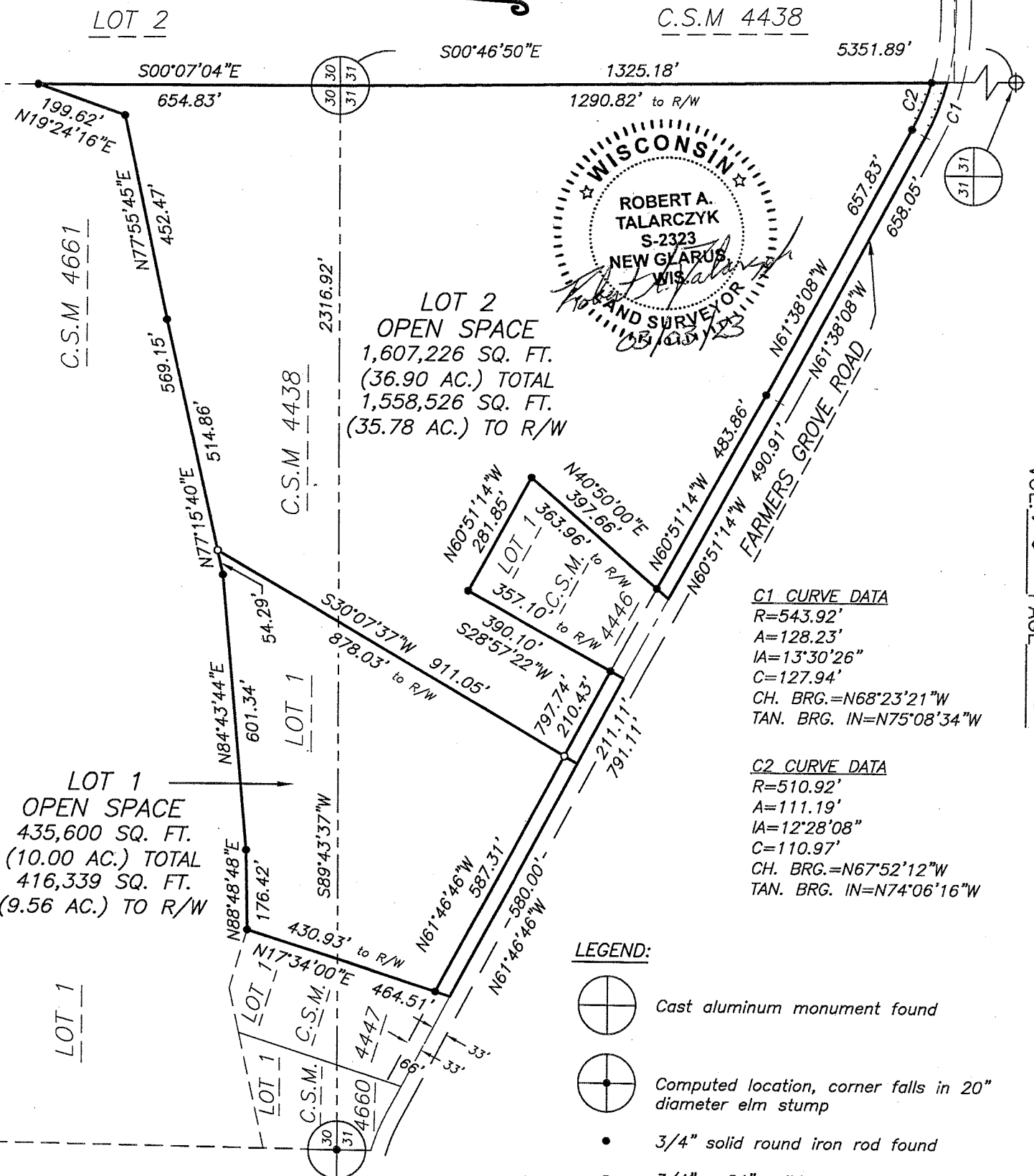
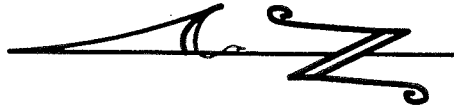
REGISTER OF DEEDS

GREEN COUNTY, WISCONSIN

30.00

CERTIFIED SURVEY MAP No. 5593

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.



WISCONSIN
 ROBERT A. TALARCZYK
 S-2323
 NEW GLARUS, WIS.
 LAND SURVEYOR

LOT 2
 OPEN SPACE
 1,607,226 SQ. FT.
 (36.90 AC.) TOTAL
 1,558,526 SQ. FT.
 (35.78 AC.) TO R/W

LOT 1
 OPEN SPACE
 435,600 SQ. FT.
 (10.00 AC.) TOTAL
 416,339 SQ. FT.
 (9.56 AC.) TO R/W





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

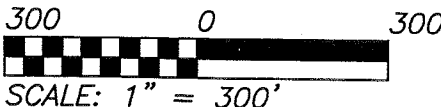
C2 CURVE DATA

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

LEGEND:

-  Cast aluminum monument found
-  Computed location, corner falls in 20" diameter elm stump
-  3/4" solid round iron rod found
-  3/4" x 24" solid round iron rod set, weighing 1.50 lbs per lineal foot

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. 28 PAGE 138

CERTIFIED SURVEY MAP NO. 5593

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 10 day of May, 2023 by the Town of New Glarus.

Chris Hauser
Town Chairperson

COUNTY APPROVAL CERTIFICATE: Approved for recording this 16 day of May, 2023 by the Green County Land Use & Zoning Department.

Adam Wiesner
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

SHEET 2 OF 2
023675

VOL. 28 PAGE 139

SCHLUESCHE FIELDS S.C.

ATTORNEYS

**Todd W. Schluesche
Amanda M. Fields
Brock A. Bruehlman**

**STATE BAR OF WI CERTIFIED PARALEGAL
Tara J. Breadon**

**OFFICE MANAGER
Stephanie A. Ziolkowski**

May 26, 2023

Town of New Glarus
P.O. Box 448
New Glarus, WI 53574

Re: Rebecca Hauser/Deed Restriction

To Whom It May Concern:

Enclosed with this letter is the original Declaration of Deed Restriction regarding the Open Space requirements for the newly recorded Certified Survey Map Number 5593. A copy of this document has been provided to Ms. Hauser for her records.

Please let me know if there is anything else you require at this time. Thank you.

Very truly yours,
SCHLUESCHE FIELDS S.C.



Amanda M. Fields

Enclosure

RECEIVED MAY 30 2023 REC'D



ADDRESS 250 N. 18th Avenue, Suite 106, Monroe, WI 53566 • **PHONE** (608) 325-2500
FAX (608) 325-2684 • **EMAIL** info@sflawwisconsin.com • **WEB** www.sflawwisconsin.com



DocId:6236476

Tx:4226679

623608

Recorded

05/25/2023 08:54 AM

CYNTHIA A MEUDT

REGISTER OF DEEDS

GREEN COUNTY, WISCONSIN

RECORDING FEE: 30.00

DECLARATION OF DEED RESTRICTION

Document Number

Document Title

The undersigned, Rebecca Hauser (the "Declarant"), is the owner of certain real property (the "Property") located in the Town of New Glarus, Wisconsin, and more particularly described as follows:

Lots One (1) and Two (2) of Certified Survey Map Number 5593 as recorded in Volume 28 of Certified Survey Maps of Green County on Page 139 as Document No. 623675.

Recording Area

Name and Return Address

Attorney Amanda M. Fields

Schluesche Fields S.C.

250 N. 18th Avenue, Ste. 106

Monroe, Wisconsin 53566

23024 0236.0500

Parcel Number(s)

Declarant hereby declares and provides the Property shall be subject to the following Deed Restrictions:

1. The Property shall be maintained as Open Space pursuant to the Land Division and Subdivision Ordinance of the Town of New Glarus, Green County, Wisconsin.
2. Further subdivision of this property by CSM or Plat shall require a declaration of the open space requirement on the face of said document survey document. No Building Sites of any type are permitted on the Property.
3. This restriction is for the benefit of and is enforceable by the Town of New Glarus, Green County, Wisconsin. These restrictions may only be amended or repealed with written consent of the Town Board of the Town of New Glarus.
4. This restriction shall run with the land and be binding on the Declarant, his heirs, successors, agents and assigns.

RECEIVED MAY 30 ²⁰²³ REC'D

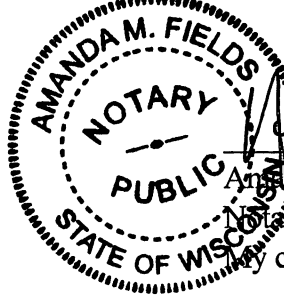
Dated this 22nd day of May, 2023.

By: Rebecca Hauser (SEAL)
Rebecca Hauser

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF GREEN)

Personally came before me this 22nd day of May 2023, who signed the above instrument and acknowledged the same.

 Amanda M. Fields
Amanda M. Fields
Notary Public, State of Wisconsin
My commission is permanent.

This instrument drafted by:
Attorney Amanda M. Fields
Schluesche Fields S.C.
250 N. 18th Avenue, Suite 106
Monroe, WI 53566-0710
State Bar No.: 1094267

RECEIVED MAY 30 2023 REC.

Clerk Treasurer

From: Timothy Schleeper <tsch@vierbicher.com>
Sent: Wednesday, May 31, 2023 8:24 AM
To: Clerk Treasurer
Subject: Re: Hauser deed restriction for parcel 23024 0236.0500

Follow Up Flag: Follow up
Flag Status: Flagged

I would think that it would follow the new parcel numbers, but that gets into how Green County tracks parcels and I don't have a good understanding of how they operate. It looks like the GIS hasn't caught up with the land records end. I don't know when they issue a new parcel number, but it would make sense that the deed restriction includes the new parcel number.

One small victory at a time. At least we have a recorded deed restriction.

Tim

Timothy Schleeper, PE

vierbicher
planners | engineers | advisors



Vierbicher
999 Fourier Drive, Suite 201
Madison, WI 53717

Call / Text / Fax - (608) 821-3959
Main - (608) 826-0532
www.vierbicher.com



On Wed, May 31, 2023 at 6:47 AM Clerk Treasurer <clerk@townofnewglaruswi.gov> wrote:

Tim,

I know that the original deed restriction for Hauser open space was done by CSM. Subsequent to the creation of that document, Ms. Hauser sold off larger parcels that did not require a CSM until recently.

The current document that I received in yesterday's mail (attached) retains the parcel number for the portion she had retained and has recently been subdivided.

In the Ascent Land Records system, it is still listed as 46.900 acres in size:

<https://ascent.greencountywi.org/LandRecords/PropertyListing/RealEstateTaxParcel#/Details/27412>.

Does it make sense for a new parcel number to be created for the 10.0 acre property prior to filing a deed restriction specifically for that parcel for any future landowner or is the blanket approach adequate?

Thanks,

John

John Wright

Town of New Glarus Clerk-Treasurer

(608) 527-2390

This message contains confidential information and is intended only for the intended recipient(s). If you are not the named recipient you should not read, distribute or copy this e-mail.

Data contained in this message are instruments of service, protected by copyright law, and intended for use and reference relative only to the specific project they describe. These files may not be copied, modified, or released to a third party without the direct permission of Vierbicher.

The receiver warrants that it will not reproduce or otherwise make use of the data in any endeavor not directly related to the project for which it was produced.

The receiver agrees to assume all risk of the use of the information and to waive any claim that it could allege against Vierbicher. The Receiver also agrees to defend Vierbicher against any claim brought by a third party based on the Receiver's use of the information provided and to indemnify Vierbicher for any cost, loss or damage to Engineer resulting in any way the use of the information by the Receiver.