

**TOWN OF NEW GLARUS
PLAN COMMISSION MEETING
THURSDAY, JULY 20, 2023, 6:00 PM
AGENDA**

Join by Zoom: <https://us06web.zoom.us/j/85950016880?pwd=MEpNMDdBWjRwOXITRml0TDRFNlh5UT09>

Meeting ID: 859 5001 6880

Passcode: 012497

Dial by your location: 312 626 6799

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

DATE: Thursday, July 20, 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 June 15, 2023
3. Discuss and Possibly Recommend Corey Pope 3-Lot Certified Survey Map for a 3-Lot Cluster Division Along Hustad Valley Road for Town Board Approval Following a Public Hearing
4. Discuss and Possibly Recommend Green County Highway Department 1-Lot Certified Survey Map Division of Land Along State Highway 39 for Town Board Approval Following a Public Hearing
5. Discuss Concept Plan for 3-Lot Cluster Development and Re-Plat of Lot 1 of Certified Survey Map 2449 off of Kempfer Lane for Land Owned by Alice Bertelrud
6. Discussion of Driveway Permits
7. Discussion of Mark Roffers Response to Detached Cluster Lot for Arn Land Future Development
8. Inquiries Regarding Development Potential of Property
 - a) Ryan O 'Flanagan for 218.10 acres of land off of Legler Valley Road (William Conrad Jr. at date of ordinance)
 - b) Larry and Linda Disch for 72.710 acres of land off of Durst Road with two existing houses
 - c) Steve and Kristine Sherven for 15.40 acres of land off of County Highway U, parcel 23024 0020.1000
9. Continue to Discuss Town Process for Development Potential Questions
10. 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
11. 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: 07/17/2023

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, JUNE 15, 2023
MINUTES

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

Absent: Reg Reis

Also Attending: John Wright: Clerk-Treasurer; Tim Schleeper: planner, Vierbicher Associates; James Baker (departed at 7:00 PM): surveyor; Corey Pope (departed at 6:13 PM): developer for Hustad Valley Road property; Bob Talarczyk (departed at 7:00 PM): surveyor; and Randall Shotliff (departed at 7:00 PM); developer for State Highway 39 property

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 May 18, 2023, as presented, was made by Commissioner Ott; second by Commissioner Elkins. Motion carried 6-0.
3. **Continue to Discuss Corey Pope Concept Plan for a 3-Lot Cluster Along Hustad Valley Road** – Applicant Pope stated that the concept plan has been further refined to better define the configuration of the three proposed lots and cluster envelopes. Originally, a short, common access point was proposed to the east of Hustad Valley Road with private driveways serving each proposed lot. Now, a separate access is proposed for each of the three lots: the approximate distance between the proposed access to Lot 3 and Lot 2 would be 60 feet and about 100 feet of separation between the proposed access for Lot 2 and Lot 1. Utilities will run along the Hustad Valley Road right-of-way. There will likely be pedestals for each proposed lot with services delivered underground. Town contract planner Tim Schleeper stated that the map includes areas of 20% slopes. Schleeper noted that each future applicant for a residential driveway will need to prove that the access will meet the Town driveway standards in effect at the time of application. It was noted that the Natural Heritage Inventory has already been provided by the Wisconsin Department of Natural Resources. The archaeological and historical review has already been conducted for this area, so will not need to be repeated. Notes will need to be included in the final recorded documents regarding deed-restricted open space. Chair Narveson asked Pope whether a culvert will be needed; there followed a brief discussion of the spacing of the private drives that are proposed.

A motion to approve the updated concept plan, as presented, was made by Commissioner Ott; second by Commissioner Freitag. Motion carried 6-0.

4. **Discuss Shotliff/Green County Highway Department Concept Plan Along STH 39** – Chair Narveson reported that the proposed 12-acre site for a future public works facility for the Green County Highway Department (GCHD) would include access to State Highway (STH) 39 built to Town road standards. The alignment of the access to the south will align with Ashley Lane in the event the Town Board wants to consider making that a through road in the future. An easement will be provided by GCHD for the communications tower to the south and east. There followed brief discussion of the proposed turn lane from STH 39 for eastbound traffic. Supervisor Ott noted the need for an industrial park within the Town. The current standard within the Town's Chapter 110 requires 35 acres per lot for commercial development, 91% of which would be deed-restricted open space. For this property, it would consume the remaining development potential still held by Randy Shotliff. Although this property is within the plat review area of the Village of New Glarus, it is outside of their extraterritorial zoning jurisdiction.

Tim Schleeper noted that the proposed cul-de-sac road to serve up to four residential lots, as proposed in the concept plan from Shotliff, exceeds the maximum preferred length of a cul-de-sac

TOWN OF NEW GLARUS

road per Chapter 75 of the Town of New Glarus Code of Ordinances. The proposed land division meets the Town's density standards for residential development. There followed a discussion of how best to record the proposed development: by certified survey map or plat. Each may have an impact upon what standards, per Wisconsin Chapter Trans 233, and requirements the Wisconsin Department of Transportation may apply/require. Without objection, the GCHD should seek advice from their corporate counsel. Furthermore, those members in attendance expressed their preference for the recorded document to show a connecting easement with Ashley Lane.

Motion to approve the concept plan contingent upon adding an easement for Green County Highway Department, was made by Commissioner Galhouse; second by Commissioner Freitag. Motion carried 6-0.

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** – Schleeper referred those in attendance to the letter within the packet. Based upon the Plat of Survey acreage provided by realtor Jeglum at the May meeting, plus the acreage of prior divisions of the acreage contiguous at date of ordinance, the total acreage before development was 283.08. However, the additional acreage does not change the development assumptions made in the original calculation by Town staff dated July 10, 2007. There followed a brief discussion regarding whether the homesite could be demolished so that a detached cluster lot could be relocated elsewhere. It was observed that the Village of New Glarus will need to agree to the detached cluster lot concept embodied in the Town's Chapter 110 before that assumption can be confirmed. Clerk-Treasurer Wright stated that he arrived at the same total acreage revision based upon the new Plat of Survey.
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 – Wright confirmed that he has received a recorded Plat for Nature's Gift, a recorded CSM for the Hauser subdivision of her parcel to sell 10.0 acres of open space, and a recorded deed restriction provided by Hauser's attorney. It was noted that the deed restriction contains the original parcel number prior to subdivision. It is assumed that a copy of the document will be included with both children of the parent parcel.
 - 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 – Tim Schleeper will present an update later this fall; without objection.
7. **Review Staff Draft Affidavit to Notify Owners of Parcel 23024 0203.0000 that the Land was Subdivided from Parent Parcel into Two Parcels Post-Ordinance Without Further Deed Restricting Either from Future Residential Development** – Wright stated that he has yet to create a draft for the Commission members to review. Without objection, this item will be deferred until the July meeting.
8. **Adjourn**

Chair Narveson provided a brief update regarding the most recent and final counteroffer for the Lot 1 of the property located at W6599 STH 39.

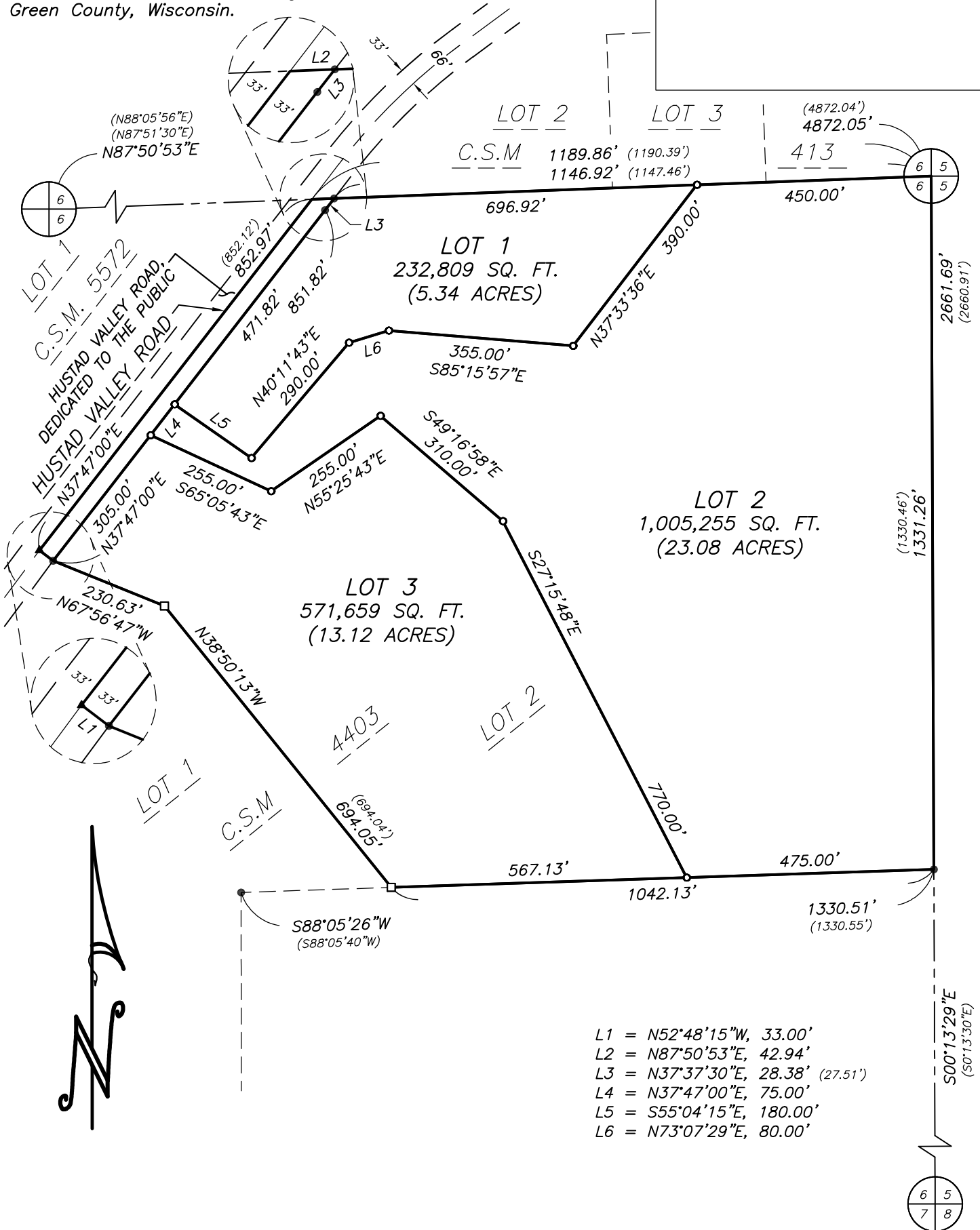
Motion to adjourn by Commissioner Pernitz; seconded by Commissioner Elkins. Motion carried 6-0 at 7:43 PM.

Approved:

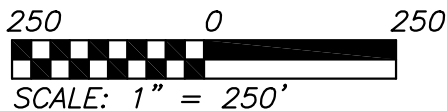
John Wright, Clerk-Treasurer

CERTIFIED SURVEY MAP NO. _____

Lot 2 of Certified Survey Map 4403 (Vol. 18, Pages 113-116) in the Northeast and Northwest 1/4s of the Southeast 1/4 of Section 6, Town 4 North, Range 7 East, Town of New Glarus, Green County, Wisconsin.



PREPARED FOR:
 Corey D. Pope
 W5380 Sandrock Road
 New Glarus, WI 53574
 (608) 558-7295



JOB NO. 23128
 POINTS 22221
 DRWG. 23128_1
 DRAWN BY JMB

SHEET 1 OF 5

TALARCZYK
 LAND SURVEYS LLC

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

www.talarczyk surveys.com

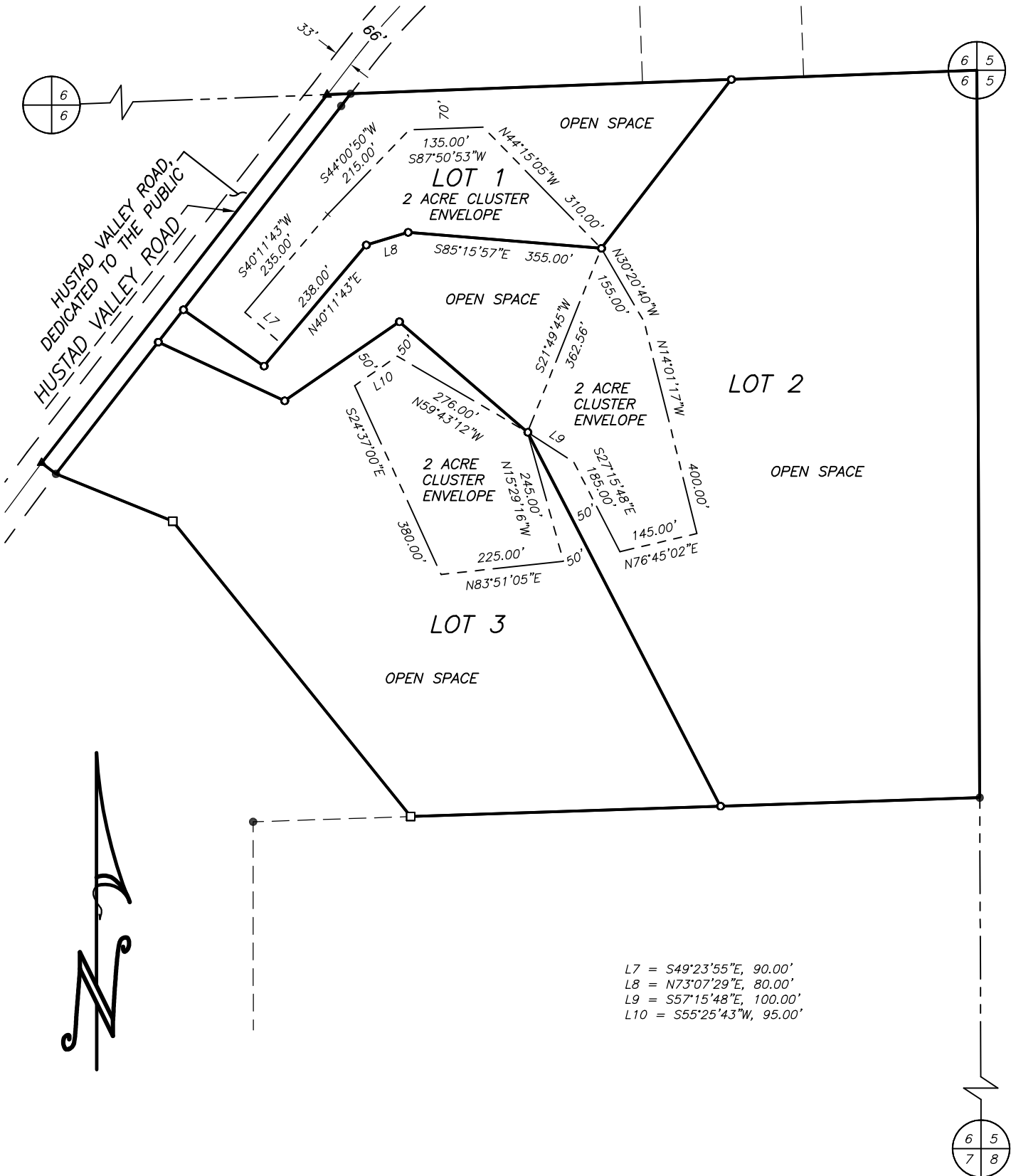
VOL. _____ PAGE _____

CERTIFIED SURVEY MAP NO. _____

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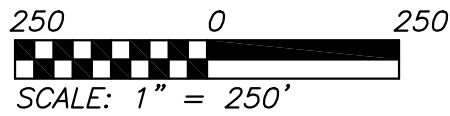
CLUSTER ENVELOPES

Refer to notes 4.) & 5.) on Sheet 4 for Open Space and Cluster Envelope requirements.



VOL. _____ PAGE _____

JOB NO. 23128
POINTS 22221
DRWG. 23128_1
DRAWN BY JMB



SHEET 2 OF 5

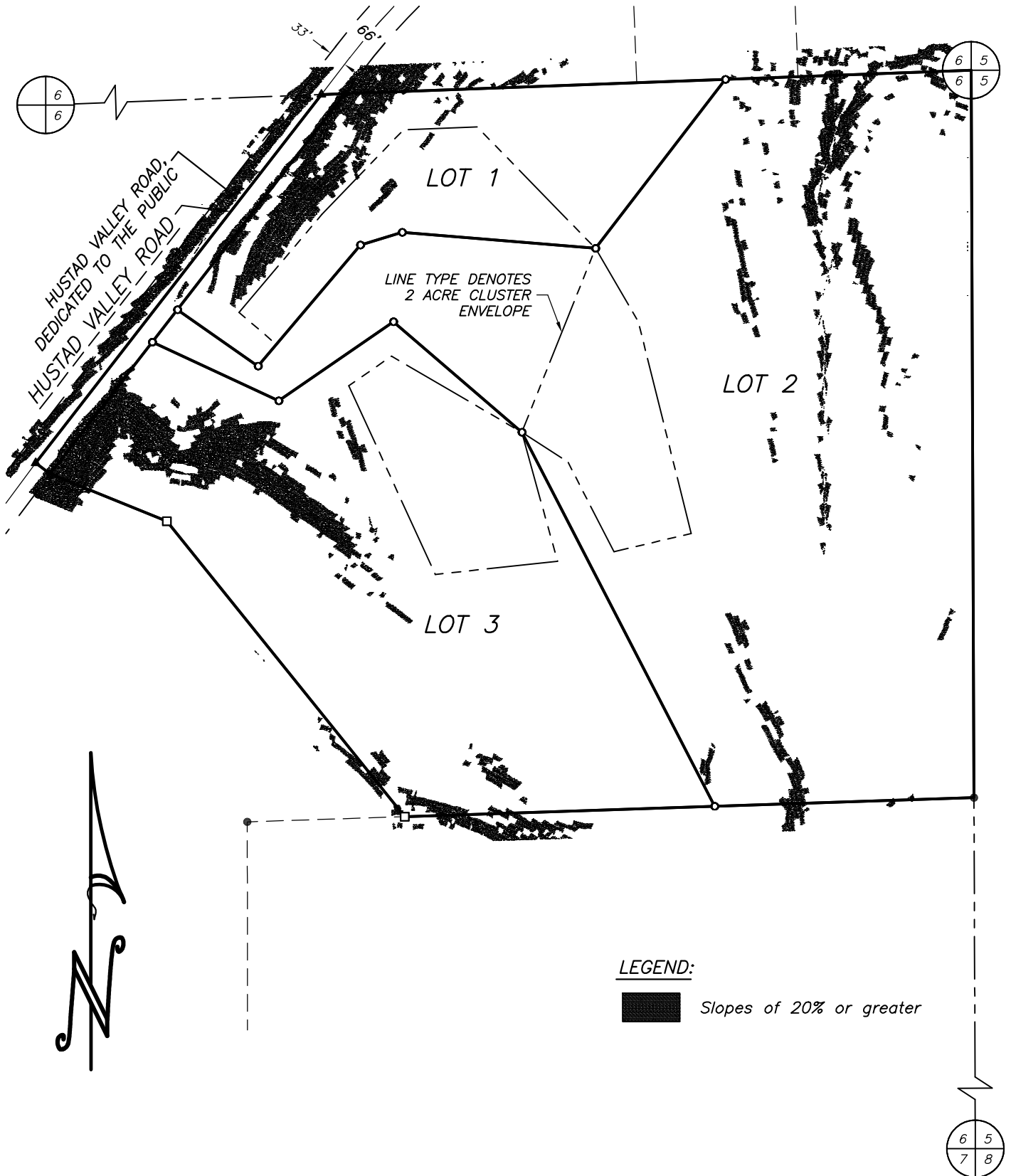


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LAND SURVEYS LLC
517 2nd Avenue
New Glarus, WI 53574
608-527-5216
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Lot 2 of Certified Survey Map 4403 (Vol. 18, Pages 113-116) in the Northeast and Northwest 1/4s of the Southeast 1/4 of Section 6, Town 4 North, Range 7 East, Town of New Glarus, Green County, Wisconsin.

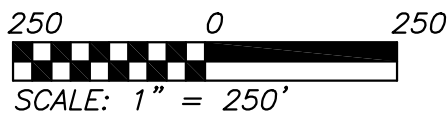
HILLSIDE PROTECTION



VOL. _____ PAGE _____

LEGEND:

Slopes of 20% or greater



JOB NO. 23128
 POINTS 22221
 DRWG. 23128_1
 DRAWN BY JMB

SHEET 3 OF 5

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

CERTIFIED SURVEY MAP NO. _____

Lot 2 of Certified Survey Map 4403 (Vol. 18, Pages 113–116) in the Northeast and Northwest 1/4s of the Southeast 1/4 of Section 6, Town 4 North, Range 7 East, Town of New Glarus, Green County, Wisconsin.

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 the Green County Land Division Ordinance; and that under the direction of Corey D. Pope, 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.

July 5, 2023

James M. Baker, P.L.S.

NOTES:

- 1.) Bearings are referenced to the Wisconsin County Coordinate System, Green County Zone, NAD83 (2011), in which the East line of the Southeast 1/4 of Section 6 bears $S00^{\circ}13'29''E$.
- 2.) Recorded data, when different than measured, is shown in parenthesis.
- 3.) Shallow bedrock conditions may limit the installation of conventional waste disposal systems as approved by Department of Safety and Professional Services.
- 4.) 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.
- 5.) 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.

VOL. _____
PAGE _____

LEGEND:



Concrete monument with brass cap found



Cast aluminum monument found

- ▲ Railroad spike found
- 1–1/4" outside dia. iron pipe found
- 3/4" solid round iron rod found
- 3/4" x 24" solid round iron rod set, weighing 1.50 lbs per lineal foot



TALARCZYK

LAND SURVEYS LLC

517 2nd Avenue
New Glarus, WI 53574

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JOB NO. 23128
POINTS 2221
DRWG. 23128_1
DRAWN BY JMB

SHEET 4 OF 5

CERTIFIED SURVEY MAP NO. _____

Lot 2 of Certified Survey Map 4403 (Vol. 18, Pages 113-116) in the Northeast and Northwest 1/4s of the Southeast 1/4 of Section 6, Town 4 North, Range 7 East, Town of New Glarus, Green County, Wisconsin.

OWNER'S CERTIFICATE OF DEDICATION:

As owners, we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented hereon. We 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 and The Green County Land Use and Zoning Department.

WITNESS the hand and seal of said owners this _____ day of _____, 20_____.
In the presence of:

Duane Pope, Trustee
Duane Pope and Carolyn Sue Pope
Joint Revocable Trust 3/11/94

Carolyn Sue Pope, Trustee
Duane Pope and Carolyn Sue Pope
Joint Revocable Trust 3/11/94

STATE OF WISCONSIN)

_____ COUNTY) SS
Personally came before me this _____ day of _____, 20_____, the above named Duane Pope and Carolyn Sue Pope, trustees of the above named trust, to me known to be the same persons who executed the foregoing instrument and acknowledged the same.

My commission expires _____.

TOWN APPROVAL: This Certified Survey Map and the public dedications shown hereon is approved for recording this _____ day of _____, 20_____ by the Town of New Glarus.

Town Chair

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

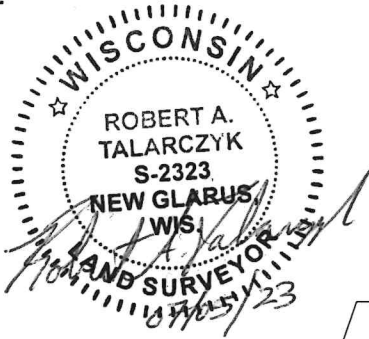
Zoning Administrator

VOL. _____
PAGE _____

JOB NO. 23128
POINTS 2221
DRWG. 23128_1
DRAWN BY JMB

CERTIFIED SURVEY MAP No. _____

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



LEGEND:

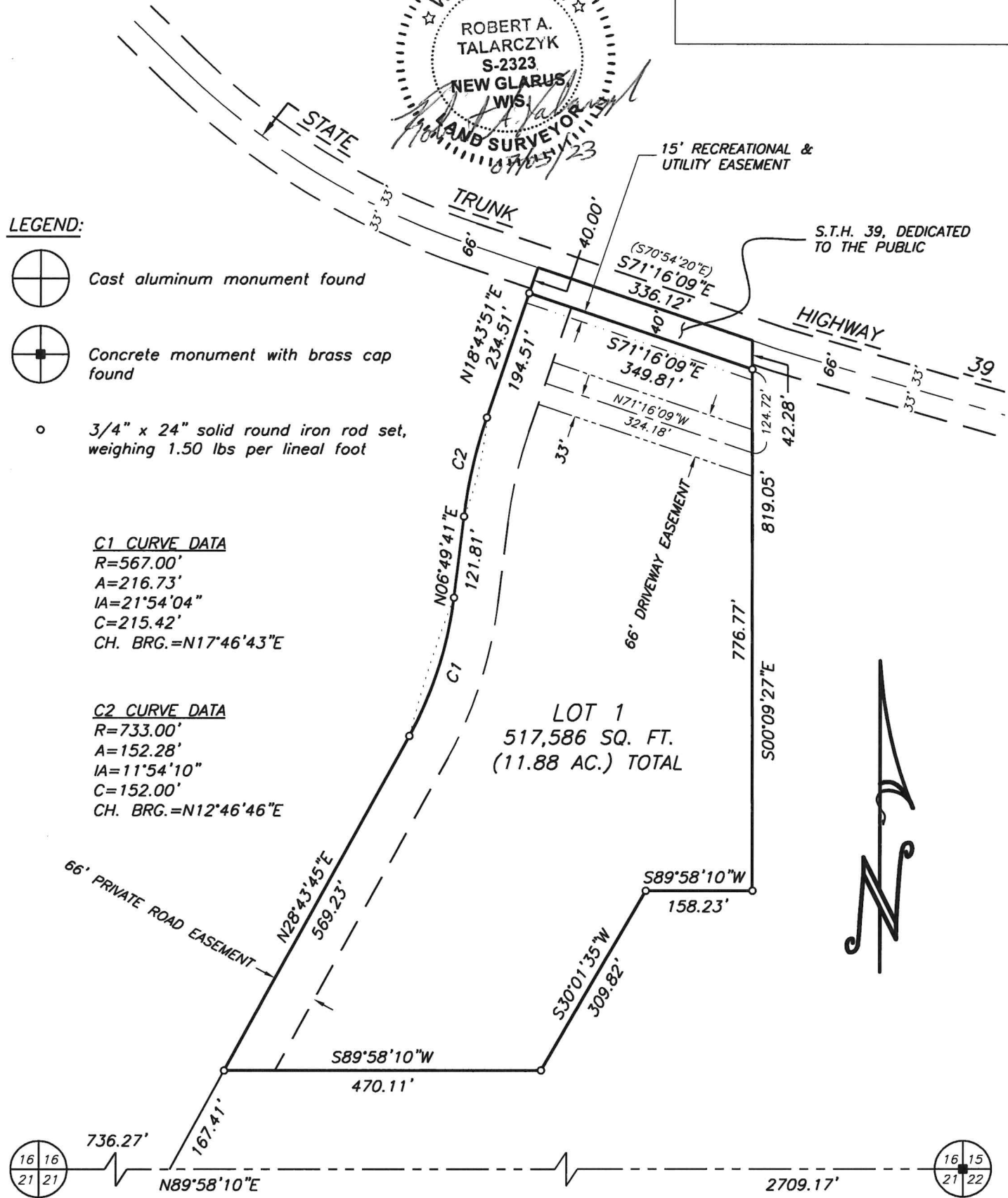
- Cast aluminum monument found
- Concrete monument with brass cap found
- 3/4" x 24" solid round iron rod set, weighing 1.50 lbs per lineal foot

C1 CURVE DATA

R=567.00'
 A=216.73'
 IA=21°54'04"
 C=215.42'
 CH. BRG.=N17°46'43"E

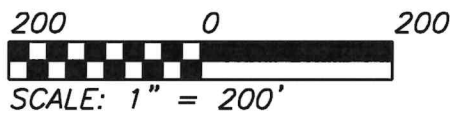
C2 CURVE DATA

R=733.00'
 A=152.28'
 IA=11°54'10"
 C=152.00'
 CH. BRG.=N12°46'46"E



VOL. _____ PAGE _____

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



TALARCZYK
 LAND SURVEYS LLC

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

www.talarczyk-surveys.com

JOB NO. 23013
 POINTS 21125
 DRWG. 23013_1
 DRAWN BY MST

SHEET 1 OF 3

CERTIFIED SURVEY MAP NO. _____

That part of the Northwest, Southwest and Southeast 1/4s of the Southeast 1/4 of Section 16, Town 4 North, Range 7 East, Town of New Glarus, Green County, Wisconsin, bounded and described as follows:

Commencing at the South 1/4 corner of said Section 16; thence N89°58'10"E along the South line of Section 16, 736.27'; thence N28°43'45"E, 167.41' to the point of beginning; thence N28°43'45"E, 569.23'; thence Northeasterly, 216.73' along the arc of a curve to the left whose radius is 567.00' and whose chord bears N17°46'43"E, 215.42'; thence N06°49'41"E, 121.81'; thence Northeasterly, 152.28' along the arc of a curve to the right whose radius is 733.00' and whose chord bears N12°46'46"E, 152.00'; thence N18°43'51"E, 234.51' to the centerline of State Trunk Highway 39; thence S71°16'09"E along said centerline, 336.12'; thence S00°09'27"E, 819.05'; thence S89°58'10"W, 158.23'; thence S30°01'35"W, 309.82'; thence S89°58'10"W, 470.11' 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, the Village of New Glarus and Green County; and that under the direction of Chris Narveson, 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.

July 5, 2023



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

OWNER'S CERTIFICATE OF DEDICATION:

As owner, I hereby certify that I have caused the land described on this Certified Survey Map 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, Green County Land Use & Zoning Department.

WITNESS the hand and seal of said owner this _____ day of _____, 20_____.
In the presence of:

Randall S. Shotliff

STATE OF WISCONSIN)

_____ COUNTY) SS

Personally came before me this _____ day of _____, 20_____, the above named Randall S. Shotliff to me known to be the same person who executed the foregoing instrument and acknowledged the same.

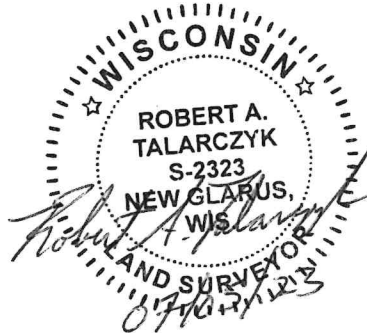
My commission expires _____.

JOB NO. 23013
POINTS 21125
DRWG. 23013_1
DRAWN BY MST

CERTIFIED SURVEY MAP No. _____

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

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



Town Chairperson

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

Village Clerk

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 South line of the Southeast 1/4 of Section 16 bears N89°58'10"E.
- 2.) Recorded data, when different than measured, is shown in parenthesis.
- 3.) Utility easements set forth herein are for the use of public bodies and private public utilities having the right to serve this Certified Survey Map. No utility pole, pedestal or cable 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.

JOB NO. 23013
POINTS 21125
DRWG. 23013_1
DRAWN BY MST

SHEET 3 OF 3

 **TALARCZYK**
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Endangered Resources Preliminary Assessment

Created on **7/14/2023**. This report is good for one year after the created date.

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

Results

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

This project is covered by the Broad Incidental Take Permit/Authorization for No/Low Impact Activities (No/Low BITP/A) (<https://dnr.wi.gov/topic/ERReview/ITNoLowImpact.html>) **provided that the follow-up actions below are implemented**. This BITP/A covers projects that the DNR has determined will have no impact or a minimal impact to endangered and threatened species in the state. Due to this coverage under the No/Low BITP/A, a formal review letter is not needed and only the actions listed below need to be followed to comply with state and/or federal endangered species laws, any take that may result from the proposed project is permitted/authorized for state-listed species.

Follow up actions:

The project overlaps the Rusty Patched Bumble Bee High Potential Zone. The USFWS has created a Rusty Patched Bumble Bee High Potential Zone to show where there is a high likelihood for the species to be present. If a project overlaps with this zone then steps should be taken to determine if suitable habitat is present for the bee. Shapefiles and an interactive map of the zone can be found on the USFWS rusty patched bumble bee guidance page: (<https://www.fws.gov/species/rusty-patched-bumble-bee-bombus-affinis>)

- Suitable active season habitat includes, but is not limited to: prairies, woodlands, marshes/wetlands, agricultural landscapes and residential parks and gardens. The RPBB relies on diverse and abundant flowering plant species in proximity to suitable overwintering sites for hibernating queens.
- Suitable overwintering habitat includes, but is not limited, to: non-compacted soils, sandy soils, or woodlands. Overwintering habitat does not include wetlands.
- Non-suitable habitat includes, but is not limited to: permanently flooded areas/open water, paved areas, areas planted to annual row crops, forest where invasive shrubs are dominant and spring ephemeral flowers are absent, and areas mowed too frequently to allow development of diverse wildflower resources (e.g., road shoulders, medians, lawns).

If your project is 100% within non-suitable habitat then no further actions are necessary. However, if suitable habitat is present within the project site, assume presence and follow one or more the USFWS' recommended conservation measures below:

For prescribed fire, mowing/haying, grazing, pesticide use and tree clearing/thinning, follow the voluntary conservation measures outlined in the Conservation Management Guidelines for the Rusty Patched Bumble Bee (*Bombus affinis*) document: (https://www.fws.gov/sites/default/files/documents/ConservationGuidanceRPBBv1_27Feb2018_0.pdf)

For all other projects:

- use native trees, shrubs and flowering plants in landscaping,
- provide plants that bloom from spring through fall ((refer to the Wisconsin Native Plant Species List: (<https://p.widencdn.net/tanvm9/NH0936>)),
- remove and control invasive plants in any habitat used for foraging, nesting, or overwintering

If **none** of the above conservation measures can be followed or for more information on implementing the above conservation measures, contact the USFWS Bloomington Field Office at (952) 252-0092 or TwinCities@fws.gov for further consultation.

For more information, refer to the **Screening Guidance for the Rusty Patched Bumble Bee (RPBB)**: (<https://dnr.wi.gov/topic/endangeredresources/documents/NHlbeescreening.pdf>).

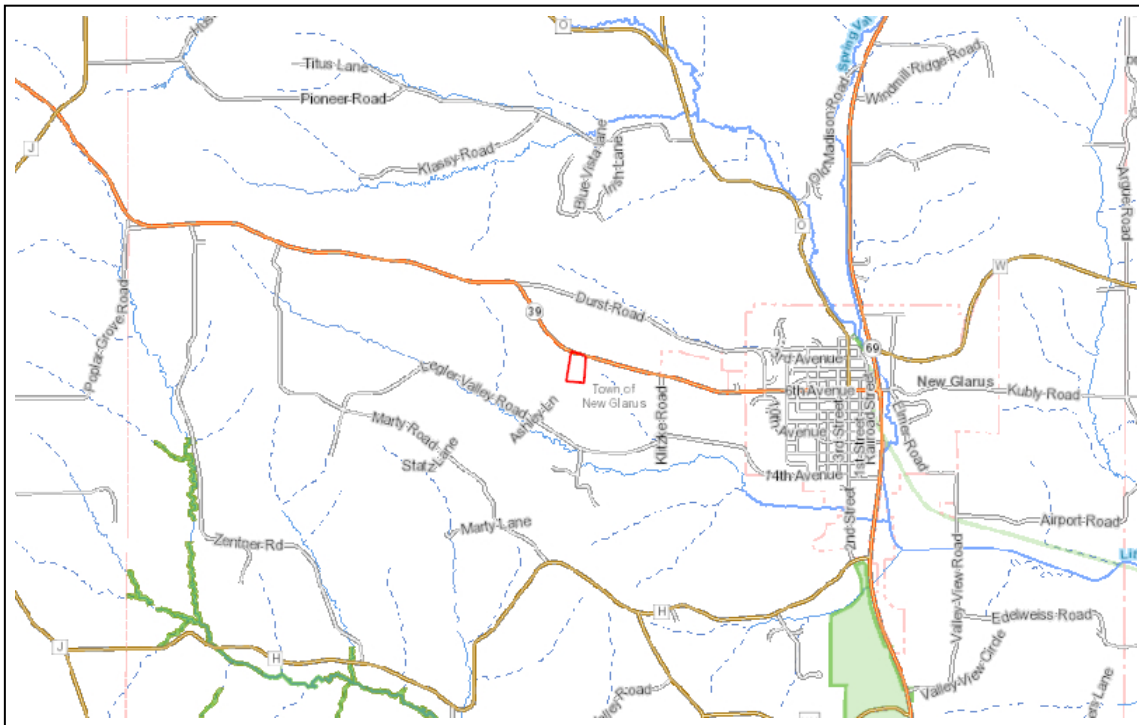
A copy of this document can be kept on file and submitted with any other necessary DNR permit applications to show that the need for an ER Review has been met. This notice only addresses endangered resources issues. This notice does not constitute DNR authorization of the proposed project and does not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

Project Information	
Landowner name	RANDALL S SHOTLIFF
Project address	W6177 STATE HWY 39 NEW GLARUS, WI 53574
Project description	The Green County Highway Department is proposing to purchase Lot 1 from Mr. Shotliff. The Highway Department will construct a new driveway along the 66' private road easement from the entrance to STH 39 and for 350' along said easement. They will also construct facilities on Lot 1. The existing driveway to the communications tower will be moved from it's existing entrance to STH 39 to the 66' driveway easement. Lot 1 is in row crops currently.

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

Does the project area (including access routes, staging areas, laydown yards, select sites, source/fill sites, etc.) occur **entirely within** one or more of the following habitats?

Urban/residential	No
Manicured lawn	No
Artificial/paved surface	No
Agricultural land	Yes
Areas covered in crushed stone or gravel	No



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

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

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

Clerk Treasurer

From: Clerk Treasurer
Sent: Thursday, July 6, 2023 3:26 PM
To: Bob Talarczyk (bob@talarczyksurveys.com)
Cc: Timothy Schleeper (tsch@vierbicher.com); Chris Narveson ; rshotliff@gmail.com
Subject: FW: Green County Highway Dept. Preliminary CSM

Bob,

Chris and I discussed this just now and he made me aware that the GCHD lot does not butt up to the residential lot to the east. The easement to the tower is pictured on the CSM and it makes sense now that there is a setback from the neighbor's parcel that connects with access to the communication tower.

I think it is still ideal to indicate that the property is deed restricted as open space. Public buildings are allowed in deed restricted open space with the most recent amendment to Chapter 110.

Chris and Tim, feel free to chime in.

Thanks,
John

John Wright
Town of New Glarus Clerk-Treasurer
(608) 527-2390

From: Clerk Treasurer
Sent: Thursday, July 6, 2023 1:55 PM
To: Robert Talarczyk <bob@talarczyksurveys.com>
Cc: tsch@vierbicher.com; Chris Narveson <cnarveson@greencountywi.org>; rshotliff@gmail.com
Subject: RE: Green County Highway Dept. Preliminary CSM

Bob,

I know we went back and forth at the June meeting about how best to handle this recordation, if it separate from the Shotliff cluster. Namely, my assumption is that this is to be restricted as open space, but I don't see that noted.

There was some discussion regarding how the Wisconsin DOT would interpret this subdivision of land per Trans 233, a possible easement to provide access to the communications tower possibly still owned by Bug Tussel Wireless, a turn lane for eastbound traffic on STH 39 that might be required.

I noted that it was recommended for Green County Highway Department to consult their corporate counsel. The Plan Commission members asked for the recorded document to show an easement for a possible future connection with Ashley Lane.

Is you plan to possibly also present a CSM for Shotliff's proposal as well?

Is the hope to have this approved after a public hearing in August? If so, the calendar does not allow me sufficient time to publish the public hearing notice with seven days of separation before August 9th. I planned on submitting the Pope 3-Lot cluster notice to the paper before the meeting on July 20th knowing I could retract it if the Plan Commission did not agree to recommend its approval. I have not prepared for the possibility of doing the same for this (generating the map

of all properties within 600' of any point of the property, craft a public hearing notice, create a contact list of those property owners, mail a notice, publish a notice, post a notice, etc.), but will try to do so if so instructed.

John

John Wright
Town of New Glarus Clerk-Treasurer
(608) 527-2390

From: Robert Talarczyk <bob@talarczyksurveys.com>
Sent: Thursday, July 6, 2023 1:17 PM
To: Clerk Treasurer <clerk@townofnewglaruswi.gov>
Cc: tsch@vierbicher.com; Chris Narveson <cnarveson@greencountywi.org>; rshotliff@gmail.com
Subject: Green County Highway Dept. Preliminary CSM

Hi John,

Attached find a preliminary Certified Survey Map we have prepared for the Green County Highway Department. Please add this to the agenda of the upcoming Planning Commission meeting.

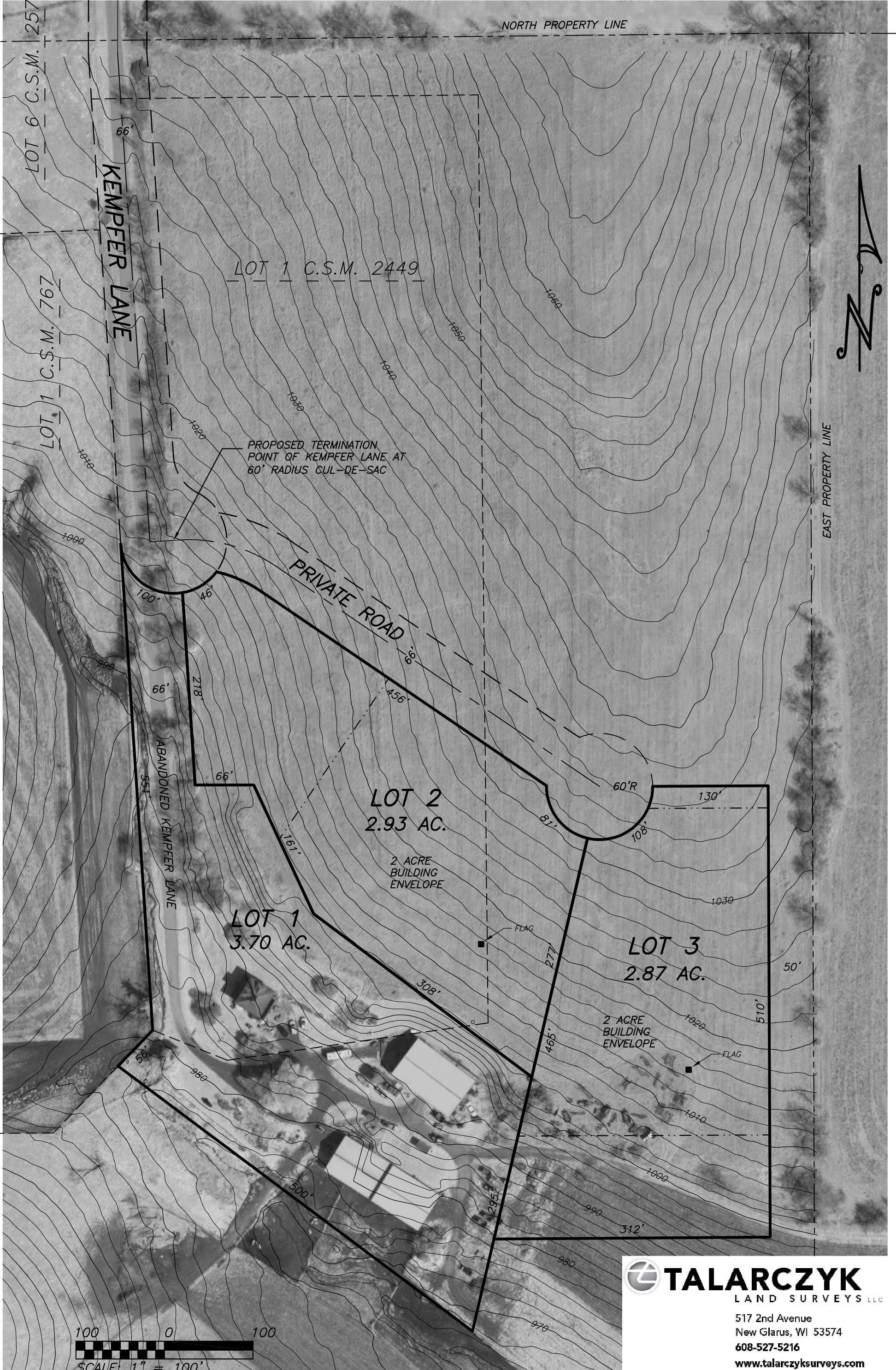
Thanks.

Bob Talarczyk
Professional Land Surveyor

Talarczyk Land Surveys
517 2nd Avenue
New Glarus, WI 53574
608.527.5216 office
bob@talarczyksurveys.com
www.talarczyksurveys.com



BERTELTRUD PRELIMINARY



LOT 1 C.S.M. 2449

PROPOSED TERMINATION POINT OF KEMPFER LANE AT 60' RADIUS CUL-DE-SAC

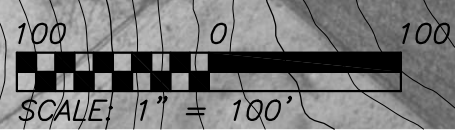
LOT 2
2.93 AC.

2 ACRE BUILDING ENVELOPE

LOT 1
3.70 AC.

LOT 3
2.87 AC.

2 ACRE BUILDING ENVELOPE



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

Clerk Treasurer

From: Clerk Treasurer
Sent: Thursday, July 6, 2023 11:37 AM
To: Robert Talarczyk
Cc: tsch@vierbicher.com; Chris Narveson; Robert Duxstad; Alice Bertelrud
Subject: RE: Bertelrud Preliminary Layout
Attachments: CSM 2449 for Dean and Alice Bertelrud.pdf; Dean Bertelrud.pdf; Dean Bertelrud computation.pdf

Bob,

Thanks for this Concept Plan. We have before us a hybrid of a land division and replat of an existing Certified Survey Map (Lot 1 of CSM 2449).

Because there is a 7-lot cluster potential for the 99.84 contiguous acres estimated at date of ordinance, has there been thought given of access to the balance of the land or other lots?

It is also possible to retain 1 large lot (normal density) and to define a 4-lot cluster (one of which has already been developed).

Thanks,

John

John Wright
Town of New Glarus Clerk-Treasurer
(608) 527-2390

From: Robert Talarczyk <bob@talarczyksurveys.com>
Sent: Thursday, July 6, 2023 11:12 AM
To: Clerk Treasurer <clerk@townofnewglaruswi.gov>
Cc: tsch@vierbicher.com; Chris Narveson <cnarveson@greencountywi.org>; Robert Duxstad <duxstad@duxstadlaw.com>; Alice Bertelrud <abertelrud@gmail.com>
Subject: Bertelrud Preliminary Layout

Hi John,

Attached find a preliminary layout for the Alice Bertelrud property at W5759 County Highway NN, New Glarus. Please add this to the agenda for the upcoming planning commission meeting. The original is on tabloid size paper, so I will deliver hard copies.

Thanks.

Bob Talarczyk
Professional Land Surveyor

Talarczyk Land Surveys

517 2nd Avenue
New Glarus, WI 53574
608.527.5216 office
bob@talarczyksurveys.com
www.talarczyksurveys.com



Clerk Treasurer

From: Mark Roffers <Mark@mdroffers.com>
Sent: Tuesday, June 20, 2023 8:01 AM
To: Clerk Treasurer
Cc: Chris Narveson; tsch@vierbicher.com; Lauren Freeman; Joel Hedeman; tsch@vierbicher.com
Subject: RE: ARN MINUTES

Follow Up Flag: Follow up
Flag Status: Completed

John—

Based on Village ordinances, I would support a project that:

- Is positioned on the Arn farm in the general area we have recently seen.
- Includes no more than 30 acres in lot area for new residences.
- Meets all cluster design requirements in the extraterritorial zoning ordinance.
- Includes a lot that is as small as practical for the existing farmstead, which would not be counted against the 30 acres.
- Otherwise addresses comments in my May 15 letter.
- Doesn't through its detailed design raise other issues relative to applicable Village ordinance that cannot currently foresee given the information available to me.

If I am still missing answering the question, then I believe I will need a map to better understand what is proposed or being asked.

Thanks,
Mark

From: Clerk Treasurer <clerk@townofnewglaruswi.gov>
Sent: Monday, June 19, 2023 1:00 PM
To: Mark Roffers <Mark@mdroffers.com>
Cc: Chris Narveson <cnarveson@townofnewglaruswi.gov>; tsch@vierbicher.com; Lauren Freeman <administrator@newglarusvillage.com>; Joel Hedeman <joelhedeman@gmail.com>; tsch@vierbicher.com
Subject: RE: ARN MINUTES

Mark,

Thanks for your rapid response. I believe you are aware that the homesite, which contains the current farm buildings also contains the original farmhouse that existed on the date of the adoption of our Land Division and Subdivision Ordinance (adopted October 13, 1997 and referred to Chapter 15 until codification when it was renumbered as Chapter 110). In order to maximize the number of residential building sites possible, our Chapter 110 of our Code of Ordinances allows the existing homesite to be defined within a cluster envelope that can be contiguous with other cluster lots or stand on its own.

The original computation I performed in 2007 for this property reduced the development potential of the contiguous acreage as it existed in 1997 (excluding any pre-ordinance land divisions) by one normal density land division (i.e., one residential division per 35 acres). Our code, however, allows for this homesite to be interpreted as an attached or detached cluster lot, providing it does not sell to anyone else or separation from the remaining land with development

potential. As you know, the open space obligation for large lots in the Town is 91% of the total acreage, whereas with cluster divisions it is 85% instead.

If the Village agrees that the homesite can be counted as an attached or detached cluster lot, the acreage will support thirteen additional lots. I think the Town and Village agree on the remaining residential potential. The question that was posed, therefore, is whether the Village will allow the homesite to exist independent of other cluster lots with some common point of contiguity of three lots minimum.

Thanks,
John

John Wright
Town of New Glarus Clerk-Treasurer
(608) 527-2390

From: Mark Roffers <Mark@mdroffers.com>
Sent: Monday, June 19, 2023 12:08 PM
To: Clerk Treasurer <clerk@townofnewglaruswi.gov>
Cc: Chris Narveson <cnarveson@townofnewglaruswi.gov>; tsch@vierbicher.com; Lauren Freeman <administrator@newglarusvillage.com>; Joel Hedeman <joelhedeman@gmail.com>; tsch@vierbicher.com
Subject: RE: ARN MINUTES

Thank you for including me on this response, John.

Earlier this month, I had suggested to Joel that my May 15th letter to him, copy attached, addressed questions regarding the number of lots/available land area for new residences, under Village requirements.

Village ordinances are somewhat ambiguous regarding land division for the existing farmstead. Where the Village's cluster development standards in its zoning ordinance are met, the ordinance limits "building sites" to no greater than 15% of the farm. I would not consider the land area with the existing farmstead to be a "building site" if the amount of development on that land will be the same or less than (e.g., fewer outbuildings) today. Therefore, as long as the lots for new residences meet the cluster standards (see letter), I would support a land division (CSM) to separate the farmstead from the balance of the farm. I suggested that this CSM should be submitted and recorded with the "cluster" plat.

I also offered to Joel that the lot for the farmstead should be as small as practical to maximize farming and other potential future uses on the balance of the farm. All of the farm buildings appear to currently occupy fewer than four acres. I therefore suggested that a lot area around five acres ought to be sufficient, and two acres is the minimum by zoning. Further, as lot lines are drawn, the following building setbacks should be maintained with the new lot: front, 25 feet; side, 10 feet; rear, 40 feet. Any remaining animal confinement areas should be no closer than 50 feet from the new lot lines.

Mark

From: Clerk Treasurer <clerk@townofnewglaruswi.gov>
Sent: Monday, June 19, 2023 10:45 AM
To: Joel Hedeman <joelhedeman@gmail.com>
Cc: Chris Narveson <cnarveson@townofnewglaruswi.gov>; tsch@vierbicher.com; Mark Roffers <Mark@mdroffers.com>
Subject: RE: ARN MINUTES

Joel,

The attached meeting minutes from May were approved at last Thursday's meeting.

The June meeting minutes will be approved at the July 20, 2023 Plan Commission meeting.

I will probably transcribe my notes within the next week, but the minutes are not official until after the July meeting. I am going on vacation this Thursday and will not return until the following Tuesday, which may delay that normal process.

I shared with you the opinion presented to the Plan Commission this past Thursday, that was crafted by the Town contract planner Tim Schleeper on June 5, 2023 (attached). I sent Tim the other recorded documents that were added to the Plat of Survey provided to us at the May 19, 2023 Plan Commission meeting by Brian Jeglum in order to determine the maximum number of splits available. I also sent Tim my spreadsheet of acreage calculations (attached). He and I came to the same number of total acres and possible residential building sites.

The Plan Commission agreed with the analysis that I conducted in 2007 that agreed with the recent conclusions drawn by planner Schleeper: the original acreage minus one large lot and four cluster lots will leave the potential of 13 new cluster lots with 2.0-acre cluster envelopes if the Village of New Glarus will consider the homesite as a detached cluster envelope. If they do not, two to three of the 13 cluster envelopes may need to be contiguous to the homesite to end up with a total of 14 2.0-acre cluster lots, with the one already having been developed.

I believe you spoke with the Village contract planner Mark Roffers last week with the Village's opinion regarding detached cluster lots. I don't recall receiving anything about the results of that discussion.

John

John Wright
Town of New Glarus Clerk-Treasurer
(608) 527-2390

From: Joel Hedeman <joelhedeman@gmail.com>
Sent: Monday, June 19, 2023 10:30 AM
To: Clerk Treasurer <clerk@townofnewglaruswi.gov>
Subject: ARN MINUTES

Hi John!

Are the minutes available showing the minutes were approved from the planning commission meeting?

If so can you email those to me?

Thank you!

~Joel

608.558.0576

joelhedeman@gmail.com

#1 Selling Individual Agent 2009-2023

Licensed WI Broker

Certified General Appraiser



Email Security Advisory: Do not send funds or nonpublic personal information, such as credit card or debit card numbers or bank account and/or routing numbers, by email. First Weber, Inc. will never request that you send funds or such nonpublic personal information by email. If you receive an email message directly or forwarded concerning any transaction involving First Weber, Inc., and the email requests that you send funds or provide nonpublic personal information, do not respond to the email and immediately contact First Weber, Inc. at [608-443-2255](tel:608-443-2255), and please forward any suspected email fraud to antifraud@firstweber.com.

Clerk Treasurer

From: Clerk Treasurer
Sent: Tuesday, July 11, 2023 8:45 AM
To: O Flanagan, Ryan
Cc: administrator@newglarusvillage.com; Timothy Schleeper (tsch@vierbicher.com); Chris Narveson
Subject: RE: Splits available
Attachments: William Conrad split calc.pdf; Willaima Conrad contiguous.pdf; CSM 1529 for Agri Center Realty.pdf; Affidavit for W Conrad 158.0000.pdf; Email exchange between TNG and Realtor Wilde March 2012 re W Conrad split potential.pdf; Extraterritorial_Zoning_Map 11.15.06.pdf; William Conrad split calc.pdf

Ryan,

There were more demands on my time yesterday than I expected, so sorry for the delay in my response.

Please find attached records related to the property originally owned by William Conrad Jr. at the date the Town adopted Chapter 15 Land Division and Subdivision Ordinance that was later renumbered as Chapter 110 when our ordinances were codified. The original ordinance was adopted on October 13, 1997, which is the date that is referred to in making determinations about the development potential of property within the Town. The current chapter can be found here: <https://townofnewglarus.com/wp-content/uploads/2023/03/Land-Division-and-Subdivision-with-12.09.2020-adopted-changes.pdf>.

It was estimated, based upon the assessor records available in 1997, that the contiguous acreage under single ownership on October 13, 1997 was 218.10 acres. The original ordinance defined normal density development as one residence per 35 acres. Utilizing this standard, there would be a 6 large lot potential for the property. Each lot requires 91% of the land to be restricted for development. This “open space” can still be farmed, can have agricultural use sheds on them, can be used for passive recreation, or preserved as undeveloped land like a conservancy.

In 1999, our code was revised to allow for a different approach to land division: clustering. In this scenario, 85% of land would need to be restricted as open space and lots would need a common point of contiguity, be at least 2.0 acres in size, and be in groups (clusters) of no fewer than three. There is a “detached cluster” scenario that applies in some cases, but not in this situation since there was no homesite in existence pre-ordinance. If this density standard is used, then the number of residential lots may be a maximum of 16, depending upon the choices that are made during the development process.

There is a pre-ordinance portion of land that is not counted with the rest of your acreage. It is defined as Lot 1 of Certified Survey Map (CSM) 1529. Providing it can meet zoning standards set by the Village of New Glarus (this is within their Extraterritorial Zoning [ETZ] Jurisdiction), then it would also have one residential building site that is independent of the other 218+ acres. The Village ordinance that controls zoning for all of the properties you own in this location can be found here: <https://ecode360.com/9806321>.

The attached email exchange from 2012 gets most of the facts straight other than the math to calculate open space for a cluster development scenario (open space required for clustering 218.10 acres would be 85% of the total or 185.39 acres. It also did not inform the realtor of which zoning classification is within. I have attached the Village of New Glarus ETZ map for your review. Pre-ordinance CSM 1529 is within the Agricultural Transition District and the balance of the 218+ acres are within the Agricultural and Woodland Preservation District. Again, the link I provided to you in the preceding paragraph explains what is and is not allowed in each zoning district as permitted or conditional uses.

If you have additional questions, please feel free to direct them to me. If you eventually have a concept plan for possible development, then I can schedule an appearance before the Town of New Glarus Plan Commission. Eventually, if they recommend a plan to our Board for approval, it will also need review by the Village/Town of New Glarus Joint Extraterritorial Zoning Committee prior to their Board review and possible approval. As you know, the property has challenges in terms of topography which may require your soliciting assistance from an engineer to ensure that maximum driveway slopes for residential development per our Chapter 36: <https://townofnewglarus.com/wp-content/uploads/2023/03/Chapter-36-updated-5.11.2022.pdf>.

Many thanks,
John

John Wright
Town of New Glarus Clerk-Treasurer
(608) 527-2390

From: O Flanagan, Ryan <ROFlanagan@sloans.com>
Sent: Monday, July 10, 2023 7:35 AM
To: Clerk Treasurer <clerk@townofnewglaruswi.gov>
Subject: Splits available

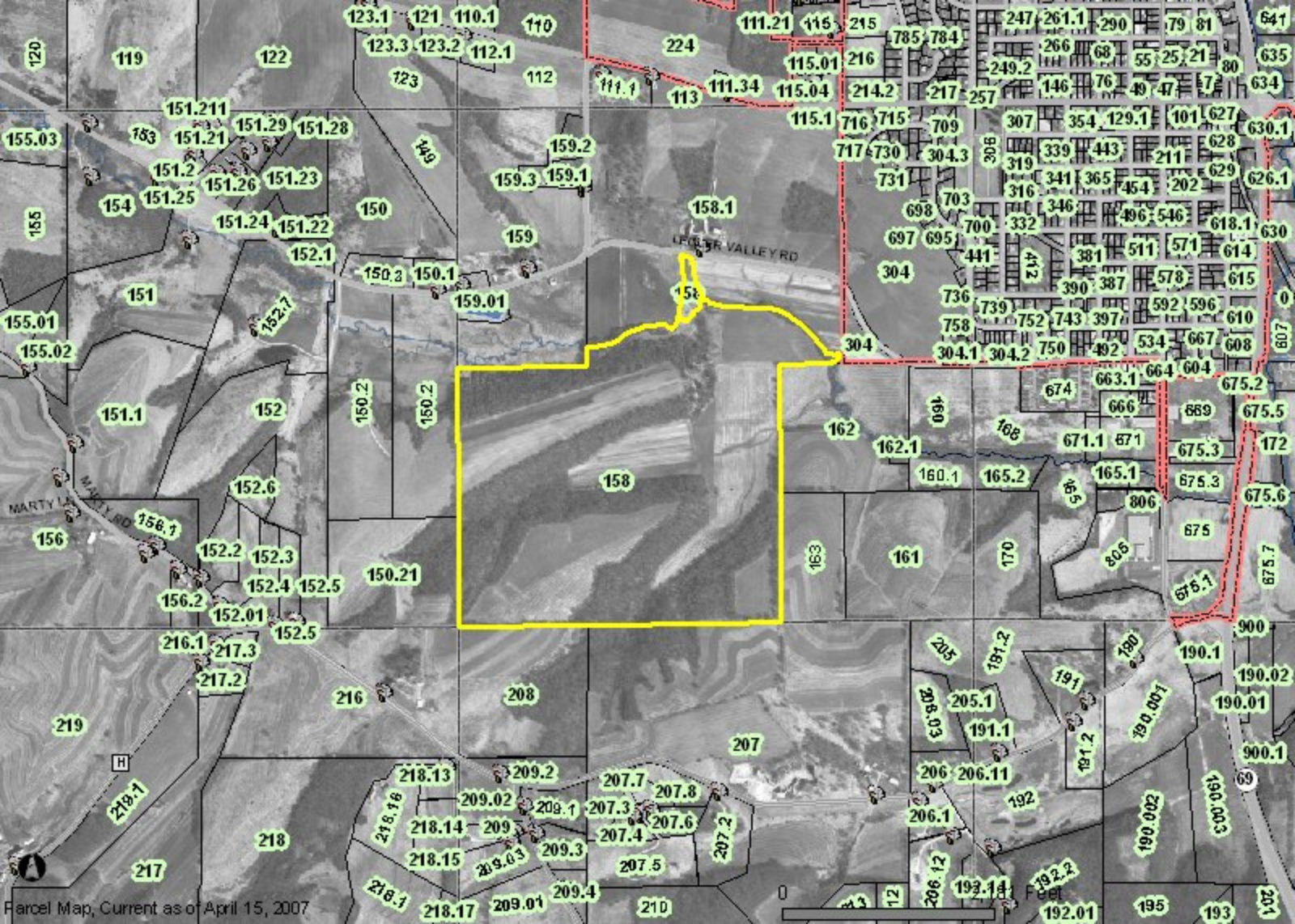
John thanks for your time this morning! It is no rush but sometime could you look up our parcel to see what is approved for splits on that piece off Legler Valley road?

Not that we are going to do anything right away but long term would like to know.. Thank you, Ryan.

Parcel Number: 2302401580000

Owner	O'FLANAGAN, DANETTE L; O'FLANAGAN, RYAN J
Site Address	W5921 LEGLER VALLEY RD
Acres	221.00
Legal Description	CSM 1529 (V5-P24) LOT 1 CONT 2.09A BNG PRT SE4 NW4; SE4 NW4 & SW4 NE4 LYG S CREEK - 18.91AM/L; NE4 SW4 40A; NW4 SW4 40A; SW4 SW4 40A; SE4 SW4 40A; W2 W1/2 SE4 - 40A

Ryan O'Flanagan
Sloan Implement
Monroe WI
608-325-3188 Office
608-239-8543 Cell
sloans.com/monroe-wi



6/8/2007

Split Computation-William Conrad Jr. Trust
Sect.22, Town Of New Glarus
Green County, WI

Splits= Exist. Parcel Acreage/35= 6.231
 Round down to 6 potential splits

Split #	Existing Parcel-A.	Split Identity Acres	Sold to	Date	Defecit Acres	Remarks	Deed Restricted? Y/N
	218.10						
1							
2							
3							
4							
5							
6							
						0 acres deed restricted	
						0 acres sold	
						218.10 Acres for development	
	Excludes CSM 1529						
		Total			Total		
		0.00			0.00		

CERTIFIED SURVEY MAP NO. 1529

That part of the SE 1/4 of the NW 1/4 of Sec. 22, T4N, R7E, Town of New Glarus, Green Co., Wis., bounded and described as follows:

Commencing at the W. 1/4 cor. of said Sec. 22; thence East along the E/W 1/4 line of Sec. 22, 2215.94'; thence N8°18'36"E, 512.70' to the point of beginning; thence N8°18'36"E, 372.54'; thence N5°30'33"W, 295.78' to the centerline of Legler Valley Rd.; thence S81°23'05"E along said centerline, 112.21'; thence S7°04'02"E, 281.22'; thence S26°55'45"E, 118.33'; thence S33°56'46"E, 68.09' to a meander corner located 21' North of the N. bank of Legler School Branch; thence N84°57'04"W along a meander line, 58.08' to a meander corner located 22' North of said bank; thence S9°51'20"W along said meander line, 102.92' to a meander corner located 21' North of said bank; thence S40°58'20"W along said meander line, 137.89' to a meander corner located 21' North of said bank; thence S87°11'18"W along said meander line, 96.84' to a meander corner located 23' North of said bank and the point of beginning; plus any and all lands lying between the aforesaid meander line and the Northerly bank of Legler School Branch; subject to a public road right-of-way over the Northerly 33' thereof and to any and all other easements of record.

I hereby certify that this Survey is in compliance with Chap. 236.34 of the Wis. Statutes, and that I have surveyed, monumented and mapped the lands described hereon, and that this survey is a correct representation thereof in accordance with the information provided.

Sept. 13, 1993

Richard D. Talarczyk
Richard D. Talarczyk

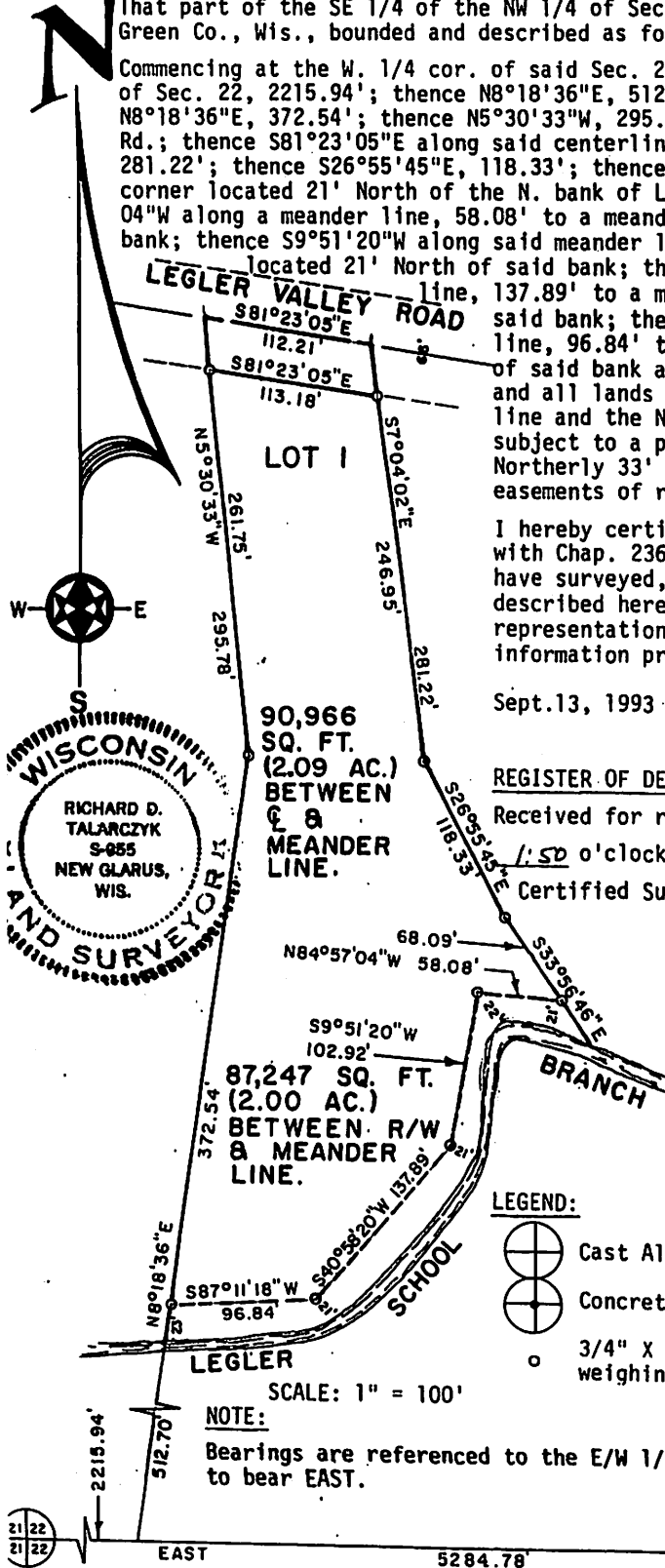
REGISTER OF DEEDS CERTIFICATE:

Received for record this 13 day of Sept., 1993, at 1:50 o'clock P.M., and recorded in Vol. 5 of Certified Survey Maps of Green Co., on Page 24.

Marjory Neuenhauer
Register of Deeds

PREPARED FOR:




Agri-Center Realty
142 N. 18th. Ave.
P.O. Box 556
Monroe, WI. 53566
(608) 325-3091



SCALE: 1" = 100'

NOTE:
Bearings are referenced to the E/W 1/4 line of Sec. 22, which was assumed to bear EAST.

LEGEND:

-  Cast Aluminum monument found.
-  Concrete monument with Brass cap found.
-  3/4" X 24" solid round Iron rod set, weighing 1.5 pounds per lineal foot.

21 22
21 22

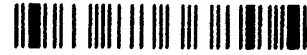
22 23
22 23

BOOK 40 PAGE 75
JOB NO. 93137
CHECKED ART
DRAWN BY ART

TALARCZYK & ASSOC., INC.
75105 KUBLY ROAD
P.O. BOX 235
NEW GLARUS, WI 53574
PHONE 608/527-8216
FAX 608/527-5367

DOCUMENT # 491633

Recorded
JAN. 09, 2007 AT 08:00AM
CYNTHIA A MELDT
REGISTER OF DEEDS
GREEN COUNTY, WISCONSIN
Fee Amount: \$13.00



Recording Area

AFFIDAVIT OF ORDINANCE

STATE OF WISCONSIN)
GREEN COUNTY)

Conrad, William, Jr.

Return to:
Clerk of Town of New Glarus
Post Office Box 0448
New Glarus, WI 53574-0448

Owner Name(s)

23-024-158.0000

Tax Parcel Number(s)

John Wright swears as follows:

1. I am the Deputy Clerk of the Town of New Glarus, Green County, Wisconsin.
2. All lands located within the Town of New Glarus are subject to land division ordinances, as well as other ordinances enacted by the Town Board of the Town of New Glarus.
3. All persons purchasing land within the Town of New Glarus are on notice as to ordinances pertaining to land use of the Town of New Glarus.
4. A copy of the pertinent ordinance is on file with the New Glarus Town Clerk.
5. Land, described as follows:

SEE ATTACHED

09/20/2006

Dated

John Wright

Drafted by John Wright, Deputy Clerk
Town of New Glarus

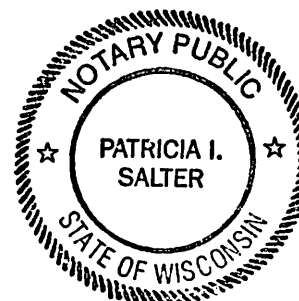
Signed and sworn before me this

20th day of September, 2006

Patricia I. Salter

Notary Public, State of Wisconsin

My commission expires: 6/6/2010



WILLIAM CONRAD JR. TRUST

VOL. 993 PAGE 208

LEGAL DESCRIPTION:

The Southwest Quarter; and the West Half of the West Half of the Southeast Quarter of Section Twenty-Two, Town 4 North, Range 7 East, Township of New Glarus, Green County, Wisconsin.

EXCEPT:

That part of the East Half of the Southeast Quarter of the Southwest Quarter lying South of the Public Highway running westward from New Glarus to Mineral Point, of Section Fifteen (15).

That part of the East Half of the Northwest Quarter and that part of the West Half of the Northeast Quarter of Section Twenty-Two (22), Lying North of the creek.

Part of the Southeast Quarter of the Northeast Quarter of Section Twenty-Two (22) described as all of Outlot 57B of the 1962 Revision of the Assessor's Plat of the Village of New Glarus.

EXCEPT Lot One of Certified Survey Map Number 1529 as recorded in Volume Five of Certified Survey Maps of Green County on Page 24, being part of the Southeast Quarter of the Northwest Quarter of Section Twenty-Two (22).

All the foregoing in Town Four North, Range Seven East (New Glarus Township), Green County, Wisconsin.

Diane Ziehli

From: "sherry wilde" <sherrywilde44@hotmail.com>
To: <dziehli.townofnewglarus@tds.net>
Sent: Wednesday, March 14, 2012 11:37 AM
Subject: RE: Conrad Trust Property

Thank you very much for this. I appreciate all the work you did on it for me.

One question: can a person do one or two large lots and also do a small cluster of say, 3 two acre lots? In other words, can you mix the two approaches or do you have to "declare" you are doing the whole property one way or the other?

Sherry
 608.558.8989 (my phone in case my question is not clear)

From: dziehli.townofnewglarus@tds.net
To: sherrywilde44@hotmail.com
Subject: Conrad Trust Property
Date: Wed, 14 Mar 2012 11:15:42 -0500

Sherry,

I pulled the section file on the William Conrad Jr. Trust property and found the following:

The existing parcel is listed as 218.10 acres and is located within the ETZ. I show that there have been no splits or sales since the Land Division Ordinance went into effect.

The new lots must be created in such a way that at least 91% of the October 13, 1997 parcel remains in open space.

Normal Development within the ETZ:

Density Requirement: $218.10 * 91\% = 198.47$ acres
 Gross site area: $218.10 / 35 = 6$ possible lots

Cluster Development within the ETZ:

1. Must contain at least 3 lots. There may be more than 1 cluster.
2. 15% or less of the gross site area may be within all clusters combined, used for residential purposes, and eligible for building and zoning permits, provided that other zoning permits, provided that other zoning and subdivision ordinance requirements are met.
3. Only single family dwellings may be permitted in a cluster development.
4. The minimum size of new lots within each cluster shall be two (2) acres.
5. 85% or greater of the gross site area of contiguous lands held in single ownership shall remain in open space following the development through a conservation easement, deed restrictions, or cluster development ownership covenants that shall be effective until January 1, 2025, or to a later date or in perpetuity if either desired by the land owner or extended per an amendment to Chapter 15 of the Town of New Glarus Code of Ordinances.
6. Open Space that is commonly owned by the lot owners of the cluster development shall be managed in a stewardship like manner to permit active and passive recreational use of the commonly owned public space by residents of the development and general public. Open space that continues to be utilized for agricultural purposes shall be utilized in a manner compatible with adjoining uses.
7. Each lot division reduces the gross site area of the parent parcel from which the lot was split by 35 acres regardless of the actual size of the lot that was split, which in turn impacts the calculations for determining required open space.
8. The Cluster development design and layout shall meet the standards provided in section 305-121E.

Density Requirement: $218.10 * 91\% = 136.09$ acres
 Gross site area: $218.10 / 32 \text{ acres} / 2 \text{ acres (minimum lot size)} = 16$ possible lots

I have attached the applications you will need to proceed. Please note that I am not the Plan Administrator and have provided you with this information to the best of my ability. If you proceed, your request will be reviewed by the Town Chairman and Plan Administrator before going before the Land Planning Committee. Adjustments may be made to my assessment according to our procedures and ordinances.

Pattie Salter, Clerk-Treasurer, WCMC
Town of New Glarus
1101 Hwy 69 - P.O. Box 448
New Glarus, WI 53574



Office Phone (608) 527-2390
Office Fax (608) 527-3390
E-Mail: townofnewglarus@tds.net
Website: www.tn.newglarus.wi.gov
Population 1335

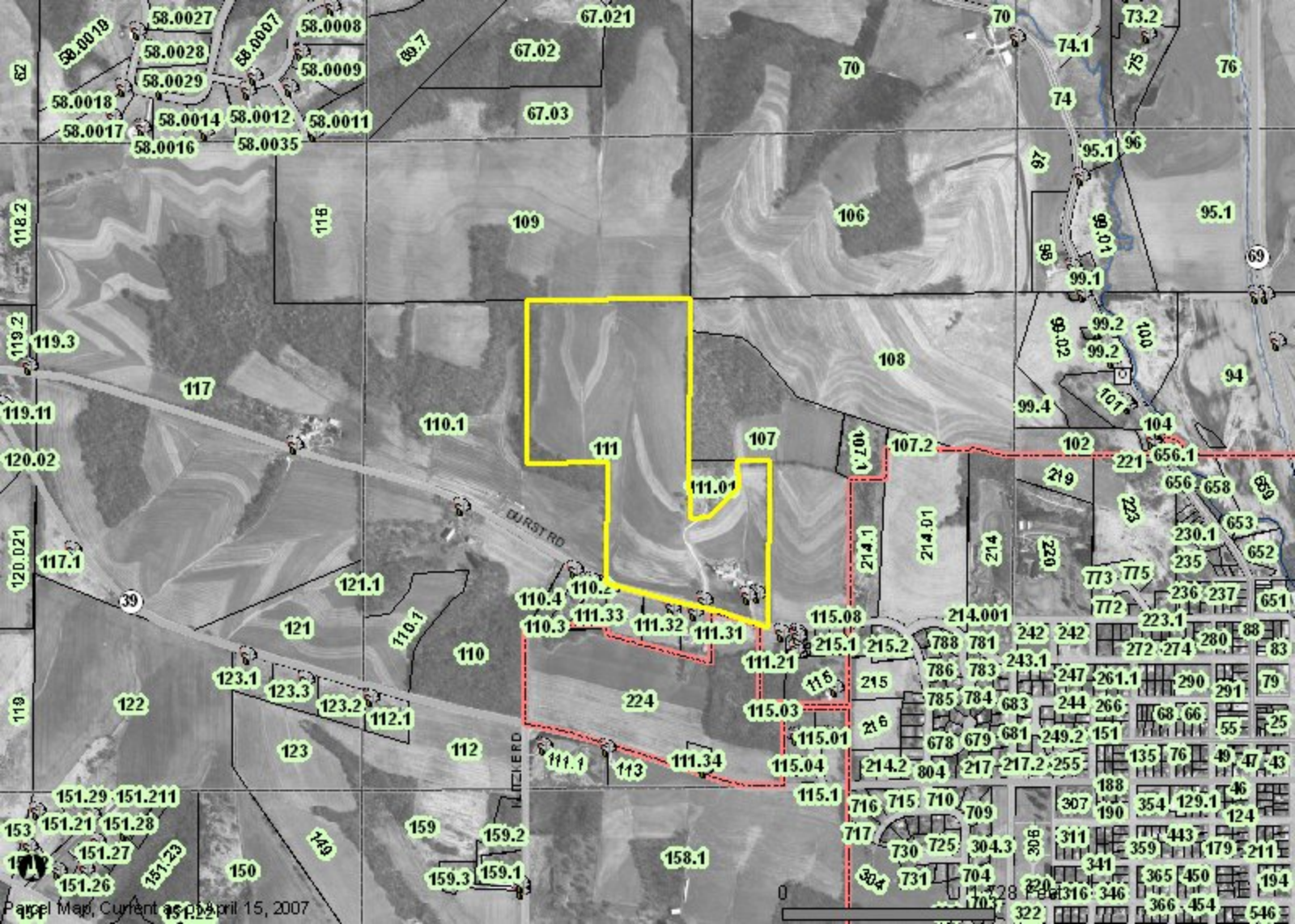


9/27/2007

Split Computation- Larry Disch
Sect. 15 Town Of New Glarus
Green County, WI

Splits= Exist. Parcel Acreage/35= 2.077
 Round down to 2 potential splits

Split #	Existing Parcel-A.	Split Identity Acres	Sold to	Date	Deficit Acres	CSM or parcel #	Remarks	Deed Restricted? Y/N
	72.7100							
1	35.00	2.00			33.00	892	existing home	Y
2	35.00	2.00			33.00	892	second home	Y
<p>2nd residence may have been a trailer which was removed from site; check with owner</p> <p>66.0 acres deed restricted 0.0 acres sold 2.70 acres for development</p> <p>Excludes 111.0100 that was split 2/11/1997 pre-Ordinance</p>								
		Total			Total			
		4.00			66.00			
<p>revised 100728</p>								



372709

CERTIFIED SURVEY MAP No. 2267

That part of the NW 1/4 of the SE 1/4 and the NE 1/4 of the SW 1/4 of Section 16, Town 4 North, Range 7 East, Town of New Glarus, Green County, Wisconsin, bounded and described as follows:
Commencing at the West 1/4 corner of said Section 16; thence N88°04'02"E along the E-W 1/4 line of said Section 16, 2638.83' to the point of beginning; thence N88°04'02"E, 398.71'; thence S1°55'58"E, 223.18'; thence S43°22'53"W, 347.95'; thence S88°04'02"W, 151.33'; thence N1°55'58"W, 467.86' to the point of beginning; subject to any and all easements of record.

I hereby certify that this survey is in compliance with Chap. 238.34 of the Wis. Statutes, and that I have surveyed, monumented, and mapped the lands described hereon, and that this map is a correct representation thereof in accordance with the information provided.

December 19th, 1996

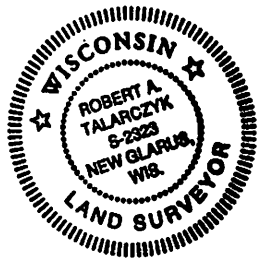
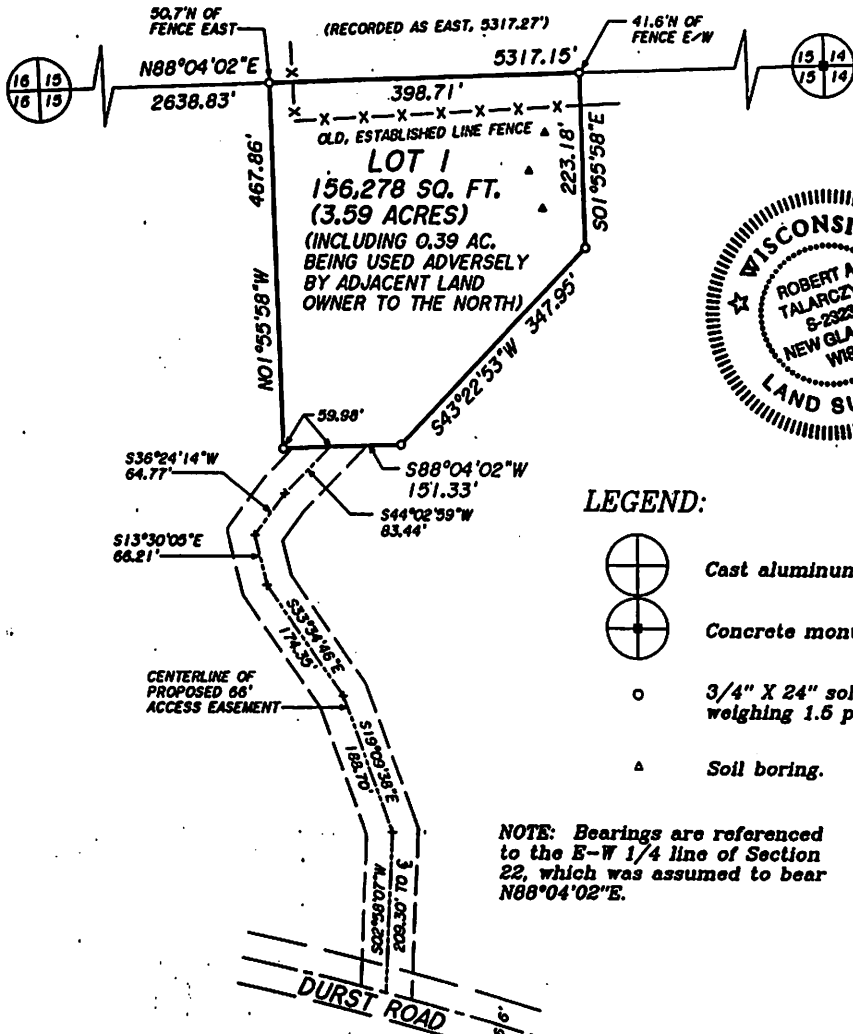
Robert A. Talarczyk
Robert A. Talarczyk

VILLAGE APPROVAL: Approved for recording this 4 day of Feb, 1997 by the Village of New Glarus.

Spivee Atisha
Village Clerk

REGISTER OF DEEDS CERTIFICATE: Received for record this 11th day of Feb, 1997 at 3:00 o'clock P.M., and recorded in Vol. 7 of Certified Survey Maps of Green Co., on Page 272.

Marilyn Neuenchwander/Sx
Register of Deeds



PREPARED FOR:
Shannon Disch
W6840 Durst Rd.
New Glarus, WI 53574
(608) 527-2383

BOOK 49 PAGE 72
JOB NO. 96285
POINTS 96179
DRWG. 96285
CHECKED *RAT*
DRAWN BY RAT

SCALE: 1" = 200'

TALARCZYK & ASSOC., INC.
W5105 KUBLY ROAD
P.O. BOX 235
NEW GLARUS, WI 53574
PHONE 608/527-5216
FAX 608/627-5357

372709

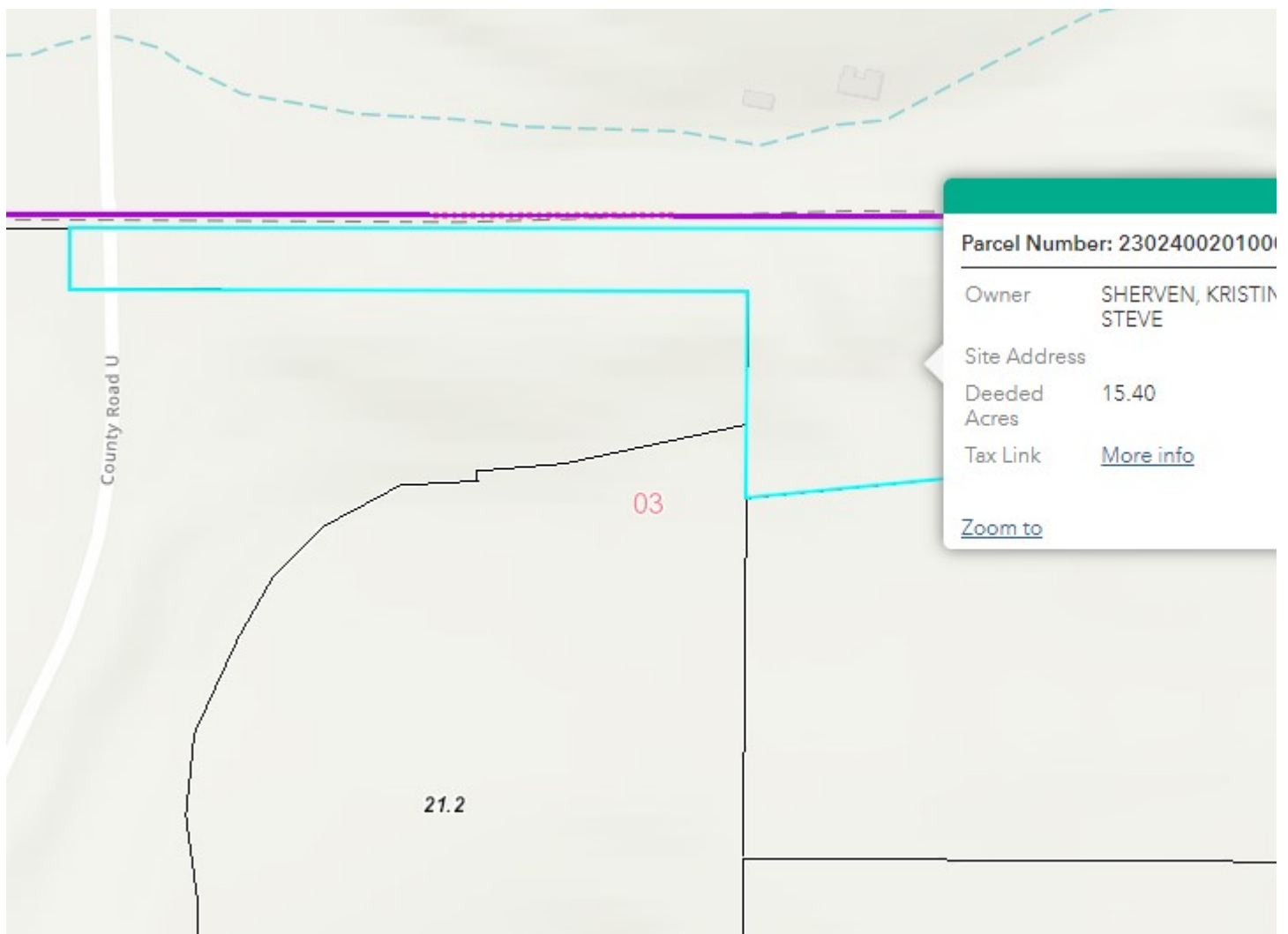
2267

Clerk Treasurer

From: Clerk Treasurer
Sent: Wednesday, July 5, 2023 2:04 PM
To: Timothy Schleeper (tsch@vierbicher.com); Chris Narveson
Subject: Inquiry about residential development potential for 15+ acres of land owned independently of others at date of ordinance

Tim and Chris,

Brian Sherven stopped in today to ask about the development potential of his parent's land:
<https://ascent.greencountywi.org/LandRecords/PropertyListing/RealEstateTaxParcel#/Details/12431>. It has about a 100' wide easement to CTH U and appears to extend well past the western ROW for that highway:



It is not currently developed. It is assessed as a mix of ag land and productive forest.

The legal description is hopelessly inadequate for such a complicated shape by metes and bounds: **PARC N2 NE4 & NE4 NW4.**

If they sell the entire parcel (they own the farm to the north in Dane County) within the Town, I advised that they find a warranty deed or better legal description (nothing is listed in the documents section of the Ascent Land Records System).

Because there is more than two acres available, I suggested the minimum amount of land to sell as 2.0 acres to be consistent with our minimum lot size per Chapter 110. Here is where I am the least certain, however.

I would like your opinions on the matter by the time I report as a recent inquiry at the next Plan Commission meeting.

Thanks,
John

John Wright
Town of New Glarus Clerk-Treasurer
(608) 527-2390