

**TOWN OF NEW GLARUS  
PLAN COMMISSION MEETING  
THURSDAY, AUGUST 17, 2023, 6:00 PM  
AGENDA**

**Join by Zoom:** <https://us06web.zoom.us/j/83190672810?pwd=V0d4V3JhUkI3M014ZU1mMWtyQzE3Zz09>

**Meeting ID:** 831 9067 2810

**Passcode:** 377600

**Dial by your location:** 312 626 6799

New Glarus Town Hall  
26 5<sup>th</sup> Avenue  
New Glarus, WI 53574

DATE: Thursday, August 17, 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 July 20, 2023
3. Continue to 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
4. Discussion of Driveway Permits
5. Inquiries Received by Town Staff
  - a) Development potential for property owned by Larry Disch at date of ordinance with 72.710 contiguous acres and two existing houses
  - b) Two parcels, one with a divided interest (Zentner/Yguado) with indirect access to Primrose Center Road
  - c) Development potential for two parcels along STH 39 owned by the Ann R Endrulat Living Trust
  - d) Possible neighbor exchange between Lot 1 and Lot 2 of Certified Survey Map 3452
6. Update on Possible Transfer of Proposed Trail Along CTH NN to STH 39 Between Town Land and Durst Road
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: 08/14/2023

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, JULY 20, 2023  
MINUTES

Members Attending: Chris Narveson: Chair; John Ott, John Freitag, Craig Galhouse, Mark Pernitz, and Robert Elkins (arrived at 6:04 PM)

Absent: Reg Reis

Also Attending: John Wright: Clerk-Treasurer; Tim Schleeper: planner, Vierbicher Associates; James Baker (departed at 7:48 PM): surveyor; Corey Pope: developer for Hustad Valley Road property; Bob Talarczyk (departed at 7:48 PM): surveyor; Randall Shotliff (departed at 6:28 PM); developer for State Highway 39 property; Alice Bertelrud (departed at 7:48 PM): developer for County Highway NN property; Rex Ewald (departed at 7:48 PM): legal counsel for Alice Bertelrud; Tracey Schwalbe, Mary Anne Oemichen, and Jeffrey Wells: Town residents (departed at 7:15 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 June 15, 2023, as presented, was made by Commissioner Ott; seconded by Commissioner Freitag. Motion carried 5-0.
3. **Discuss and Possibly Recommend Corey Pope Certified Survey Map for a 3-Lot Cluster Division Along Hustad Valley Road for Town Board Approval Following a Public Hearing** – Applicant Pope provided a brief update that the three proposed cluster envelopes have had acceptable results of recent percolation tests and that probable driveway locations should adhere to the maximum slopes allowed by Chapter 36 standards. Town contract planner Tim Schleeper provided his review of the draft CSM dated July 20, 2023. Due to areas where the slope exceeds 20%, Schleeper recommends a note be added to the third page of the draft Certified Survey Map (CSM) to note the obligations during and after construction to apply erosion control measures. Due to the irregularity of cluster envelopes, Schleeper recommended a note be added to the third page of the draft CSM to require a site plan before issuance of a driveway permit and building permit.  
A motion to recommend the draft Certified Survey Map be considered for approval by the Town Board, following a duly noticed public hearing, provided that the surveyor add notes recommended by the Town contract planner was made by Commissioner Galhouse; seconded by Commissioner Pernitz. Motion carried 6-0.
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** – Surveyor Bob Talarczyk provided a brief recap of prior discussions regarding concept plans for the development of Randall Shotliff's property that include the sale of 11.880 acres to the Green County Highway Department for development as a public works facility. For the balance of the parent parcel, that does not need to be deed restricted as open space, Shotliff is continuing to consider residential or possibly a commercial use. Chair Narveson reported on his conversation with staff from the Wisconsin Department of Transportation (WisDOT) and the relocation of access to State Highway 39 further to the west. The draft Certified Survey Map (CSM) includes a 66' wide private road easement that aligns with Ashley Lane in the event a connection with that road to the southwest is ever desired. Lot 1 of the proposed CSM also provides an easement so that the owners of the Bug Tussel wireless tower have access from STH 39. Contract planner for the Town, Tim Schleeper, noted that a permitted use in deed restricted open space includes municipal use; municipal use should be added to the note 5 on page 3 of the CSM to be considered for approval by the Board following a duly noticed public hearing. Chair Narveson stated that the corporation counsel for Green County has reviewed the draft document. He further noted that the WisDOT will require a turn lane on STH 39 for eastbound traffic.

## TOWN OF NEW GLARUS

A motion to recommend the draft Certified Survey Map be considered for approval by the Town Board, following a duly noticed public hearing, provided that the surveyor add notes recommended by the Town contract planner was made by Commissioner Pernitz; seconded by Commissioner Freitag. Motion carried 6-0.

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** – Surveyor Talarczyk presented a proposed division of the property into three cluster envelopes. One envelope would contain the existing residence. There followed a discussion of how best to improve Kempfer Lane. Attorney Ewald suggested that his client, Alice Bertelrud, would petition for the partial discontinuance of Kempfer Lane to the north of the residence if the Town would apply the cost savings to improve the retained portion to the north by constructing a cul-de-sac bulb and replacing the gravel with an asphaltic paved road to Town standards. Contractor Richard Alme had prepared an estimate for Bertelrud for paving. Chair Narveson is willing to provide the gravel necessary to improve the shortened portion of Kempfer Lane for the length proposed in the concept plan and double chip seal the section from County Highway NN to the north boundary of the Bertelrud property in 2024. Schleeper stated that the location of the proposed cul-de-sac bulb may need to be shifted due to the topography of the current proposed location.

There followed a discussion for possibly adding a fourth lot to contain all four future cluster envelopes to the north of the three currently proposed or to define all seven lots from the outset. A developer's agreement to define the terms and conditions for phased development, with timelines, would be desirable. If the developer does not want to incur the expense of paving their portion of Kempfer Lane, the Town could add a special assessment charge to future lot owner tax bills for a multi-year term to pay the Town back for the expense to improve the road to a higher standard than the current gravel one.
6. **Discussion of Driveway Permits** – Without objection, this topic will be deferred to the August agenda.
7. **Discussion of Mark Roffers Response to Detached Cluster Lot for Arn Land Future Development** – Those in attendance reviewed the correspondence from Village contract planner Mark Roffers, dated June 20, 2023. This body will await a proposal presented by the new owner before discussing this property and its development any further.
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) – Clerk-Treasurer Wright stated that the property has a pre-ordinance parcel at the entry point from Legler Valley Road that is 2.0 acres in size. The balance of the property is estimated to be 218.10 acres. This would allow for 6 lots at normal density or up to 16 cluster lots with 2.0-acre envelopes. Current access must pass over the Legler School Branch and the prevailing slopes might prevent Town driveway standards without conducting an engineering study.
  - b. Larry and Linda Disch for 72.710 acres of land off of Durst Road with two existing houses – This property is within the Village's extraterritorial zoning jurisdiction and is estimated to contain 72.710 acres, not counting CSM 2267. There are two existing homes, which for calculation purposes, consumes the normal density potential of the entire parcel. However, if clustered, a total of five cluster lots would be possible, with two already having been developed.
  - c. Steve and Kristine Sherven for 15.40 acres of land off of County Highway U, parcel 23024 0020.1000 – This parcel existed at date of ordinance and was not contiguous to any others under same ownership at date of ordinance. It has access to County Highway U, so has one building site available under the current standards of Chapter 110.

## TOWN OF NEW GLARUS

Wright stated that he has received three more inquiries about land development potential since he posted this agenda. Chair Narveson provided a brief update about petitioning the Wisconsin Department of Revenue to transfer the awarded County NN trail grant to the State Highway 39 Town park site to connect it to Durst Road to the east. Supervisor Galhouse reported that the Village of New Glarus recently posted their official map to their website that was adopted in 2011. Copies of the map, that include possible future roads within the Village and within the extraterritorial zoning jurisdiction in the Town, were distributed among the members in attendance.

9. **Continue to Discuss Town Process for Development Potential Questions** – No discussion.
10. **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 August meeting.
11. **Adjourn**  
Motion to adjourn by Commissioner Pernitz; seconded by Commissioner Elkins. Motion carried 6-0 at 8:16 PM.

Approved:

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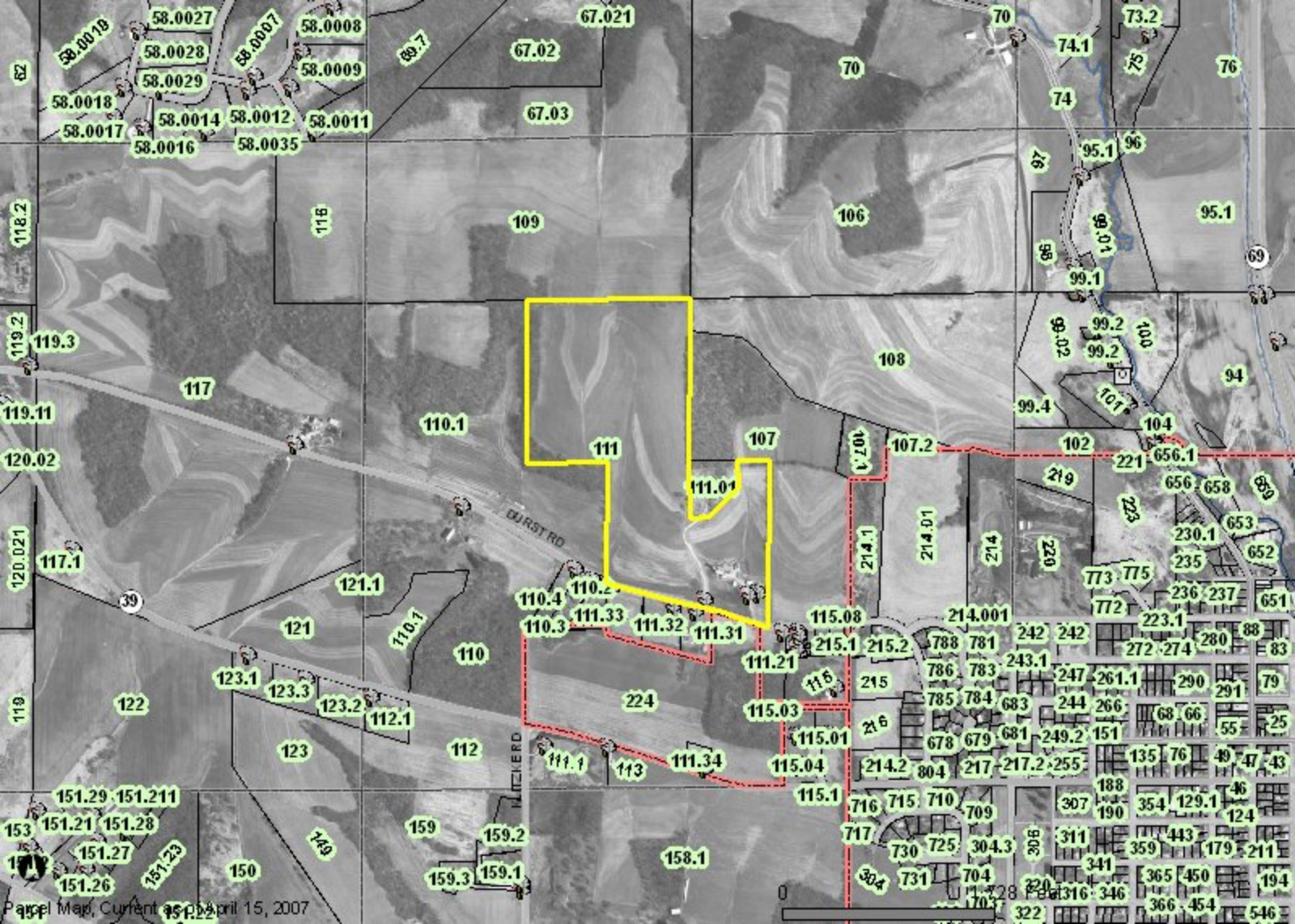
John Wright, Clerk-Treasurer

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
2nd residence may have been a trailer which was removed from site; check with owner							
66.0 acres deed restricted							
0.0 acres sold							
2.70 acres for development							
Excludes 111.0100 that was split 2/11/1997 pre-Ordinance							
		Total		Total			
		4.00		66.00			
revised 100728							



AFFIDAVIT OF ORDINANCE

STATE OF WISCONSIN )  
 )  
GREEN COUNTY )

VOL. 993 PAGE 259  
DOCUMENT # 491659

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



Recording Area

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

Disch, Larry and Linda

Owner Name(s)

23-024-111.0000

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



LARRY &amp; LINDA DISCH

## LEGAL DESCRIPTION:

The Southeast Quarter of the Northwest Quarter; that part of the East Half of the Northeast Quarter of the Southwest Quarter lying North of the Town Road and that part of the West Half of the Northwest Quarter of the Southeast Quarter lying North of the Town Road, all in Section 15, Township 4 North, Range 7 East, Township of New Glarus, County of Green, State of Wisconsin.

EXCEPT: LOT ONE (1) Of Certified Survey Map No. 2267, recorded in Volume seven of Certified Survey Maps of Green County on page 272, being part of the Northwest Quarter of the Southeast Quarter and the Northeast Quarter of the Southwest Quarter of Section 15; Town 4 North, Range 7 East, Town of New Glarus, Green County, Wisconsin.



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 15, 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 15; thence N88°04'02"E along the E-W 1/4 line of said Section 15, 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

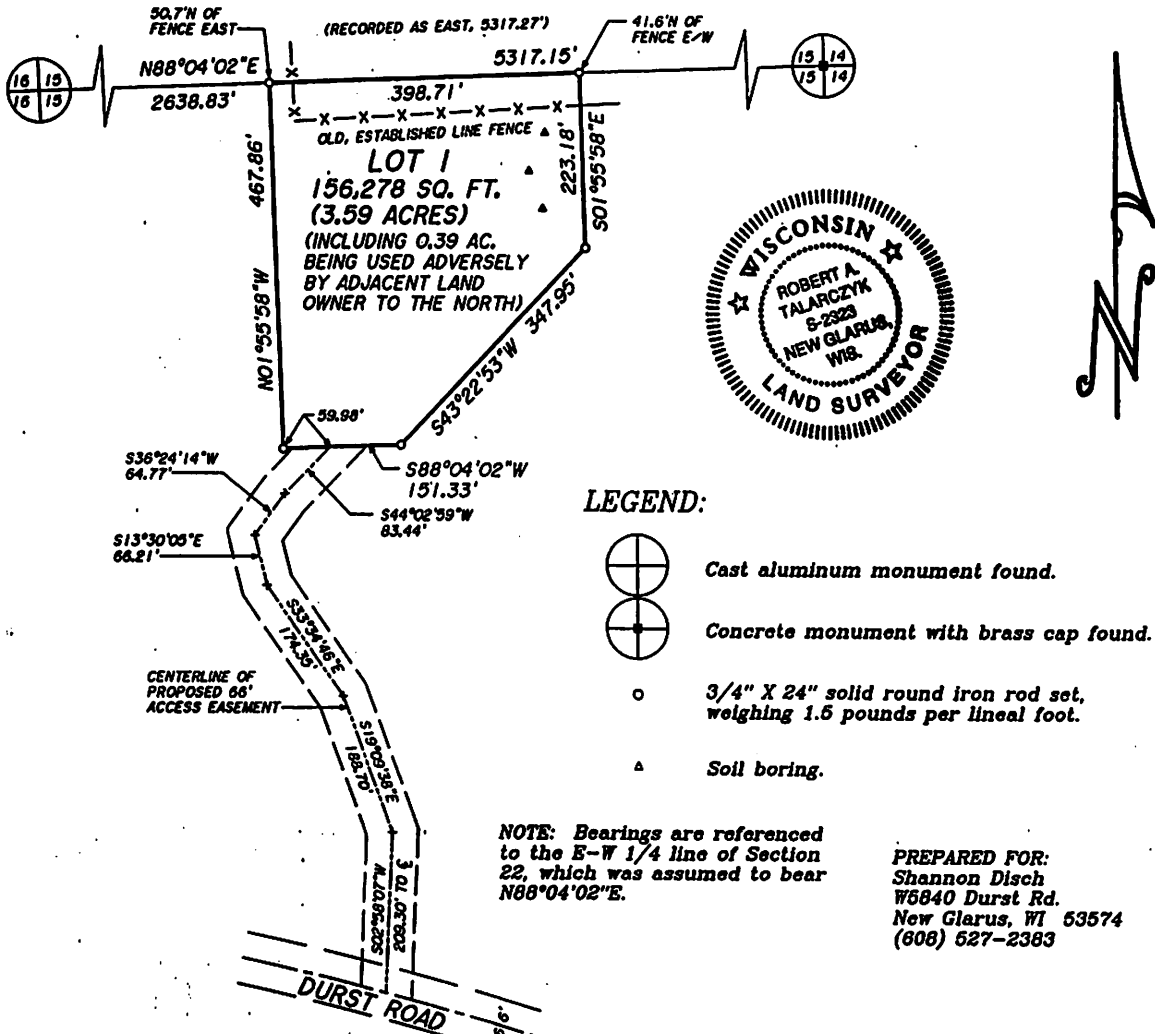
*Robert A. Talarczyk*  
Robert A. Talarczyk

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 Neuwenschwander/Sx*  
Register of Deeds



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

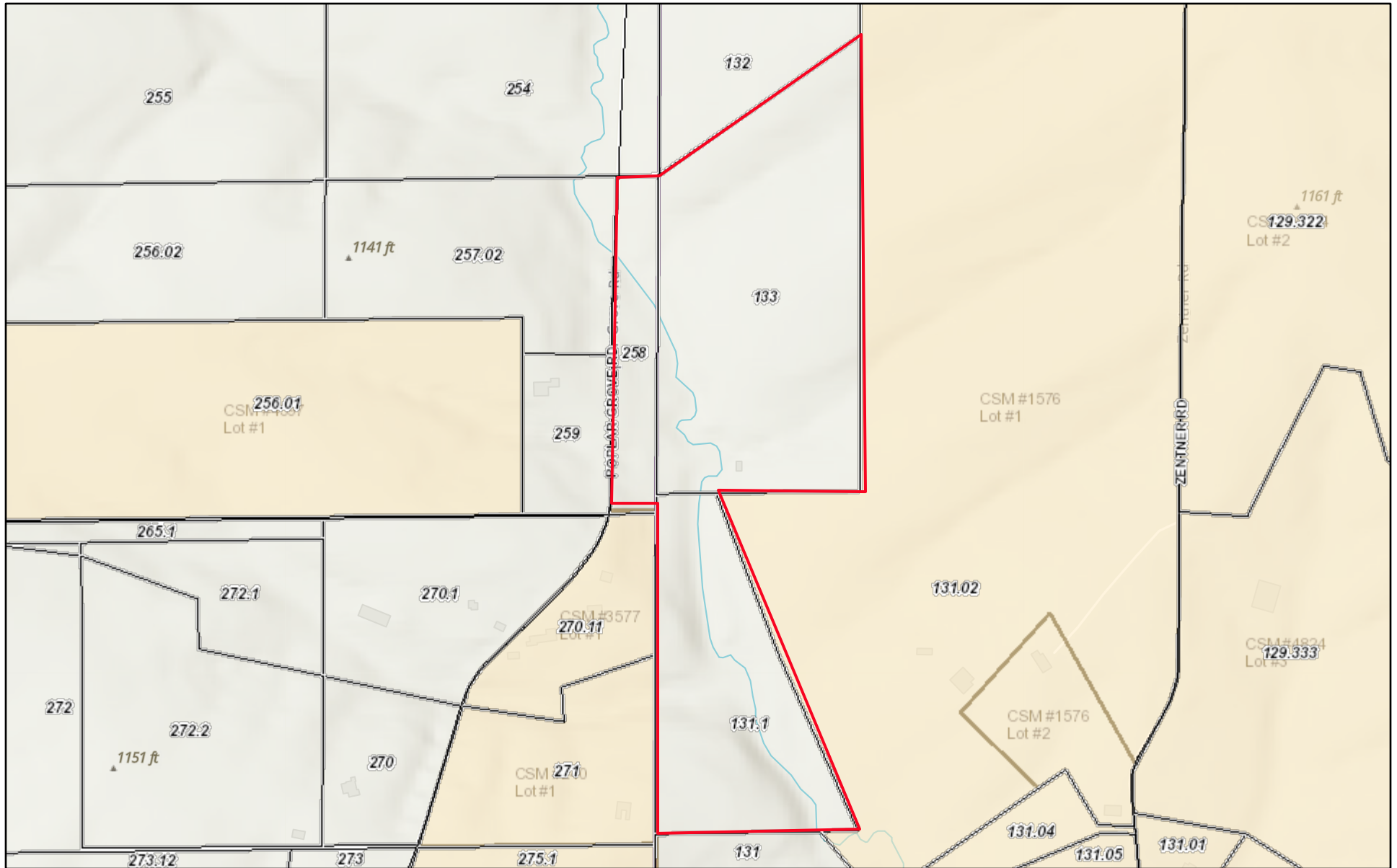
SCALE: 1" = 200'

372709

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

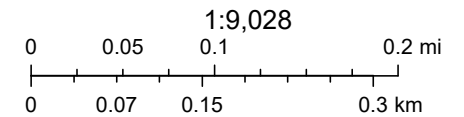
2267

# Green County Map



8/14/2023, 2:05:53 PM

- |                  |                     |                  |                      |
|------------------|---------------------|------------------|----------------------|
| Local Roads      | County Hwy          | Highways         | County Hwy           |
| Other Road Class | Town Road           | Other Road Class | Parcels              |
| State Hwy        | Village/City Street | State Hwy        | Municipal Boundaries |



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## Clerk Treasurer

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**From:** Clerk Treasurer  
**Sent:** Wednesday, July 19, 2023 10:06 AM  
**To:** smzhww@gmail.com  
**Cc:** Timothy Schleeper (tsch@vierbicher.com); Chris Narveson; Tom O  
**Subject:** Three parcel inquiry

Suzanne,

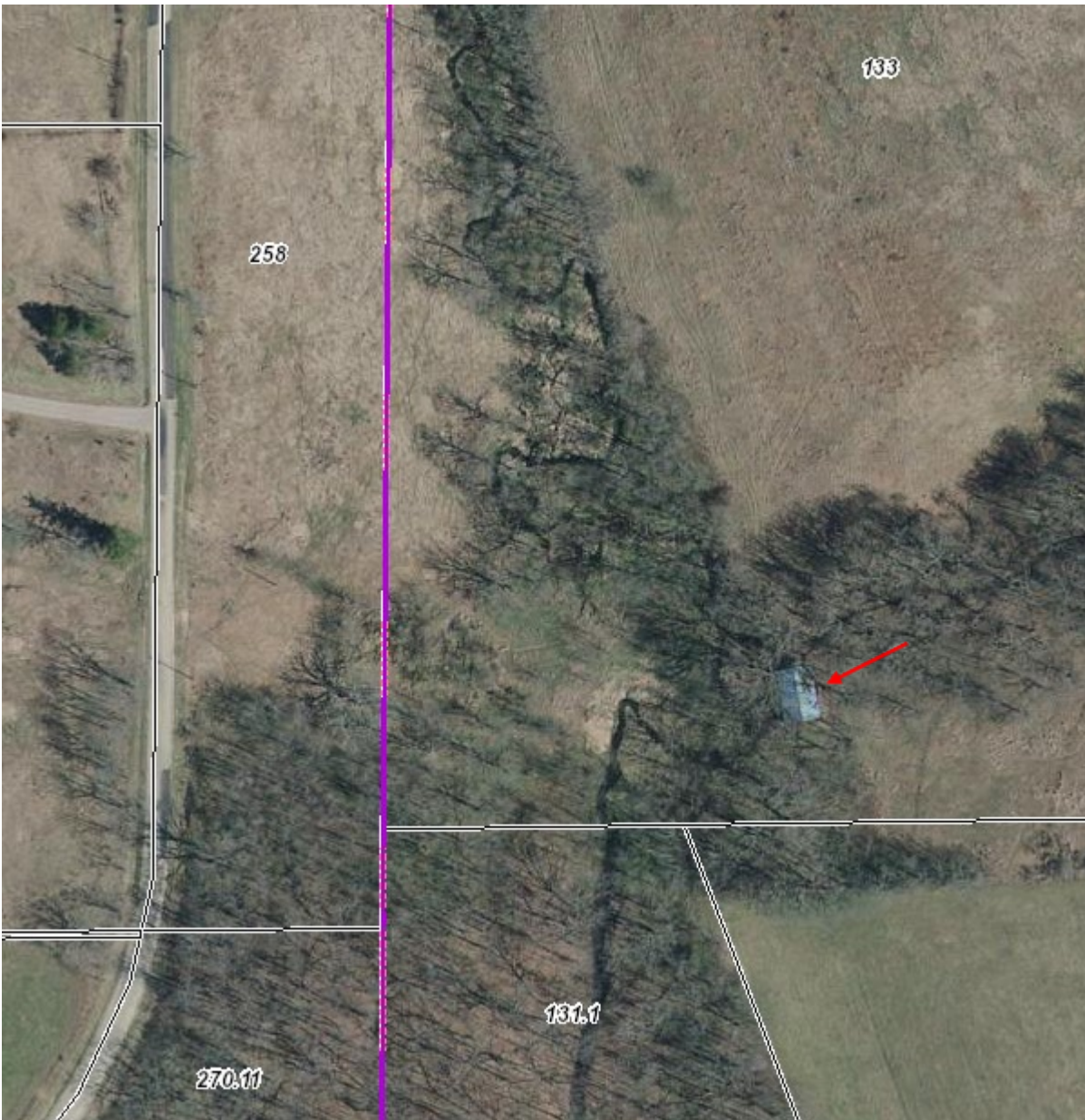
As I mentioned by phone, although your mother is interested in how best to subdivide one parcel (<https://ascent.greencountywi.org/LandRecords/PropertyListing/RealEstateTaxParcel#/Details/12838>) between the two interests, the other two parcels (<https://ascent.greencountywi.org/LandRecords/PropertyListing/RealEstateTaxParcel#/Details/17146> and <https://ascent.greencountywi.org/LandRecords/PropertyListing/RealEstateTaxParcel#/Details/12840>) must be considered due to their contiguity to the parcel in question.

The smallest of the three parcels to the west, with direct access to Primrose Center Road, is in the Town of York. The other two larger parcels are within the Town of New Glarus. Our current land division code requires adding the acreage of contiguous acreage under common ownership within the Town of New Glarus at the date of ordinance adoption (October 13, 1997) together to determine the number of residential or commercial building sites available.

At the date of ordinance, parcel 23024 0133.000 was owned by Carlton Zentner and parcel 23024 131.1000 was owned by Hilda Zentner. Because there were two separate owners at the date of our original ordinance adoption, the acreage of the two is not added together. Instead, each has one potential residential building site since they are large enough to meet Green County Zoning setback standards. The code does not specify whether a commercial building site would be available for either. I cannot answer questions about the development potential for the smallest parcel in the Town of York.

As you have already noted, neither of the parcels in the Town of New Glarus has direct access to a public road and both are bisected by Hefty Creek. I checked the FEMA Flood Insurance Risk Maps and all three parcels are within an area of minimal flood hazard. If access is granted through the parcel in the Town of York, it might be challenging to meet setbacks for a residence as well as restrictions within shoreland zoning. It is conceivable that an easement might be acquired from a property owner to the east to access a potential building site.

As we discussed by phone, it appears as though parcel 23024 0133.0000 has a possible feed stall on the southern end. At one time, this land was considered pasture, in part, so this may be a feed stall. It does not appear on the assessment record and will need to be reviewed and possibly added to the 2024 assessment roll.



It appears as though the parcel that has a shared/joint interest is enrolled in the Managed Forest Land program, a program that requires routine harvesting of wooded land in order to retain a lower rate of taxation. If part of the land is withdrawn to develop a residential lot, then a tax is levied by the Wisconsin Department of Natural Resources for the years the property received the reduced tax rate, relative to the date of enrollment or re-enrollment. A typical enrollment period is 25 years. It looks like that may have been transferred on April 21, 2010 to Carlton Zentner by order 23-006-2000. I have not been able to locate a copy of that in our files to determine the original enrollment date or term.

As you can see, the research has led to some simplification (the three lots were not under common ownership in the Town of New Glarus at date of ordinance adoption) and complications (e.g., the parcel with joint interest is enrolled in MFL, a potential residential building site is available but access is not currently available, etc.).

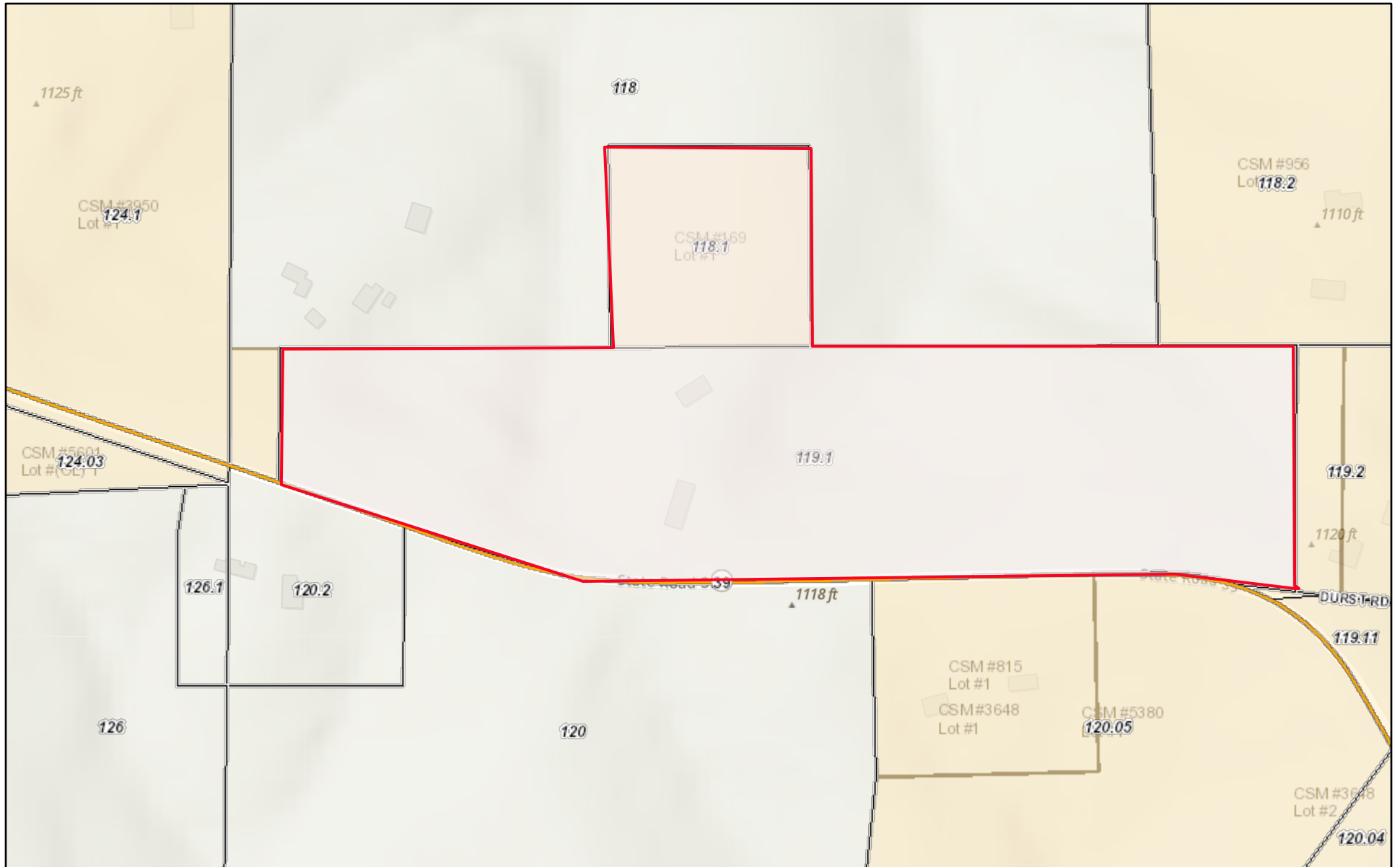
An attorney familiar with land issues should be consulted on how best to balance what I have shared with you before the property is surveyed and divided.

As I mentioned by phone, once a survey has been conducted, the Town of New Glarus Plan Commission would have to review the document before recommending it to the Town Board for approval following a duly noticed public hearing.

Many thanks,  
John

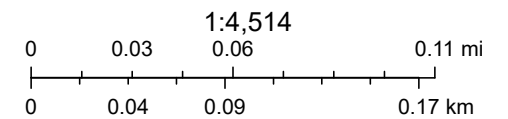
John Wright  
Town of New Glarus Clerk-Treasurer  
(608) 527-2390

# Green County Map



8/14/2023, 1:33:57 PM

- |                  |                     |                  |                            |
|------------------|---------------------|------------------|----------------------------|
| Local Roads      | County Hwy          | Highways         | County Hwy                 |
| Other Road Class | Town Road           | Other Road Class | Railroads and State Trails |
| State Hwy        | Village/City Street | State Hwy        | Parcels                    |



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## Clerk Treasurer

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**From:** Clerk Treasurer  
**Sent:** Monday, August 14, 2023 10:55 AM  
**To:** Kristin Vike-Steinich  
**Cc:** Adam Wiegel / Sara Patterson (greenzone@greencountywi.org)  
**Subject:** RE: reconfiguring land on Zentner Rd  
**Attachments:** CSM 3452 for G Torgeson.pdf; Title 4 Zoning Regulations rev 2022.pdf

Kristin,

If I understand the inquiry correctly, you are looking to record a change to the original certified survey map to adjust the two lot lines for Lot 1 and Lot 2 of CSM 3452. If this is the case, the process is commonly referred to as a neighbor exchange.

Green County Zoning and Land Use can advise you on the means for recording such an exchange. When properties receiving or contributing acreage fall below certain minimums, the exchange usually requires a new Certified Survey Map. The two lots in question may be exempt from a new survey.

I believe Section 4-5-2-1 B.3. addresses those minimums (page 45 of the attached code). I have included Green County Zoning Administrator, Adam Wiegel, in the Cc line above. That office can be contacted at (608) 328-9423.

Thanks,  
John

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

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**From:** Kristin Vike-Steinich <drkristin@vikesteinichchiro.com>  
**Sent:** Friday, August 11, 2023 9:31 AM  
**To:** Clerk Treasurer <clerk@townofnewglaruswi.gov>  
**Subject:** reconfiguring land on Zentner Rd

Hello,

Inquiring about reconfiguring some land with our neighbors. We would like to make it cleaner by following a fence line instead of going through the pasture. Not sure if this is done at a town level or if it needs to go county? The greed would be theirs and the red would become ours.

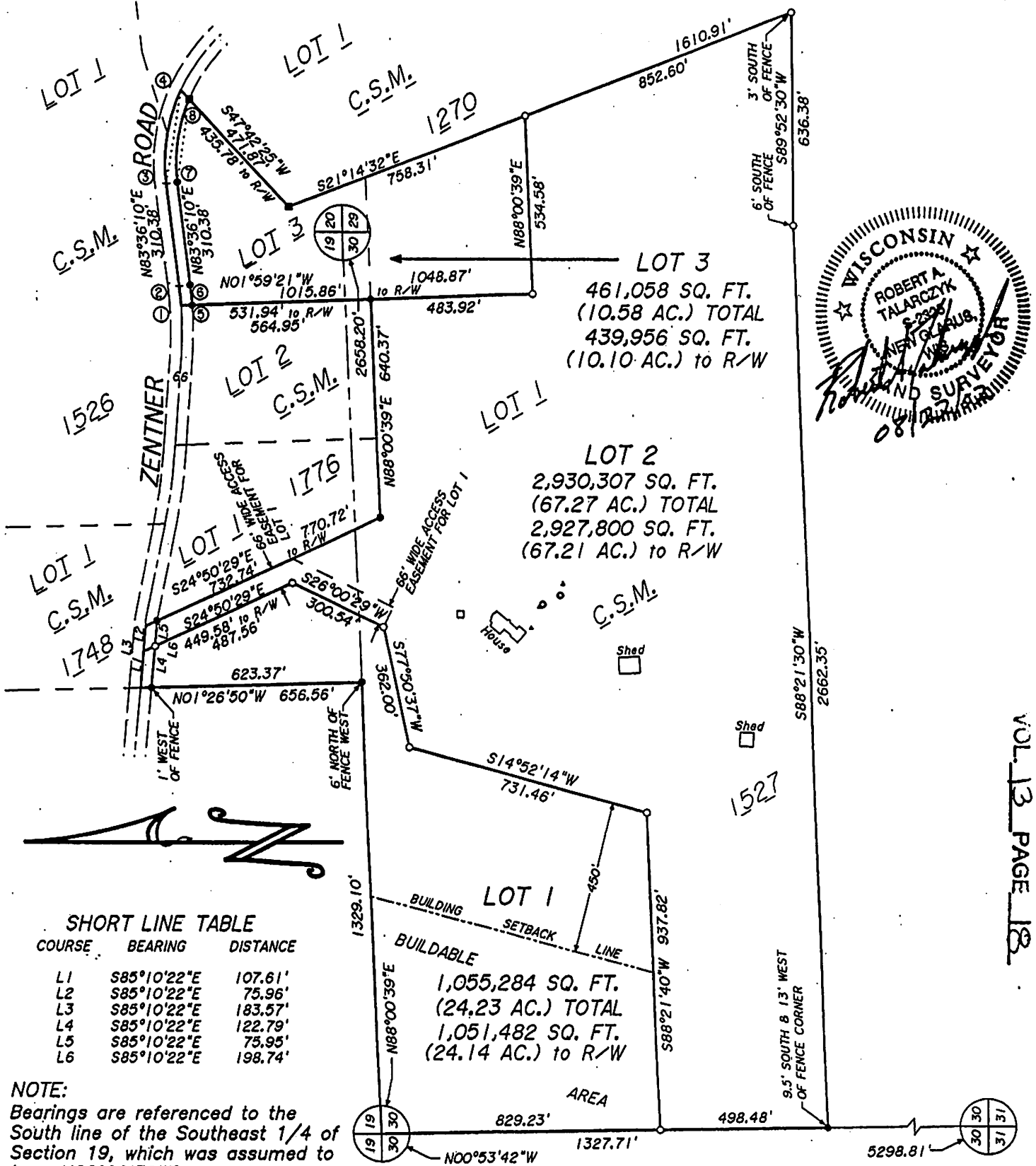
Our address is N8161, theirs is N8163

436768

# CERTIFIED SURVEY MAP No. 3452

## CURVE DATA

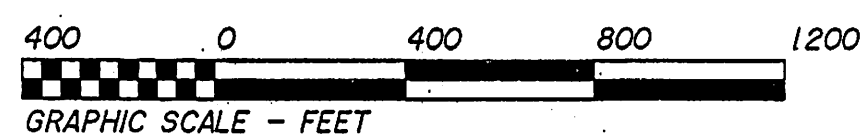
CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING	TAN.BEARING
1-2	1141.00'	56.90'	2°51'26"	56.89'	N85°01'53"E	① N86°27'36"E
3-4	530.00'	286.91'	31°01'00"	283.42'	S80°53'20"E	② S65°22'50"E
5-6	1174.00'	59.43'	2°54'02"	59.43'	N85°03'11"E	③ N86°30'12"E
7-8	497.00'	254.89'	29°23'06"	252.11'	S81°42'17"E	④ S67°00'44"E



VOL. 13 PAGE 18

**SHORT LINE TABLE**

COURSE	BEARING	DISTANCE
L1	S85°10'22"E	107.61'
L2	S85°10'22"E	75.96'
L3	S85°10'22"E	183.57'
L4	S85°10'22"E	122.79'
L5	S85°10'22"E	75.95'
L6	S85°10'22"E	198.74'



JOB NO. 02123  
POINTS 93056  
DRWG. 02123  
CHECKED [Signature]  
DRAWN BY MST

SCALE: 1" = 400'

SHEET 1 OF 2

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



# CERTIFIED SURVEY MAP

No. 345a

Part of Lot 1 of Certified Survey Map 1527 (Volume 5, Pages 20 & 21) and all of Lot 3 of Certified Survey Map 1776 (Volume 5, Pages 369 & 370), being in the Southeast 1/4 of the Northwest 1/4 of Section 19, the Southwest 1/4 of the Northwest 1/4 of Section 20, the Northwest 1/4 of the Northwest 1/4 of Section 29 and the Northeast and Northwest 1/4 of Section 30, Town 4 North, Range 7 East, Town of New Glarus, Green County, Wisconsin, bounded and described as follows: Beginning at the South 1/4 corner of said Section 19; thence N88°00'39"E, 1329.10' to the Southwest corner of the Southeast 1/4 of the Southeast 1/4 of Section 19; thence N01°26'50"W along the West line of the Southeast 1/4 of the Southeast 1/4 of Section 19, 656.56' to the centerline of Zentner Road; thence S85°10'22"E along said centerline, 183.57'; thence S24°50'29"E, 770.72'; thence N88°00'39"E, 640.37'; thence N01°59'21"W, 564.95' to the centerline of Zentner Road; thence Northeasterly, 56.90' along said centerline and the arc of a curve to the left whose radius is 1141.00' and whose chord bears N85°01'53"E, 56.89'; thence N83°36'10"E along said centerline, 310.38'; thence Southeasterly, 286.91' along said centerline and the arc of a curve to the right whose radius is 530.00' and whose chord bears S80°53'20"E, 283.42'; thence S47°42'25"W, 471.87'; thence S21°14'32"E, 1610.91' to the South line of the Northwest 1/4 of the Northwest 1/4 of Section 29; thence S89°52'30"W, 636.38' to the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 29; thence S88°21'30"W, 2662.35' to the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 30; thence N00°53'42"W, 1327.71' to the point of beginning; subject to a public road right-of-way as shown and to any and all assessments of record.

I hereby certify that this survey is in compliance with the Town of New Glarus Land Division and Subdivision Code and Chap. 236.34 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.

August 22, 2002

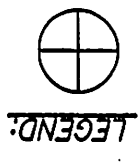
*Robert A. Talarczyk*  
 Robert A. Talarczyk, P.L.S.

TOWNSHIP APPROVAL: Approved for recording this 14<sup>th</sup> day of November 2002 by the Township of New Glarus.

*[Signature]*  
 Town Chairman

REGISTER OF DEEDS CERTIFICATE: Received for record this 19<sup>th</sup> day of November, 2002 at 8:06 o'clock A.M., and recorded in Vol. 13 of Certified Survey Maps of Green Co., on Page 18 & 19.

*Marilyn Hauschwandt*  
 Register of Deeds



Cast aluminum monument found.

1" outside diameter iron pipe found.

3/4" solid round iron reinforcing bar found.

3/4" X 24" solid round iron reinforcing bar set, weighing 1.50 pounds per lineal foot.

Transformer

Septic manhole

Septic vent

Well

436768

SHEET 2 OF 2

JOB NO. 02123  
 POINTS 9305A  
 DRWG. 02123  
 CHECKED *[Signature]*  
 DRAWN BY MST

TALARCZYK & ASSOC., INC.  
 W6106 KUBLY ROAD  
 P.O. BOX 236  
 NEW GLARUS, WI 53574  
 PHONE 608/527-5218  
 FAX 608/527-5367



VOL. 13 PAGE 19

PREPARED FOR:  
 Gerry Torgeson  
 N8161 Zentner Rd.  
 New Glarus, WI 53574  
 (608) 527-5915



Thank you for your time,  
Kristin Vike-Steinich



**VIKE-STEINICH**  
CHIROPRACTIC

Kristin M. Vike-Steinich, D.C.  
Vike-Steinich Chiropractic  
320 W Main St  
Mt. Horeb, WI 53572  
608-437-2222 office  
608-437-7463 fax  
[drkristin@vikesteinichchiro.com](mailto:drkristin@vikesteinichchiro.com)  
[www.vikesteinichchiro.com](http://www.vikesteinichchiro.com)

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