

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

**Join by Zoom:** <https://us06web.zoom.us/j/88622936670?pwd=OL7DBCIaxNIIdvvNEA8IQst0bpRc64Y.1>

**Meeting ID:** 886 2293 6670

**Passcode:** 557507

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

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

DATE: Thursday, November 16, 2023  
TIME: 6:00 PM

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

1. Call to Order/Confirm Proper Proof of Posting
2. Approve Minutes from October 19, 2023
3. Review Draft Materials to Update Impact Fees Needs Assessment and Amendment of Chapter 80
4. Continue to Review Updated Development Checklist as Prepared by Tim Schleeper, Vierbicher, and Supply Feedback with Possible Changes and/or Motion to Recommend Approval by Town Board (if needed)
5. Update on Zentner Road Property Residential Permit
6. Inquiries Received by Town Staff
  - a) Realtor inquiry re: development potential of Lot 1 of CSM 1475 containing 4.487 acres outside of Village ETZ jurisdiction
  - b) Realtor inquiry re: development potential of Lot 2 of CSM 638 containing 19.88 acres outside of Village ETZ jurisdiction
  - c) Resident inquiry from re: development potential of Lot 3 of CSM 2378 containing 8.85 acres outside of Village ETZ jurisdiction
7. Continue Review of Sample Driveway Ordinances that Have Provisions for Field Drive Access and Farm Drive/Commercial Access
8. Continue to Discuss Town Process for Development Potential Questions
9. Adjourn

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

Posted: 11/09/2023

New Glarus Town Hall  
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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, OCTOBER 19, 2023  
MINUTES

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

Absent: John Freitag

Also Attending: John Wright: Clerk-Treasurer; Tim Schleeper: contract planner from Vierbicher; Randall Shotliff (departed at 6:35 PM): potential developer of STH 39 property; Kristin Vike-Steinich and Bob Steinich (departed around 7:15 PM): potential developers of Zentner Road 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 September 21, 2023, as presented, was made by Commissioner Ott; seconded by Commissioner Elkins. Motion carried 6-0.

3. **Review Richard and Mary Hefty Property Potential from October 13, 1997 to Present –** Clerk-Treasurer Wright presented a brief overview of the revision to the 2007 split calculation based upon a Plat of Survey received from Rob Sommers, GIS Specialist with Green County. Based upon the 1997 assessment roll, the total contiguous acres for Richard and Mary Hefty was 195.330. The 2007 Survey Plat acreage increased the total area contained by parcels 23024 0122.0000 and 23024 0150.0000 to 88.78 acres. Based upon this, the revised computation now assumes the starting contiguous acreage at date of ordinance as 200.653 acres.

The normal density calculation of large lots changed from 5.58 to 5.73. Both computations are rounded down to 5 large lots. There is an inherited open space restriction on the land purchased by Randall Shotliff due to the prior sale of 4 large lots with building sites. Each sale represents 35 acres of land required for normal density divisions. One sale exceeded 35 acres (Monroe Highfliers) so there is a small credit towards the open space obligation and another sale (Schmid) requires 29.40 acres of the remaining acreage to be deed restricted from residential or commercial development. The total amount of the restriction on the 88.78 acres purchased by Shotliff is 28.13, leaving 60.65 acres available for development.

Tim Schleeper observed that the original computation would have left 55.33 acres for development for one large lot or up to 4 cluster lots. The increase to 60.65 acres of land available for development does not change the number of lots by normal or cluster density. Schleeper stated that affidavits were filed by the Town with the Green County Register of Deeds between 2006 and 2007 to make land owners aware of the Town land division ordinance. The Town and Vierbicher have maintained records for land divisions to track development and to answer inquiries.

The current owner, Randall Shotliff petitioned for more flexibility to separate the four potential lots instead of adhering to the contiguity standard of a cluster division. Commissioner Ott responded that the cluster option was adopted in 1999 to encourage the consolidation of services. By splitting a cluster of four into two pairs, it does not adhere to this original concept or intent. The detached cluster option only applies when a homesite existed prior to the date of ordinance adoption: October 13, 1997. A lot in isolation is considered a normal density division and consumes 35 acres. A detached, normal density lot and three-lot cluster, therefore, would require 75 acres for development; there is only 60.65 available.

Schleeper noted that there has been a precedent for divided, but not developed property, to be acquired to bring under a single ownership to reflect the conditions as of October 13, 1997. In this situation, the property could be divided to the maximum density standard. At this time, the

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Town of New Glarus land division and subdivision code does not allow for the transfer of development rights.

### 4. **Inquiries Received by Town Staff:**

- a. Continued discussion re: development potential for property owned by Kristine Vike-Steinich – Ms. Vike-Steinich would like to sell the existing home and some land and to add to the existing horse stable a new home. She and her husband were wondering if that would be possible. She acknowledged that the Conditional Use Permit (CUP) to operate a riding arena, horse boarding facility, and offer riding lessons was transferred with the purchase of the property on November 30, 2022. The CUP is not currently being used. Clerk-Treasurer Wright reviewed the history of the property. The former owner, Gerald Torgeson, sold 91.50 of the 96.50 acres that were contiguous and under single ownership at date of ordinance to Jeff and Patricia Klossner in 2003. There was an existing home on the property (zoning permit issued in June of 1997), which consumed one large lot. The sale to the Anderson family in 2022 consumed another large lot. It would take 105 contiguous acres at date of ordinance under the same ownership for a third large lot. There followed a brief discussion regarding the development potential if the facilities under the transferred CUP were not operated as a business. The 24.23 acres sold to the Anderson family resulted in a deficit open space obligation on the remaining land of 10.77 acres. 61.5 acres of the 67.27 acres is available for development. The current calculation assumes that the home built in 1997 is on a large lot, which would consume 35 acres with a balance of 26.5 acres left for development. That is too little to divide again by large lot or cluster division. However, if the 61.5 acres available for development was subdivided under the cluster scenario and the CUP was rescinded, then there would be up to four cluster lots available, with the existing home on one of them. There followed a brief discussion about a proposed neighbor exchange with the Anderson family to alter the existing access. Provided there is a joint driveway easement agreement to guarantee access and maintenance of the shared access, the exchange would not create any new lots and would be recorded as a neighbor exchange, typically by Certified Survey Map.
- b. Update on Larry Disch inquiry about 72.71 acres within Village ETZ, A-T District – Clerk-Treasurer Wright reported that Mr. Disch was provided with the Plan Commission meeting minutes from September 21, 2023 to make him aware that his property within the A-T District of the Village of New Glarus Extraterritorial Zoning (ETZ) jurisdiction and may have only four residential lots available, instead of the usual five for a property of this size under the cluster scenario. Wright encouraged Mr. Disch to visit with the Village Administrator about his options.
- c. Inquiry from Garrison and Jane Ott re: development potential of 36.38 acre parcel with one existing home within the Village ETZ, A-P District – Wright reported that his initial contact was to confirm that the existing house could be replaced (around May 23, 2022). During a second inquiry (around September 1, 2023), Mr. Ott was made aware that the long driveway does not appear to conform to the current Town standards for a residential driveway if the home is replaced. A third inquiry (around September 25, 2023) was received from Jane Ott about the development potential of the property beyond the one existing house to be replaced. Wright's email response on September 24, 2023 reminded the Ott family about the likely need to improve the driveway to the current standard and to review the development potential within the A-P District of the Village ETZ jurisdiction. A link was sent to Ms. Ott to Chapter 36, the Town Driveway Ordinance, and Chapter 110, the Town Land Division/Subdivision Ordinance, and §305-110 of the Village ETZ ordinance for the A-P District and ETZ map. The email further stated that

## TOWN OF NEW GLARUS

the 36.38 acres, defined as Lot 1 of CSM 1069, allows for one house since 40 acres is the minimum acreage to exercise the cluster scenario.

- d. Inquiry from Dave Lamp re: development potential of 42.39 acre parcel with one existing home – David Lamp, W6287 Legler Valley Road, contacted Wright by phone to ask about the remaining development potential of land that had been owned at date of ordinance by Andrew and Rose Leto. There is one normal density (large lot) available for the existing home or up to 3 lots under the cluster scenario. These basic facts were shared with the Lamp family by an email from Wright dated September 27, 2023.
- e. Inquiry from Margaret Howden re: remaining development potential of contiguous and non-contiguous acreage with one existing homesite an three lot cluster division – Wright reported that he initially shared with Ms. Howden, by email, all scanned records held by the Town on September 28, 2023. On October 2, 2023 and October 3, 2023, Wright sent additional information regarding the contiguous acreage at date of ordinance under single ownership, additional Certified Survey maps (CSMs), July 28, 2016 Town Plan Commission minutes (corrected on an unknown date), and a calculation of remaining development potential. Due to a neighbor exchange with Richard and Mary Hefty, the two histories are intertwined and complicated. The contiguous acreage, under single ownership at date of ordinance, was 90.345. Parcel 23024 0152.0100 of 2.2 acres was sold in 1999 prior to the adoption of the amendment to the land division/subdivision code, so is treated as a normal density division, resulting in a 32.8 acre open space obligation on the balance of the property.

In 2001, Howden swapped Lot 1 of CSM 3120 (35.53 acres) for Lot 3 of CSM 3120 (35.00 acres). Although this parcel (23024 150.2100, Lot 3 of CSM 3120) has not been developed, it has been treated as a normal density division for the sake of computing the remaining land division potential. It is assumed that the exchange of the two parcels included one building site. Lot 1 (parcel 23024 0152.7000) had a home built after Monroe Highfliers sold it to the Hubanks family. A three-lot cluster division was approved by the Town Board following a public hearing on September 13, 2016. Of the 34.79 acres sold, a 5.22 acre deed restriction was recorded on CSM 4995 that is outside of Lot 1, Lot 2, and Lot 3. Of the original 90.345 acres, approximately 15 acres is left for development, which is too little for a normal density or cluster division.

Howden has retained a pre-ordinance property defined as Lot 1 of CSM 574 that contains 67.72 acres. There is one existing home, which would consume the available lot according to normal density. If it is developed by cluster scenario instead, then the property would have up to five potential lots, one of which would contain the existing home and residential accessory structures. Lastly, Howden retains parcel 23024 0208.0000 that contains 40 acres. It was not contiguous with the other property at date of ordinance, so the development potential must be calculated separately. Howden will need to present a concept plan for the Plan Commission to review before any action can be taken.

5. **Discuss and Possibly Recommend to Town Board Approval of Impact Fee Update Agreement Amendment 1** – Tim Schleeper reported that the Need Study prepared by Barrientos Design and Consulting and acquisition of land by the Town for a park and public works facility in 2022 changed the focus of the original proposal by Vierbicher, approved by the Town Board on August 11, 2021. To make the proposed revisions in 2023 to Chapter 80 and to amend the Service Area Map, Vierbicher is requesting an amendment to the original contract price of \$7,200 to \$8,700. The Town has already paid \$3,500 of this cost.

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Motion to recommend to the Town Board approval of the Amendment number 1, as presented, to change the scope of the Impact Fee ordinance update was made by Commissioner Pernitz; seconded by Commissioner Elkins. Motion carried 6-0.

6. **Review Updated Development Checklist as Prepared by Tim Schleeper, Vierbicher, and Supply Feedback with Possible Changes and/or Motion to Recommend Approval by Town Board (if needed)** – Tim Schleeper stated that the checklist presented to the Commission at the July 21, 2022 meeting was focused upon divisions by Certified Survey Map (CSM). He presented an updated draft for consideration. Commissioner Pernitz noted that use of the term *populate* might be best substituted with another word or phrase. There followed a brief discussion regarding when appearances before the Plan Commission or inquiries would trigger charges for the person making an inquiry. Schleeper reasoned that if the Plan Commission takes no action, then the discussion is likely not subject to charges. Without objection, the checklist will be added to the November agenda for further consideration.
7. **Continue Review of Sample Driveway Ordinances that Have Provisions for Field Drive Access and Farm Drive/Commercial Access** – Commissioner Ott questioned whether the creation of a permitting process for field road access would improve the Town ability to collect for damages to public roads. Chair Narveson responded that the permit would allow the Town to have a contact for a particular access in the event there is damage to a public road at that location. It was noted that a permitting system cannot regulate random actions or willful illegal acts, but instead it would regulate recurring, legal use. There followed a brief discussion about how best to protect the edge of public roads from damage, including aprons with sufficient base materials and pads for loading semis. Without objection, the topic will be added to the next agenda for continued discussion.
8. **Continue to Discuss Town Process for Development Potential Questions** – Item 6, above, partially addressed this topic.
9. **Adjourn**  
Motion to adjourn by Commissioner Elkins; seconded by Commissioner Pernitz. Motion carried 6-0 at 7:52 PM.

Approved:

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John Wright, Clerk-Treasurer

# Public Facilities Needs Assessment and Impact Fee Study Town of New Glarus, Wisconsin

*Prepared For:*  
Town of New Glarus  
PO Box 448  
New Glarus, WI 53574

*Prepared By:*  
Vierbicher  
999 Fourier Drive Ste. 201  
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*Prepared On:*  
November 7, 2023

Approved On:  
January 10, 2024

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vierbicher  
planners | engineers | advisors



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# Acknowledgments

## **Town Board**

Chris Narveson, Chairman

Matt Streiff, 1<sup>st</sup> Supervisor

Troy Pauli, 2<sup>nd</sup> Supervisor

Jim Hoesly, 3<sup>rd</sup> Supervisor

Robert Elkins, 4<sup>th</sup> Supervisor

## **Parks Commission**

Harry Pulliam, Chair

Dana Emmerton

Mona Sue French

Chris Narveson

Jason Neton

Mark Pernitz

Kelly Ruschman

## **Plan Commission**

Chris Narveson, Chair

John Freitag

Craig Galhouse

John Ott

Robert Elkins

Mark Pernitz

Reg Reis

## **Town Staff**

John Wright Clerk-Treasurer



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## SECTION 1: INTRODUCTION

Under [Wisconsin Statutes 66.0617](#), states municipalities may adopt impact fees to pay for the proportionate share of facilities needed to serve new development, which includes public facilities, parks and recreation, library, and transportation capital costs. Under Wisconsin Statutes, a municipality may establish an impact fee in an amount to meet all or part of the requirements for the construction, expansion, or improvements of public facilities needed to serve the development.

New development should not be required to pay for existing facilities or to correct deficiencies in existing facilities. Therefore, this Needs Assessment provides an inventory of existing facilities and deficiencies in the quantity or quality of those facilities, then calculates future needs and the percentage attributable to future development.

### [Overview/ Impetus for the Updated Study](#)

The Town of New Glarus has been continually growing for the past 20 years and will continue to grow. The Town has an extensive agricultural history that has changed over the years due to the construction of residential subdivisions and changes in agricultural practices toward larger equipment and larger farm acreage.

This document includes an analysis of demographic trends and housing unit trends plus an inventory of existing facilities, existing deficiencies, and future needs. This information along with proposed impact fee calculations will be used to determine the proposed impact fee per new dwelling unit. The impact fees included in this document include: Library Facility Impact Fee, Park Impact Fee, Highway/Transportation Impact Fee, and Town Facility Impact Fee.

In 2021, the Town retained Vierbicher to update impact fees, which required an evaluation of needs that this Needs Assessment establishes and recommends for impact fees. This report utilized existing municipal documents as baseline data and for the future population projections to satisfy the requirements of [Wisconsin Statutes 66.0617](#) to properly allocate cost for public facilities between existing development and new developments, which informed the revised fee ordinance. In September 2022, Barrientos Design and Consulting produced a Space Needs Assessment for the Public Works garage plus Town Hall. In December 2022, the Town purchased the Hayes Property, a ~96.41 acre parcel along Hwy 39, for \$1,350,000. The recorded CSM No. 5601 split the land into four (4) parcels, with the intent to have the first Town Park, plus a New Town Hall & Public Works garage. These actions were taken into account when preparing this analysis.

The previous Needs Assessment study was conducted in April 2008. This updated study will allow the Town to implement impact fees to meet the needs of future residents and reflect the costs of those improvements.

### [Future Growth Needs](#)

The Town should revisit the Public Facilities Needs Assessment and Impact Fee Study annually to discuss Town growth and future needs. The following is an example how to estimate the impact fee per facility.

1. Inventory existing public facilities;
2. Identify desired service level standard that the Town wants to provide;
3. Identify existing facility deficiencies based on service level standard;
4. Identify public facility, improvement or expansion needs based on projected growth and service level standard;
5. Estimate reasonable capital costs of anticipated facilities;
6. Subtract cost of facilities attributable to deficiencies; and

7. Calculate impact fee based on anticipated growth – Divide estimate cost attributed to new development by the number of units expected to be built.

For number seven, this 2023 update determined that 38% (190 housing units) of the costs could be attributed to future development. The timing of any future Public Facility Assessment and Impact Fee Study will determine the percentage that should be attributed to future development.

All future impact fees will need to follow the process as noted on page 4 Process for Adopting or Amending an Impact Fee Ordinance.

### [Authority to Impose Impact Fees Under Wisconsin Statutes](#)

In 1993, Wisconsin Act 305 created Section §66.55 (now §66.0617) of the Wisconsin Statutes, which provides the authority for cities, villages and towns to impose impact fees on new development for recovering capital costs of public facilities. The statute specifies the type of facilities for which impact fees may be imposed and prescribes the procedural requirements for impact fee ordinances enacted by a municipality. According to the statutes: "A municipality may enact an ordinance under this section that imposes impact fees on developers to pay for the capital costs that are necessary to accommodate land development." Before amending the fees, the municipality must conduct a Facilities Needs Assessment to assess the needs of the community, and the possible costs associated with land acquisition and construction of new facilities.

Any funds collected must be used within eight years. If the collected impact fees are not used within eight years, the municipality must either refund the fee or apply for an extension.

### [Eligible Facilities to Allocate Impact Fees](#)

The impact fee statute allows the use of impact fees for a wide variety of public facilities projects. Public facilities do not include facilities owned by a school district. Impact fees provide a mechanism to ensure that new developments are adequately served by public facilities. Eligible uses for Impact Fees:

- Highways, transportation facilities, and traffic control devices
- Sewage and water treatment facilities
- Water pumping, storage and distribution systems
- Parks, Playgrounds, Land for athletic fields
- Solid waste and recycling facilities
- Fire, law enforcement, and emergency medical facilities
- Libraries

### [Ineligible Facilities to Allocate Impact Fees](#)

- School district facilities
- Vehicles
- Operation and maintenance expenses
- Deficiencies in existing public facilities
- Purposes other than those for which the fees were collected (Wis. Stat. § 66.0617(f))

## Overview of Impact Fee Requirements

State Statutes - 66.0617 - requires the preparation of a Needs Assessment before an ordinance can be adopted that imposes impact fees on new development. The needs assessment must include the following:

1. An inventory of existing public facilities, including an identification of any existing deficiencies<sup>1</sup> in the quantity or quality of those public facilities for which it is anticipated that an impact fee may be imposed.
2. An identification of the new public facilities, or improvements or expansions of existing public facilities that will be required because of land development for which it is anticipated that impact fees may be imposed. This identification shall be based on explicitly identified service areas and service standards.
3. A detailed estimate of the capital costs of providing the new public facilities or the improvements or expansions in existing public facilities identified in No. 2, including an estimate of the effect of recovering these capital costs through impact fees on the availability of affordable housing within the political subdivision.

*Impact fees must meet the following standards:*

1. Bear a rational relationship to the need for new, expanded or improved public facilities that are required to serve land development.
2. May not exceed the proportionate share of the capital costs that are required to serve land development, as compared to existing uses of land within the political subdivision.
3. Are based upon actual capital costs or reasonable estimates of capital costs for new, expanded or improved public facilities.
4. Are reduced to compensate for other capital costs imposed by the political subdivision with respect to land development to provide or pay for public facilities, including special assessments, special charges, and dedications or fees in lieu of land dedications under ch. 236 or any other items of value.
5. Are reduced to compensate for moneys received from the federal or state government specifically to provide or pay for the public facilities for which the impact fees are imposed.
6. May not include amounts necessary to address existing deficiencies in public facilities.
7. Must be payable by the developer to the political subdivision, either in full or in installment payments that are approved by the political subdivision, before a building permit may be issued or other required approval may be given by the political subdivision.

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<sup>1</sup> "Deficiency" means the amount by which debt service required to be paid in a calendar year exceeds the amount of revenues estimated to be derived from the ownership and operation of the public improvement for the calendar year, after first subtracting from the estimated revenues the estimated cost of paying the expenses of operating and maintaining the public improvement for the calendar year.

## Process for Adopting or Amending an Impact Fee Ordinance

1. Prepare needs assessment;
2. Prepare new or revised ordinance;
3. Public review of needs assessment (20 days prior to public hearing);
4. Hold public hearing with a Class 1 Notice;
5. Adopt new or revised ordinance;
6. If newly established ordinance, create impact fee account; and
7. Implement and monitor account and projects.

## SECTION 2: BACKGROUND INFORMATION

### Demographic Trends and Population Projections

Due to its proximity to Madison, the Town is experiencing continuous growth, especially through construction of new residential subdivisions. The Town is expected to grow at least 29% in population by 2030. The Population Trends and Projections (Table 1) below shows the demographic trends. The growth will impact land needs, public facilities costs, and recreational needs.

The average household size has slightly increased from 2.88 in 2010 to 3.02 in 2021 and population is still growing. The Town's persons per household is higher than the State's 2.31 average household size.

The total number of Housing Units in the Town is expected to increase by 190 units by the year 2030 from the current estimated amount of 505 to 695 units.

**Table 1: Population Trends and Projections**

Year	2000	2010	2015	2020 Census	2021	2025	2030	Additional Population by 2030	Percent Change 2021 - 2030
<b>Population</b>									
Town of New Glarus	943	1,381	1,306	1,393	1,421	1,700	1,840	419	29%
Village of New Glarus	2,111	2,162	2,128	2,266	2,244	2,290	2,320	76	3%
<b>Total</b>	<b>3,054</b>	<b>3,543</b>	<b>3,434</b>	<b>3,659</b>	<b>3,665</b>	<b>3,990</b>	<b>4,160</b>	<b>495</b>	<b>14%</b>
Library Population*	5,342	5,746	6,055	6,298	6,348	6,540	6,786	438	7%
Town of New Glarus	18%	24%	22%	22%	22%	26%	27%	-	
Village of New Glarus	40%	38%	35%	36%	35%	35%	34%	-	
Surrounding Population	42%	38%	43%	42%	43%	39%	39%	-	
<b>Households</b>									
Year	2000	2010	2015	2020 ACS	2021	2025	2030	Additional Households by 2030	Percent Change 2021 - 2030
Town of New Glarus	332	503	521	512	505	634	695	190	38%
Village of New Glarus	864	885	946	815	943	977	996	53	6%
<b>Total</b>	<b>1,196</b>	<b>1,388</b>	<b>1,467</b>	<b>1,327</b>	<b>1,448</b>	<b>1,611</b>	<b>1,691</b>	<b>243</b>	<b>17%</b>

\* Source: Census, ACS, and DOA Population Projections

### SECTION 3: HIGHWAY/TRANSPORTATION FACILITIES IMPACT FEE

#### Highway/Transportation Facilities

The Town’s Comprehensive Outdoor Recreation Plan (CORP) 2017 states that nine trails would be developed. One trail was developed between 2017 and 2022. The Parks Commission updated the CORP in 2022, with an amendment in spring 2023 to support the pursuit of a Knowles-Nelson Grant through the DNR. The CORP amendment included a new trail along STH 39 with high priority: connecting the existing Durst Road trail to the first Town Park 0.6 miles (~3,170ft) to the west. In July 2024, the Town amended a DNR trail grant, changing the trail along CTH NN to the STH 39 trail location. As a result, there are now two (2) high-priority trail projects whose attributes are used to calculate the Highway/Transportation Facilities Impact Fee. These trails allow safe paths and transportation options for existing and new residential developments around the Town, connect to the existing State trails, existing state parks, and to the Village of New Glarus.

The total length of the two Town trails is 5,970 linear feet. Trails within the future park are taken into consideration for the Park Impact Fee. The total estimated costs are \$248,128. Only 38% of the costs can be attributed to future growth in the number of households. Thus after considering \$45,000 in potential grants, the cost attributed to new growth is \$49,288. When divided by the 190 projected housing units to be built, the calculated impact fee per unit is \$259. The Town does not have to charge this full amount per unit. However, the Town cannot charge *more* than this amount for the Highway/Transportation Facilities impact fee. **It is our recommendation based on the analysis that the Highway/Transportation Impact Fee is \$250.**

**Table 2: Highway/Transportation Facilities Impact Fee Calculation**

	Trail	Length L.F.	Estimated Construction Cost	Engineering	10% Contingency	Total
1	State Trunk Highway 39 - from Durst Rd to the First Town Park.	3170	\$ 115,751.00	\$ 20,000.00	\$ 11,575.10	\$ 147,326
2	Valley View Rd - from Sugar River Trail to Edelweiss Rd.	2800	\$ 84,000.00	\$ 8,400.00	\$ 8,400.00	\$ 100,800
	Total	5970	\$ 199,751.00	\$ 28,400.00	\$ 19,975.10	\$ 248,126
	Utilization of future development (38%)					\$ 94,288
	Credit for grants/other funding					\$ 45,000
	Total for Impact Fee					\$ 49,288
	Impact Fee per Unit (190 units)					\$ 259
	Suggested Fee per Unit					\$ 250



## SECTION 4: PARK IMPACT FEE

This analysis evaluates the existing parkland currently within the Town of New Glarus. There are no schools within the Town Boundary, thus no school playgrounds, in the Town. There are nearby State Parks, but the state parks mainly have recreation activities such as hiking.

### Type of Parks

#### **Tot lot**

A tot lot is a small park within easy access of residential areas designed specifically for pre-school children. Typically serves children within a 1 to 4 block radius - or approximately 1/4 mile. Currently, there are no tot lots in the Town.

#### **Neighborhood Park**

A neighborhood playground/park is a “walk to” park serving the people of a residential area with a service radius of one-half mile. Currently, there are no neighborhood parks in the Town.

#### **Community Park**

A Community Park is a major park facility that serves all Town residents. Service area is a 20-minute drive - at 25 mph this translates into an 8.2-mile service radius. New Glarus does not have a community park. The community park is intended to serve the active and passive recreational needs of a number of neighborhoods or a medium-sized municipality. Community parks usually also offer areas for passive recreation use such as wood areas and walking trails, scenic lookouts, botanical gardens, multiple shelters, grills, and picnic areas. Off-street parking areas for vehicles and bicycles, permanent restroom facilities, shower facilities, and lighting are common.

### Town CORP Park Goals

- Provide active and passive recreational lands to meet current and future recreational needs of the community and visitors.
- Provide safe and efficient pedestrian and bicycle access between residential neighborhoods, schools, and the Village, and other recreational activities.
- Preserve and enhance environmental corridors.
- Coordinate park and recreation planning development.
- Continue education and awareness programs.

### Town CORP Park Objectives

- Obtain additional lands for a community park based on demand by increasing populations, or the environmental and recreational significance of the land.
- Develop a trail system throughout the Town to link schools, state parks, and the Sugar River Trail.
- Link subdivision areas to the Village by pedestrian/bike trails.
- Preserve areas planned for future parks and recreational trails from development.

### Town Park Acreage Deficiency and Projections

The Town only has one passive park, Blue Bird Conservancy. The Town’s amended 2023 CORP notes the Town purchased 96.41 acres of land for \$1.35m in December 2022. An 11.5 acre farmette was sold. The 60.36 acre site will host a Town Park, and the Town is currently pursuing creating the park for its residents.

Table 3 illustrates the facility standards for each type of Park. The service area of a Community Park is 8.2 miles; the planning standard for this analysis is 6.5 acres/1,000 people.<sup>2</sup> While the Town has purchased land for a park, it has not had amenities built yet. Therefore, the Town is currently at zero (0) acres per 1,000 residents. The Town has a deficiency for its **current** population of 11.42 acres. Furthermore, the Town has a deficiency of 15.09 acres for its **projected** 2030 population. Subtracting the current deficiency of 11.42 acres from the 15.09 acres needed to service the 2030 population means 3.67 acres can be attributed to future development.

**Table 3: Park Acreage per 1,000 Population**

	Community Parks	Neighborhood Parks	Tot Lots	Total
Service Area (miles)	8.2	0.5	0.25	-
Planning Standard (acres/1000 population)	6.5	1.5	0.2	-
Current Park Acreage	0	0	0	0
Current acres Per 1,000	0	0	0	0
Acres Needed to Meet Needs of Current Population (Planning Standard)	9.05	2.09	0.28	11.42
Acres Needed to Meet Needs of Future Population (Planning Standard)	11.96	2.76	0.37	15.09
Difference of Acres Needed to Meet Projected Population (2030)	2.91	0.67	0.09	3.67
% Utilization by New Development (2030)	24%	24%	24%	24%

Table 4 provides the estimated costs for park amenities. Given the extensive size (60 acres) of the parkland, an estimate of twelve (12) acres was used for certain facilities costs calculated on a unit cost per acre, such as parking. Based on the 2023 Knowles-Nelson submission, an estimate of ~6,300 LF of trail is planned within the park. While the Town does have a significant parkland deficiency for its current residents, the new park will alleviate the parkland deficiency. With a purchase cost equivalent to \$14,000 an acre, the 60.36 acre site cost \$845,202. However, given that this land has been purchased already, the purchase price may not be calculated as a component for which a Park Impact Fee may cover. Therefore, Table 4 codes 'Land Acquisition' for 'Community Park' as \$0.

**Table 4: Estimated Park Costs**

Estimated Costs to Meet Development Need	Community Park	Neighborhood Park	Tot lots	Total
Land Acquisition	\$0	\$38,640	\$14,000	\$52,640
Site Preparation	\$300,000	\$13,800	\$5,000	\$318,800
Landscaping	\$120,000	\$5,520	\$2,000	\$127,520
Shelters	\$200,000	\$100,000	-	-
Restroom Facilities	\$500,000	\$138,000	-	-
Picnic Facilities (tables, grills, etc.)	\$96,000	\$22,080	\$8,000	\$126,080
Park Furniture (lights, benches, etc.)	\$24,000	\$5,520	\$2,000	\$31,520
Playground	\$150,000	\$96,600	\$35,000	\$281,600
Trails	\$75,600	\$13,800	-	\$89,400
Parking per Acre	\$240,000	\$55,200	\$20,000	\$315,200
Estimated Future Inflation Costs (4-year)	\$26,000	\$8,000	\$2,000	\$36,000
Total Cost	\$1,731,600	\$497,160	\$88,000	\$2,316,760

<sup>2</sup> The National Recreation and Park Association (NRPA) recommend approximately 10 acres of parkland per 1,000 residents. The Town of New Glarus is currently below that standard with zero (0) acres per person.

Table 5 shows the per unit impact fee. The total fee is \$1,069; \$807 for a community park, \$227 for a neighborhood park, and \$35 for a tot lot. **It is our recommendation based on the analysis that the Park Impact Fee is \$1,050.**

**Table 5 Park Impact Fee**

	Community Park	Neighborhood Park	Tot lots	Total
Cost to Meet Development Needs	\$1,731,600	\$497,160	\$88,000	\$2,316,760
Credit for Grants/Corporation Funding	(\$50,000)	(\$25,000)	(\$15,000)	(\$90,000)
Costs after Credit for Grants/Corporation Funding)	\$1,681,600	\$472,160	\$73,000	\$2,226,760
Portion Attributed to New Development (3.67 acres)	\$403,584	\$113,318	\$17,520	\$534,422
Percent to New Development (38%)	\$153,362	\$43,061	\$6,658	\$203,081
Impact Fee per Unit (190 units)	\$807	\$227	\$35	\$1,069
Suggested Fee per Unit	\$800	\$220	\$30	\$1,050

## SECTION 5: NEW GLARUS LIBRARY IMPACT FEE

The Town has a great relationship with the New Glarus Public Library. Plans for a new, expanded Library have been discussed for several years. The estimated cost for the new library is \$4,255,546. The Town wants to support the new library because the Town is considered part of the Library Service Population.

To determine the Library Impact Fee, this Study used the New Glarus Library Service Population<sup>3</sup> that was prepared in 2014. Table 6 illustrates the Town and Village population along with the Library Population, and the percentage the Town represents of the Library Population. The Library Service Population data did not explicitly provide the exact percentages per the Village of New Glarus, Town of New Glarus, and the surrounding areas, these values were manually calculated.

The New Glarus Library Service Population document provided actual values for 2001, 2003, 2005 (removed as outlier), 2007, and 2009. Charting these values and preparing a line of best fit allowed Vierbicher staff to interpolate 2015, 2020, and 2021 values. The 2025 population value was in the document as a projection, which allowed for an extrapolation to the year 2030.

For this Needs Assessment, the Town as a percentage of the entire service area population (27%) in 2030 is used.

**Table 6: New Glarus Library Service Population**

Year	2000	2010	2025	2030
<b>Population</b>				
Town of New Glarus	943	1,381	1,700	1,840
Village of New Glarus	2,111	2,162	2,290	2,320
<b>Total</b>	<b>3,054</b>	<b>3,543</b>	<b>3,390</b>	<b>4,160</b>
Library Population*	5,342	5,746	6,540	6,786
Town of New Glarus	18%	24%	26%	27%
Village of New Glarus	40%	38%	35%	34%
Surrounding Population	42%	38%	39%	39%

<sup>3</sup> <https://www.newglaruspubliclibrary.org/sites/www.newglaruspubliclibrary.org/files/Service%20Population.pdf>

Table 7 illustrates the calculated Library Impact Fee. The Town portion would be \$1,148,973 (27%), however, the impact fee cannot consider current deficiencies and can only base the impact fee on future population. Thus, the future population (38% of \$1,148,973) should only be considered for the impact fee. This translates into \$2,298 per unit. **It is our recommendation based on the analysis that the Library Impact Fee is \$2,000.**

**Table 7: New Glarus Library Impact Fee**

Facility	Estimated Construction Cost
New Library - Estimates from New Glarus Library	\$ 4,255,456
Town of New Glarus 2030 Service Population (27%)	\$ 1,148,973
Utilization by future development (38%)	\$ 436,610
Impact Fee per Unit (190 units)	\$ 2,298
Suggested Fee	\$ 2,000

## SECTION 6: NEW GLARUS PUBLIC FACILITIES IMPACT FEE

The Barrientos Report in September 2022 noted deficiencies in the current Town Hall plus Public Works Garage when anticipating future growth. The following excerpt from the report discusses Town Hall:

“If there were a contentious topic to discuss for an Annual Town Meeting or Special Town Meeting of the Electorate, the current meeting space would be inadequate, and the Town would need to rent a space for such an event. There is a concern expressed by staff that Town record keeping may require more secure storage space and shelves than are currently available.”

Regarding the Public Works garage:

“The garage facility only minimally meets the operational needs and does not provide proper working conditions for staff. The existing facility has previously been identified as deficient and will continue to be deficient given that the population of the Town is rising. [The] [garage] is not set up for efficient operations.”

As a result, it is prudent to plan for future, new facilities. The Barrientos study suggested a new Public Works Garage, Crew Addition, Salt Storage, Brush site, and Public Meeting Hall w/ record storage (new Town Hall) on an estimated seven (7) acre site would be doable in one phase for \$4,268,816. It should be noted the land the Town purchased in December 2022 could host these new facilities on a fraction of the site. However, the land cost may not be recouped, as the costs have already been expended.

Table 8 outlines the current facilities versus the potential replacements. Table 9 outlines the estimated construction cost of \$4,268,816, and the 38% attributable to the 190 new households by 2030, a value of \$8,538. **It is our recommendation based on the analysis that the New Glarus Public Facilities Impact Fee is \$1,500.**

**Table 8**

	Current Facility		New Facility Footprint		Net change (sq. ft.)
	Building Footprint (sq. ft.)	Parcel Size (acres)	Building Footprint (sq. ft.)*	Parcel Size (acres)	
Town Hall	1,725	0.35	2,520	7	795
Public Works Garage	3,360	0.22	9,135		5,775
Total	5,085	0.57	11,655	-	6,570

Table 9

Facility	Estimated Construction Cost
Town Hall, PW Garage, 'Crew Addition' space, Salt Storage, Brush Site	\$ 4,268,816
Utilization by future development (38%)	\$ 1,622,150
Impact Fee per Unit (190 units)	\$ 8,538
Suggested Fee	\$ 1,500

## SECTION 7: TOTAL IMPACT FEE

There are four (4) Impact Fees in this study:

- The Highway/Transportation Impact Fees,
- The Park Impact Fees,
- The New Glarus Library Facility, and
- The Public Facilities Impact Fee

The maximum total impact fee that Town can charge is listed below per each category. **It is our recommendation based on the analysis and discussions about future costs with the Town that the total impact fee is \$4,400 and the suggested fees per category is listed below.**

### Maximum Total Impact Fees

Highway/Transportation Impact Fees.....	\$259
Park Impact Fees .....	\$1,069
New Glarus Library Impact Fees .....	\$2,298
Public Facilities (Town Hall, PW Garage).....	\$8,538
<b>Total Impact Fees .....</b>	<b>\$12,164</b>

### Suggested Total Impact Fees

Highway/Transportation Impact Fees.....	\$250
Park Impact Fees .....	\$1,050
New Glarus Library Impact Fees .....	\$2,000
Public Facilities (Town Hall, PW Garage).....	\$1,500
<b>Total Impact Fees .....</b>	<b>\$4,800</b>



## SECTION 8: IMPACT ON HOUSING

Wisconsin state statutes require the estimation of the effect of imposing an impact fee on the affordability of housing within the community. It is important to take current affordable housing options into consideration when assessing the ability to implement impact fees.

In compliance with state law, Table 10 shows the estimated costs of the median mortgage, property taxes, and insurance in the Town with and without the proposed impact fees applied.

Using the assumptions for a home in the Town, this study finds that the impact fee requirements will have minimal effect on the provision of affordable housing in the Town of New Glarus.

**Table 10: Impact on Affordability of Housing**

Median Housing Value	\$374,300	<u>2021 ACS</u>
Annual Cost of Housing		
Annual Mortgage Payment	\$26,364	30 years 8.0% (20% downpayment)
Estimate of Property Taxes	\$6,264	<u>2021 ACS</u>
Estimate of Insurance	\$1,200	Estimated 0.003% of Home Value
Total Principal, Interest, Taxes, and Insurance (PITI)	\$33,828	
Median Household Income	\$115,625	<u>2021 ACS</u>
Mortgage Payment as Percent of Income	23%	\$26,364/115,625
PITI as Percent of Income	29.3%	
Added to Annual Mortgage for Impact Fees	\$160	\$4,800/30 years
Annual Housing Cost with Fees	\$33,988	33,828 + 160
Percent increase in Annual Payment	0.47%	
Payment + Fees Percent of Income	29.4%	
Increase in Percent of Income for Housing	0.14%	

## SECTION 9: IMPLEMENTATION AND ADMINISTRATION

This plan is subject to the rights of private property owners and will only be applied to individuals wishing to add or make changes to the property owner's dwelling units. The Town should amend its current ordinance to reflect the recommendations in this study.

### MANAGING IMPACT FEES

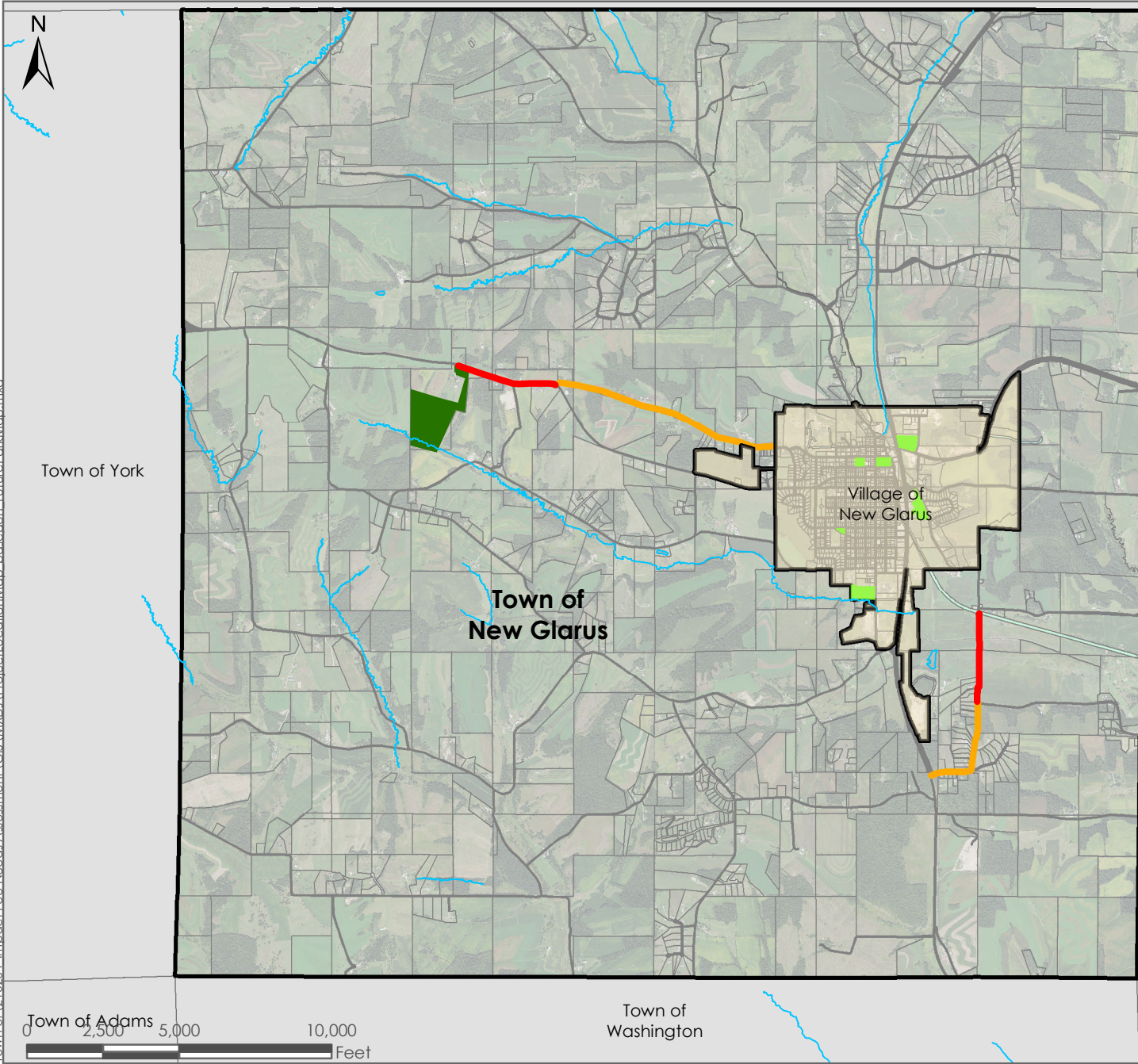
Impact fees must be collected at the time building permits are issued. Collected fees are placed in a separate interest-bearing account and must be used within eight years for the capital improvement initially specified. The impact fees and any interest earned on the account balance must be expended only for the facilities for which the fees have been imposed. Impact fees may be used to pay directly for project costs or may be used to pay for the debt service on bonds issued to finance a capital project.

In order to ensure that impact fees are not used to pay for more than the proportionate share of capital costs for facilities needed to serve new development, the public facilities needs assessment should be referenced when determining the amount of impact fee revenues to apply to facility funding. If a project is modified from what is detailed in the needs assessment, it may be necessary to review and update the needs assessment and impact fee ordinance. The impact fees pay for capital costs of public facilities but do not cover operation or maintenance costs. To accomplish the implementation, the Town Chair should work with the Public Works director, and the Town Clerk-Treasurer to make sure the impact fee process is set up appropriately.

It is recommended that the Town take the following steps to ensure that impact fees are expended within the statutory time limits and that fees are properly applied to the projects shown in the public facilities needs assessment:

- Maintain a spreadsheet or other list of the amounts collected, showing the date paid, tax key, property owner, number of units, fee per unit, and total amount paid for each type of fee.
- Maintain a spreadsheet showing the projects funded through impact fees, by type of fee. At a minimum, it should show the year of the project, a brief description, total cost (including construction and legal, engineering, etc.), and the amount cash financed from impact fees, the amount borrowed, a debt service schedule and the share of debt service to be paid from impact fees. Ideally, this spreadsheet would also be linked to a sheet showing the balance of impact fee funds by account, showing payments made from each impact fee fund for cash financing and debt service payments.

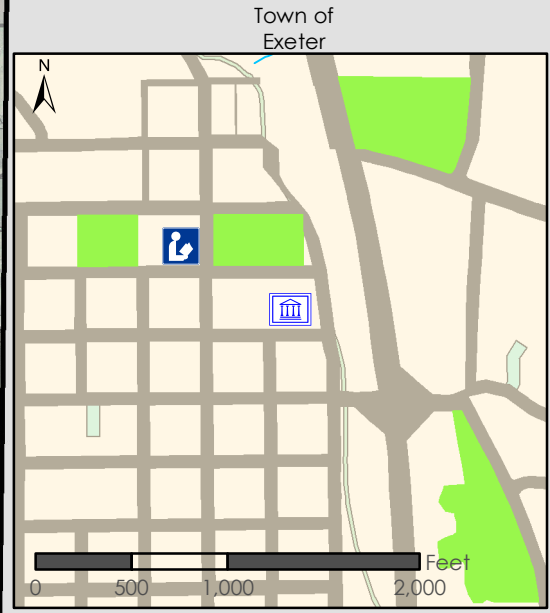
File Path: M:\New Glarus, Town of\210264\_Impact Fee Needs Assessment\GIS\MapDocs\Project\LocationMap\_base\Town of New Glarus, FutureParkMap.mxd



**Legend**

- Town of New Glarus
- First Town Park
- VillageParks
- High Priority Trails
- Existing Town Trails
- Parcels
- Streams

Impact fees for transportation, parks, library, and public facilities are levied on new development. The library (inset, below) has a service area larger than the Town's borders.



**Service Area Map - Impact Fee Needs Assessment**

Town of New Glarus, Green County, WI  
November 1, 2023

**vierbicher**  
planners | engineers | advisors



## Chapter 80

### IMPACT FEES

§ 80-1.	Purpose and intent.	§ 80-11.	Administration of impact fees.
§ 80-2.	Authority.	§ 80-12.	Impact Fee Schedule.
§ 80-3.	Applicability.	§ 80-13.	Time for use of impact fees.
§ 80-4.	Definitions.	§ 80-14.	Appeals.
§ 80-5.	Public facilities needs assessment.	§ 80-15.	Effect of impact fee on zoning and subdivision regulations.
§ 80-6.	Public hearing; notice.	§ 80-16.	Impact fee as additional and supplemental requirement.
§ 80-7.	Finding of reasonableness and statutory compliance.	§ 80-17.	Amendments.
§ 80-8.	Imposition of impact fees.	§ 80-18.	Liberal construction; severability.
§ 80-9.	Use of funds.		
§ 80-10.	Payment and collection of fees.		

[**HISTORY: Adopted by the Town Board of the Town of New Glarus 5-6-2008; amended in its entirety 9-13-2011. Amended January 10, 2024. Subsequent amendments noted where applicable.]**

#### GENERAL REFERENCES

Building construction — See Ch. 15.

Land division and subdivision — See Ch. 110.

Extraterritorial zoning — See Ch. 50.

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#### § 80-1. Purpose and intent.

- A. Whenever a tract of land is created by a subdivision or recording of a certified survey map, there is imposed an impact fee for the purpose of defraying the cost of identified capital costs that are necessary to accommodate the new land development. Each such impact fee shall be adopted using the procedures of this chapter. Impact fees shall be due and payable in full upon the issuance of a building permit by the Town or, if applicable to commercial property, by the state. The Town shall require the land developer to include provisions securing payment of impact fees in the developer's agreement between the Town and the developer.
- B. This chapter is intended to impose impact fees in order to finance public utilities and facilities, the demand for which is generated by new development. The Town is responsible for and will meet, through the use of general Town revenues, all capital improvement needs associated with existing development. Only needs created by new development will be met by impact fees. Impact fees shall be spent on new or enlarged capital facilities improvements required by new developments that pay the fees.



**§ 80-2. Authority.**

Authority for this chapter is provided by Wis. Stat § 66.0617. The provisions of this chapter shall not be construed to limit the power of the Town to adopt any ordinance, other impact fee or other fee pursuant to any other source of local authority or to utilize any other methods or powers otherwise available for accomplishing the purposes set forth herein, either in lieu of or in conjunction with this chapter.

**§ 80-3. Applicability.**

This section shall be uniformly applicable to all new development that occurs within the Town of New Glarus.

**§ 80-4. Definitions.**

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

ABANDONED — A residential structure shall be determined abandoned if, at the time of the Impact Fee Ordinance adoption (~~May 6, 2008~~January 10, 2024), three of the following pertain as determined by the Town Building Inspector, Plan Commission or Town Board:

- A. There is no evidence of human activity at the structure.
- B. If the structure has not been properly maintained and fallen into disrepair (e.g., the roof has collapsed or attachments are falling down, windows are broken, or doors are falling off and unattached).
- C. Unlicensed wild animal activity is present within the house.
- D. The structure does not have an address or fire number.
- E. The yard landscape is unkempt (not mowed or no evidence of human travels).

BUILDING PERMIT — The permit required for new construction and additions pursuant to Town of New Glarus Code. The term "building permit," as used herein, shall not be deemed to include permits required for remodeling, rehabilitation, or other improvements to an existing structure or rebuilding a damaged or destroyed structure, provided there is no increase in the number of dwelling units resulting therefrom.

CAPITAL COSTS — The capital costs to construct, expand or improve public facilities, including the cost of land, and including legal, engineering and design costs to construct, expand or improve public facilities, except that not more than 10% of capital costs may consist of legal, engineering and design costs unless the Town demonstrated that its legal, engineering and design costs which relate directly to the public improvement for which the impact fees were imposed exceed 10% of capital costs. "Capital costs" does not include other noncapital costs to construct, expand or improve public facilities or the costs of equipment to construct, expand or improve public facilities.

CAPITAL IMPROVEMENTS — Public facilities that are treated as capitalized expenses according to generally accepted accounting principles and does not include costs associated with the operation, administration, maintenance or replacement of capital improvements, nor does it include administrative facilities.

**DEVELOPER** — A person, party, firm, corporation or other legal entity that constructs or creates a land development.

**DEVELOPMENT** — Any man-made change to improved or unimproved real property, the use of any principal structure or land, or any other activity that requires issuance of a building permit.

**DWELLING UNIT** — Each separate living unit authorized to be constructed on the parcel of land. For example, a single-family residence shall be considered one dwelling unit; a duplex shall be considered two dwelling units; a four-family apartment building shall be considered four dwelling units, etc.

**HABITABLE** — A residential structure shall be determined habitable if, at the time of the Impact Fee Ordinance adoption (~~May 6, 2008~~January 10, 2024), three of the following pertain as determined by the Town Building Inspector, Plan Commission or Town Board:

- A. Mechanical and electrical services are connected and usable.
- B. The structure has an assigned fire number or mailing address.
- C. There is a legal access for emergency vehicles, consistent with the requirements of Town Code Chapters 36 and 75.
- D. The asset value (of the structure or entire parcel) exceeds \$10,000.
- E. If under construction, the roof, doors, windows and walls are substantially complete as determined by the Building Inspector.
- F. An occupancy permit was issued by the Town prior to May 6, 2008.

**IMPACT FEE** — Any charge, fee, or assessment levied pursuant to this chapter when any portion of the revenues collected is intended to fund any portion of the capital costs of public facilities or capital improvements identified in this chapter and/or the public facilities needs assessment.

**LAND DEVELOPMENT** — The construction or modification of improvements to real property that creates additional residential dwelling units within the Town or that result in nonresidential uses that create a need for new, expanded or improved public facilities within the Town.

**MANUFACTURED HOME** — A living space that is transportable in one or more sections and is designed to be used with a permanent foundation and connected to required utilities. The term "manufactured home" includes a mobile home but does not include a "mobile recreational vehicle" which is subject to impact fees when connected.

**MOBILE HOME** — A living space that is transportable in one section, is built on a mobile, permanent chassis, and is designed to be used without a foundation. It may be temporarily connected to utilities.

**NEEDS ASSESSMENT** — The assessment of needs required to identify public facility costs for the purpose of calculating impact fees as defined by Wis. Stat. § 66.0617.

**PUBLIC FACILITIES** — Parks and playgrounds, as defined in § 340.01(22), Wisconsin Statutes. "Public facilities" does not include facilities owned by a school district.

**SERVICE STANDARD** — A certain quantity or quality of public facilities relative to a certain number of persons, parcels of land or other appropriate measure as specified by the Town Board.

**SITE** — The land on which development takes place.

**SUBDIVISION** — A plat, certified survey map, or other method used to divide a parcel of property into two or more separate parcels or lots.

**TOWN** — The Town of New Glarus, Wisconsin.

**TRAILER or OTHER TEMPORARY STRUCTURES** — Places of abode that are designed to be portable (on wheels).

#### **§ 80-5. Public facilities ~~n~~Needs ~~a~~Assessment.**

The basis for the imposition of impacts fees is the public facilities needs assessment prepared by Vierbicher Associates in ~~November~~~~April~~ of 20~~23~~~~08~~, which is on file in the office of the Town Clerk and available for inspection and/or copying in accordance with the State Public Records and Property Law, Subchapter II of Chapter 19, Wisconsin Statutes. The public facilities needs assessment includes:

- A. An inventory of existing public facilities, including an identification of any existing deficiencies in the quantity or quality of those public facilities for which an impact fee is imposed.
- B. An identification of the new public facilities, or improvements or expansions of existing public facilities that will be required because of land development for which an impact fee is imposed.
- C. A detailed estimate of the capital costs of providing the new public facilities or the improvements or expansions in existing public facilities, including an estimate of the effect of recovering these capital costs through impact fees on the availability of affordable housing within the Town.
- D. A public facilities needs assessment or revised public facilities needs that are prepared under this section shall be available for public inspection and copying in the office of the Town Clerk at least 20 days before the hearing under § 80-6.

#### **§ 80-6. Public hearing; notice.**

Before enacting an ordinance that imposes impact fees, or amending an existing ordinance that imposes impact fees, the Town shall hold a public hearing on the proposed ordinance or amendment. Notice of the public hearing shall be published as a Class 1 notice under Ch. 985, Wis. Stats., and shall specify where a copy of the proposed ordinance or amendment and the public facilities needs assessment may be obtained.

#### **§ 80-7. Finding of reasonableness and statutory compliance.**

Impact fees imposed by this chapter are found by the Town Board to be reasonable and in compliance with § 66.0617, Wisconsin Statutes, in that they:

- A. Bear a rational relationship to the need for new, expanded or improved public facilities that are required to serve land development.
- B. Do not exceed the proportionate share of the capital costs that are required to serve land development, as compared to existing uses of land within the Town.
- C. Are based upon actual capital costs or reasonable estimates of capital costs for new,

expanded or improved public facilities.

- D. Are to be reduced to compensate for other capital costs imposed by the Town with respect to land development to provide or pay for public facilities, including special assessments, special charges, land dedications or fees in lieu of land dedications under Ch. 236, Wisconsin Statutes, or any other items of value.
- E. Are to be reduced to compensate for monies received from the federal or state government specifically to provide or pay for the public facilities for which the impact fees are imposed.
- F. Do not include amounts necessary to address existing deficiencies in public facilities.
- G. Shall be payable by the developer or the property owner to the Town in full at the time of the issuance of a building permit by the Town or, if applicable, by the state.
- H. An impact fee adopted by the Town under this chapter may provide for an exemption from, or a reduction in the amount of, impact fees on land development that provides low-cost housing, except that no amount of an impact fee for which an exemption or reduction is provided under this subsection may be shifted to any other development in the land development in which the low-cost housing is located or to any other land development in the Town.
- I. Do not prohibit or deter the construction of affordable housing within the Town.

#### § 80-8. Imposition of impact fees.

Impact fees shall be imposed by the Town Board on any land division, planned development, conditional use permit, site plan review or building permit for new construction on vacant land, the construction of additional residential buildings on developed land, and the expansion of existing buildings, at the time any approval or permit is granted that results in an increase in the number of dwelling units which are located in an area on which an impact fee has been imposed. Notwithstanding the above, nothing herein required shall provide for the payment of duplicate impact fees under circumstances where a land development is the subject of more than one approval or permit.

- A. When replacement of existing structure(s) is (are) proposed, impact fees shall be imposed as follows:
  - (1) When a permanent structure is being replaced or improved:
    - (a) Impact fees will be collected if an existing permanent structure was, at the date of the adoption of the impact fee ordinance, abandoned or not habitable as defined by this chapter.
    - (b) Impact fees will not be collected if an existing structure, at the date of the adoption of the impact fee ordinance, was not abandoned and/or is habitable.
  - (2) When a temporary residence is being replaced or improved, impact fees will not be collected if an existing trailer or temporary structure, which has been connected to sewer, water, and electrical and was occupied and legal, is being replaced by a permanent home.
- B. When "temporary" structures are proposed, impact fees shall be imposed as follows:



- (1) Impact fees will not be collected for trailers or temporary habitable structures to be occupied for less than six months of each calendar year if the structure has no foundation and no permanent connection to electrical, sewer and water services.
- (2) Impact fees will be collected for a mobile home (not a replacement of a previous dwelling) if it sits on a concrete foundation and has connections to electrical, water, and sewer services.

C. Exemptions The following situations shall be exempt from payment of impact fees:

- (1) The replacement of a building or structure with a new building or structure of the same size and use where no additional dwelling units are added;
- (2) Additions onto existing buildings or structures, accessory buildings to an existing dwelling;
- (2)(3) Demolition of residential units or non-residential building square footage without replacement does not prompt refund of previously paid impact fees;

**§ 80-9. Use of funds.**

- A. Funds collected from impact fees shall be used solely for the purpose of paying the proportionate costs of providing public facilities that may become necessary due to land development. These costs may include the costs of debt service on bonds or similar debt instruments when the debt has been incurred for the purpose of proceeding with designated public facilities projects prior to the collection of all anticipated impact fees for the projects, to reimburse the Town for advances of other funds or reserves, and such other purposes consistent with § 66.0617, Wis. Stats., which are recorded and approved by the Town Board.
- B. The Town may issue bonds, revenue certificates, and other obligations of indebtedness in such manner and subject to such limitations as may be provided by law in furtherance of the provision of capital improvement projects. Funds pledged toward retirement of bonds, revenue certificates, or other obligations of indebtedness for such projects may include impact fees and other Town revenues as may be allowed by the Town Board. Impact fees paid pursuant to this chapter, however, shall be restricted to use solely and exclusively for financing directly or as a pledge against bonds, revenue certificates, and other obligations of indebtedness for the cost of capital improvements as specified herein.
- C. These impact fees shall be collected until the capital costs associated with the projects specified in the ~~Public Facilities~~ Needs Assessment Report, as amended from time to time, have been incurred and satisfied unless such time period exceeds ~~810~~ years beyond projected satisfaction of indebtedness of the specified projects for which these impact fees are imposed. As provided by § 66.0617(9)(~~b~~), Wis. Stats., or its legal revision repayment requirement may be extended provided the Town adopts a resolution detailing extenuating circumstances or hardships which prevented them from meeting the current time limit.

**§ 80-10. Payment and collection of fees.**

- A. Payment of fee. A developer, land owner, or building permit applicant shall pay in full an impact fee for any new development (as distinguished from any alteration or addition to existing development) in full, to the Town Clerk/Treasurer upon issuance of a building permit. The required impact fees shall be paid in full by separate checks.
- B. Separate fund account required. Revenues collected as impact fees shall be placed by the

Town of New Glarus Clerk/Treasurer in segregated interest-bearing accounts and shall be accounted for separately from other funds of the Town of New Glarus. Impact fee revenues and interest earned on impact fee revenues may be expended by the Town of New Glarus only for the capital costs for which the impact fees were imposed and shall be expended on a first-in first-out basis.

- C. Refund. Any funds not expended or encumbered by the end of the calendar quarter immediately following ~~8+0~~ years or its legal revision, from the date the impact fee was paid for any facility described in the needs assessment shall be returned to such landowner within 120 days or as revised statutorily. As provided by § 66.0617(9)~~(b)~~, Wis. Stats., the ~~repayment-usage~~ requirement may be extended for three (3) years provided the Town adopts a resolution detailing extenuating circumstances or hardships which prevented them from meeting the current time limit. For purposes of the time limits in this subsection, an impact fee is paid on the date a developer obtains a bond or irrevocable letter of credit in the amount of the unpaid fees executed in the name of the municipality.

**§ 80-11. Administration of impact fees.**

- A. Upon receipt of impact fees, the Town Clerk/Treasurer shall be responsible for the placement of such funds into separate accounts as hereinafter specified. All such funds shall be deposited in interest-bearing accounts in a bank authorized to receive deposits of Town funds, as applicable. Interest earned by each account shall be credited to that account and shall be used solely for the purposes specified for funds of such account.
- B. The Town Clerk/Treasurer shall maintain and keep accurate financial records for each such account that shall show the source and disbursement of all revenues; that shall account for all monies received; that shall ensure that the disbursement of funds from each account shall be used for projects in the capital improvements program for the particular development subarea or for Town-wide capital improvements, as specified in the program; and that shall provide an annual report for each impact fee account showing the source and amount of all funds collected and the projects that were funded.
- C. Review of development potential.
- (1) The Town shall annually, in conjunction with the annual capital budget and capital improvements plan adoption processes, review the development potential of the Town and the capital improvements plan and make such modifications as are deemed necessary as a result of:
    - (a) Development occurring in the prior year.
    - (b) Capital improvements actually constructed.
    - (c) Changing facility needs.
    - (d) Inflation.
    - (e) Revised cost estimates for capital improvements.
    - (f) Changes in the availability of other funding sources applicable to public facility projects.
    - (g) Such other factors as may be relevant.
  - (2) Modifications of the development potential, the capital improvements program, and the impact fees shall be recommended for adoption prior to November 1 of each year and shall be effective on January 1.

**§ 80-12. Impact Fee Schedule.**

See Chapter 55, Addendum A, of the Town of New Glarus Code.

**§ 80-13. Time for use of impact fees.**

Impact fees shall be expended within the following time limits:

- A. Impact fees collected after ~~April 10, 2006~~January 10, 2024, and collected within ~~8+0~~ years of the date of the ordinance establishing the specific impact fee shall be expended within ~~8+0~~ years of the effected date of the impact fee imposition ordinance. The ~~eightten~~-year deadline may be extended for as much as three additional years by the Town Board if the Board finds that, as the result of hardship or extenuating circumstances, it is impossible to expend the impact fees for the purpose for which they were imposed within the ~~eightten~~-year period. Impact fees not used within the time limit of this subsection shall be refunded pursuant to § 80-10C of this chapter.
- B. Impact fees collected after ~~April 10, 2006~~January 10, 2024, which are collected more than ~~8+0~~ years after the effective date of the impact fee imposition ordinance shall be used within a reasonable period of time, or refunded pursuant to this chapter. To determine a reasonable time period, the Town shall consider what are appropriate planning and financing periods for the particular types of public facilities for which the impact fees are imposed.

**§ 80-14. Appeals.**

- A. Notice of appeal. Any developer and/or land owner upon whom an impact fee has been imposed may contest the amount, collection or use of the impact fee by filing a notice of appeal to the Town Board. The notice of appeal shall be filed with the Town Clerk/Treasurer within 30 days of the date of the determination appealed from. The notice of appeal shall state in detail the relief sought by the developer and any legal or factual basis for the relief requested; and shall include all supporting documentation upon which the developer relies in making the appeal.
- B. Appeal bond. If the notice of appeal is accompanied by a bond or other sufficient surety satisfactory to the Town attorney in an amount equal to the impact fee due, as calculated by the Town Clerk or the Clerk's designee, and all other requirements have been satisfied, the building permit may be issued or the final plan may be approved. The filing of an appeal shall not stay the collection of the impact fee due unless a bond or other sufficient surety has been filed.
- C. Review by the Town Board.
  - (1) Within 30 business days of the date of filing of the notice of appeal, the Town Clerk/Treasurer shall place the matter on the agenda for the Town Board meeting. The Town Board shall consider the appeal and shall, at the Town Board's exclusive discretion, approve or deny the appeal.
  - (2) At any hearing on an appeal of an impact fee, the appellant shall be permitted to present competent evidence or testimony. The Town Board may limit the presentation of evidence to a reasonable amount of time considering the complexity of the issues involved, and may exclude proposed evidence on the grounds of relevance, duplication and reliability. The Town's Attorney, Engineer and other consultants or witnesses shall be heard in response, and the appellant permitted to present rebuttal.

**§ 80-15. Effect of impact fee on zoning and subdivision regulations.**

This chapter shall not affect, in any manner, the permissible use of property, density of development, design and improvement standards and requirements, or any other aspect of the development of land or provision of capital improvements subject to the zoning and subdivision regulations or other regulations of the county or Extraterritorial Zoning Ordinance if applicable which shall be operative and remain in full force and effect without limitation with respect to all such development.

**§ 80-16. Impact fee as additional and supplemental requirement.**

The impact fees are additional and supplemental to, and not in substitution of, any other requirements imposed by the Town on the development of land or the issuance of building permits. It is intended to be consistent with and to further the objectives and policies of the Comprehensive Plan, the capital improvements plan, and other Town policies, chapters, and resolutions by which the Town seeks to ensure the provision of public facilities in conjunction with the development of land. In no event shall a property owner or developer be obligated to pay for capital improvements in an amount in excess of the amount calculated pursuant to this section; provided, however, that a property owner or developer may be required to pay, pursuant to Town ordinances, regulations, or policies, other fees or for other capital improvements in addition to the impact fees for capital improvements as specified in this chapter.

**§ 80-17. Amendments.**

- A. Before enacting an ordinance that amends Chapter 80, the Town Board shall hold a public hearing on the proposed ordinance or amendment.
- B. Pursuant to § 66.0617, Wis. Stats., notice of the public hearing referred to in the preceding section shall be published as a Class 1 notice under Ch. 985, Wis. Stats., and shall specify where a copy of the proposed ordinance or amendment and the public needs assessment may be obtained.
- C. Before enacting an ordinance that imposes impact fees or amending an ordinance that imposes impact fees by revising the amount of the fee or altering the public facilities for which impact fees may be imposed, a needs assessment shall be prepared and made available for public inspection and copying as required by § 66.0617, Wis. Stats.

**§ 80-18. Liberal construction; severability.**

The provisions of this section are hereby found and declared to be in furtherance of the public health, safety, welfare, and convenience and it shall be liberally construed to effectively carry out its purposes. If any subsection, phrase, sentence, or other portion of this chapter is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed separate, distinct and independent, and such holding shall not affect the validity of the remaining portions thereof.

FEES

55 Attachment 1

Town of New Glarus

Addendum A

Fee Schedule

[Amended 3-15-2007; 11-6-2007; 12-4-2007; 4-1-2008; 6-2-2009; 9-7-2010; 1-10-2024]

Category	Fee
<b>Beverage Licenses</b>	
Class "A" fermented malt beverages retailer's license	\$100 per year
Class "B" fermented malt beverages retailer's license	\$100 per year
Wholesaler beer license	Actual costs*
Reserve "Class B" liquor license (one-time fee, per establishment)	\$10,000
"Class A" intoxicating liquor retailer's license	\$500 per year
"Class B" intoxicating liquor retailer's license	\$500 per year
Temporary Class "B" fermented malt beverage license	\$10 per event
Temporary soda beverage license	\$10 per event
Operator's (bartender's) license	\$20 per year
Provisional operator's license	\$15 per year
Publication fee	\$8 each
<b>General Licenses</b>	
Cigarette/tobacco license	\$100 per year
<b>Animal Licenses</b>	
Dog license	Per county ordinance
Kennel license	Per county ordinance
<b>Administration Fees</b>	
Copies	\$1
Document search	First 45 minutes: free; \$25 per hour after that time
Research fee for requests for information regarding assessed valuation of property, taxes on a property, year a home was built, and/or square footage and number of bedrooms for a home in the Town of New Glarus	\$25
Special assessment requests from title companies	\$12
NSF checks	\$25 each
Copies of Ordinance Book	\$20 each
<b>Public Works Services</b>	
Snow-plowed driveways	\$75 per hour (\$75 minimum charge)
Sand, salt, etc.	Actual charges

NEW GLARUS CODE

Category	Fee
Culvert delivery	\$90
Culvert, end wall, bands, etc.	Actual charges
Sign replacement	\$75 per hour, plus materials
Equipment charges (chain saws, Bobcat, etc.)	Per county rates
Tree trimming	Per county rates (\$75 minimum charge)
Mowing	Per county rates (\$75 minimum charge)

**CONSTRUCTION PERMITS**

**Building Permit Fees**

**New Buildings and Additions**

Permit Rates (Dollars per Square Foot)

Group*	Building	Electrical	Plumbing	HVAC	Total
Group I	\$0.12 plus \$25 for state seal	\$0.04	\$0.04	\$0.04	\$0.24
Group II	\$0.14	\$0.05	\$0.02	\$0.02	\$0.23
Group III	\$0.15	\$0.06	\$0.04	\$0.05	\$0.30
Group IV	\$0.17	\$0.06	\$0.03	\$0.03	\$0.29
Group V	\$0.13	\$0.04	\$0.04	\$0.04	\$0.25
Group VI	\$25 permit fee	\$25 permit fee	\$25 permit fee	\$25 permit fee	\$100 permit fee
Plus 5,000 to 10,000	\$0.10	\$0.01	\$0.02	\$0.02	\$0.15
Plus Over 10,000	\$0.07	\$0.01	\$0.01	\$0.01	\$0.10

**NOTES:**

- \*Group I Dwellings (including residence, garage, rooming house, but excluding hotel and institution)
- \*Group II Office, professional, barber, beauty, dry cleaning, clinic, natatorium, shelter, hotel and motel
- \*Group III Tavern, restaurant, cafeteria, retail, commercial garage, service station
- \*Group IV Church, assembly hall, educational institution, hospital, nursing home, lab, lodge hall, funeral home, library, skating rink, dance hall, and armories
- \*Group V Warehouse, freight terminal, storage building, factory, machine shop, plus electrical substation, sewage plant, electrical generating plant, trans vault, and other not included in Groups I through IV
- \*Group VI Parking lot, roofing, siding, etc.

FEES

Category	Fee
<b>Existing Buildings (Alterations/Repairs)</b>	
Building	\$10 per \$1,000 estimated cost (\$30 minimum fee)
Electrical	\$1 per additional opening (\$40 minimum fee) \$60 service entrance replacement
Plumbing	\$5 per fixture \$15 per 100 feet of replacement sewer (\$30 minimum fee)
State seal	\$25
Erosion control permit	\$25
Occupancy permit	\$10
Driveway permit	\$500
Driveway permit refundable deposit	\$500
Driveway inspection fee	\$150
Swimming pool	\$100
Razed building permit	\$100
Building moving permit	\$100
<b>Plan Review by Building Inspector</b>	
	<b>Plus costs, road bond and proof of insurance</b>
New construction	\$75
Alteration/repairs	\$30
Erosion control	\$100
Permit violation	Applicable fees tripled
Commencement of construction without permit	Applicable fees tripled
<b>Land Planning Review Procedure Fees</b>	
Preliminary suitability review fee (nonrefundable)	\$100
Technical Review Committee consultation	\$300
Engineering fee if needed at Technical Review Committee meeting	Actual costs
Paper copies of documents	\$1 per page
Special meeting of the Land Planning Commission	\$200
Special meeting of the Town Board	\$150
<b>Land Divisions</b>	
Preliminary plats, final plats and re plats	\$400 base fee
Certified survey maps	\$50 base fee
Plan review fee	\$225 (application fee of \$175 plus \$50 affidavit fee)
Initial escrow deposit for major subdivision (greater than 8 lots)	\$5,000

NEW GLARUS CODE

Category	Fee
Initial escrow deposit for minor subdivision (less than or equal to 8 lots)	\$2,500
Initial escrow deposit per CSM	\$250
Affidavit filing fee	\$50
Engineering fees	Actual costs*
Legal fees	Actual costs*
Public hearing notice and public hearings	\$235
Administrative fees	Actual costs*
<b>Road Excavations and Placement of Obstructions (Chapter 181)</b>	
Permit fee (nonrefundable)	\$75
Letter of credit/cash deposit Multiple excavations in a given year: In lieu of letter of credit or cash deposit, applicant may deposit \$10,000 for the year.	\$1,000 minimum or \$5 per square foot of excavation, whichever is larger.
Charge per utility pole (nonrefundable)	\$75
Transmission tower (per tower)	\$1,000
<b>Fence Viewers</b>	
Each fence viewer	\$2.50 per quarter hour (\$10 per hour)
To ensure payment	\$50
<b>Impact Fees (Chapter 80)</b>	
Public library facilities	<del>\$1,481</del> 2,000
Parks and playgrounds	<del>\$1,481</del> 1,050
Highways and transportation facilities	\$900 <del>250</del>
Storm and surface water treatment and collection	N/A
<b>Public Facilities Impact Fee</b>	1,500
<b>Total impact fee</b>	<del>\$3,562</del> 4,800
<b>Tower and Wireless Communication Facilities (Chapter 200)</b>	
Tower permit fee (nonrefundable)	\$500
Tower escrow/letter of credit/cash deposit	\$2,500
Emergency services for tower and WES (per occurrence, per service provider)	\$500
Collocation incentive deposit (Based on § 200-6C(4)(a)[1] example)	\$10,000
<b>Wind Generators (Chapter 230)</b>	
Personal wind energy system (PWES) permit fee (nonrefundable)	\$500
Personal wind energy system (PWES) escrow/letter of credit/cash deposit	\$1,000



## FEES

<b>Category</b>	<b>Fee</b>
Intermediate wind energy system (IWES) permit fee (nonrefundable)	\$500
Intermediate wind energy system (PWES) escrow/letter of credit/cash deposit	\$2,500
Major wind farms (MWF) permit fee (nonrefundable)	\$1,000
Major wind farms (MWF) escrow/letter of credit/cash deposit	\$5,000

**NOTE:**

- \* The escrow account is used to reimburse the Town for the associated engineering, legal and administrative costs. The Town maintains a complete accounting of payments from the escrow account.

## Clerk Treasurer

---

**From:** Clerk Treasurer  
**Sent:** Tuesday, October 31, 2023 12:31 PM  
**To:** 'chasmlc@comcast.net'  
**Subject:** RE: Summary of phone call this morning  
**Attachments:** Gerald Torgeson 2.xls

John,

For there to be three large lots, there would have needed to be 105 contiguous acres under single ownership at the date our land division and subdivision ordinance was adopted. 105 divided by 3 equals 35, the minimum size of a lot under normal density (large lot) standards.

As you may recall, Gerald Torgeson had only 96.50 acres at date of ordinance, of which he sold 91.50 to the Klossner family.

Additionally, the Hutchinson family built their house within the original 5 acres retained by Torgeson, so a minimum of 2.0 acres is needed for the building envelope alone. I cannot imagine in a different scenario, that the Hutchinson family would want to sell the land immediately surrounding their home.

John

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

---

**From:** chasmlc@comcast.net <chasmlc@comcast.net>  
**Sent:** Tuesday, October 31, 2023 12:07 PM  
**To:** Clerk Treasurer <clerk@townofnewglaruswi.gov>  
**Cc:** Chris Narveson <cnarveson@townofnewglaruswi.gov>; tsch@vierbicher.com  
**Subject:** RE: Summary of phone call this morning

John,

Thanks for your summary email.

Recall your correspondence w/ Steinich as follows:

[Although you own 67.27 acres, of which 10.77 acres is restricted, you potentially get some benefit from the 5 acres that was added to Lot 3 of CSM 1776 post-ordinance \(the property now owned by Kelsy and Tory Hutcison\): those five acres remain as part of the land division potential \(and are counted towards the total open space obligation\).](#)

If they were to acquire this 5-ac... could the acquisition of this land get them to the 70-ac needed to build another residence and retain the CUP?

Thanks in advance for your consideration and response.

John.

---

**From:** Clerk Treasurer  
**Sent:** Thursday, October 26, 2023 9:40 AM  
**To:** [chasmlc@comcast.net](mailto:chasmlc@comcast.net)

**Cc:** Chris Narveson <[cnarveson@townofnewglaruswi.gov](mailto:cnarveson@townofnewglaruswi.gov)>; [tsch@vierbicher.com](mailto:tsch@vierbicher.com)

**Subject:** Summary of phone call this morning

Mr. Anderson,

Thanks for your inquiry this morning. My correspondence with your neighbors, Bob Steinich and Kristin Vike-Steinich, is captured in the attached meeting packet, starting on page 10. Agendas, packets, and minutes for Town meetings can be reviewed online at this location: <https://townofnewglarus.com/agendas-minutes/>.

At the meeting held on October 19, 2023, your neighbors wanted to know if they could build a new residence, attached to the existing horse shed, and then sell the existing home. They do not have enough acres to subdivide Lot 2 of CSM 3452 by normal density standards (one lot for every 35 acres of land with development potential).

However, of the 67.27 acres they purchased, only 61.5 acres is available for development (the lot you sold was less than 35 acres, so their land supports that open space requirement). 70 acres would be required for 2 lots by normal density (large lot) standards, which require 91% of the open space to be restricted from residential or commercial development.

61.5 acres would allow for up to 4 lots under the cluster scenario (minimum cluster envelope size of 2 acres with 85% open space deed restriction). This scenario is only possible if the Conditional Use Permit to operate a commercial horse riding arena is not exercised (this was transferred with the purchase of the land from the Klossner family). The reason for this is that a commercial operation can only be separated from other land using normal density standards (35 acres). It cannot be done by the cluster method.

The Town has not received any concept plans or draft surveys from the owners of Lot 2. At this point, the Town Plan Commission is answering any questions the owners may have.

You are correct to wonder how up to four additional lots (one containing the existing residence) might affect the shared access. According to our Land Division and Subdivision ordinance (Section 110-39), access to five or more lots requires a road built to Town standards (which may not be accepted by the Town for public dedication). For more details, please see here:

<https://ecode360.com/31143833?highlight=road,road%20standards,roads,standard,standards,town,town%20road,town%20road%20standards&searchId=7317664539203228#search-highlight-31143833-0>.

Until we hear back, the Town Board and Plan Commission will take no further action other to answer questions as they are received.

Many thanks,  
John

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

APPLICATION FOR BUILDING OR LAND USE AND OCCUPANCY PERMIT

Green County Zoning Administration  
P. O. Box 358 Monroe, WI 53566  
Government Services Bldg. Room 116  
N3150 Hwy 81 (608) 328-9423

Application number 153-97

Date June 11 19 97

Zoning Administrator: The undersigned hereby applies for a permit to do work herein described and located as shown on the reverse of this application and agrees that all work will be done in accordance with the zoning ordinance and all other ordinances of the County of Green and with all laws of the State of Wisconsin, applicable to said premises and with the information hereon.

Jerry + Susan L. Torgeson Owner/Agent [Signature]

W6599 Farmers Grove Rd Address Same

Monticello WI 53570 P. O. \_\_\_\_\_

608-527-5915 Phone \_\_\_\_\_

LOT NO. 1 BLOCK NO. #1527 <sup>CSM</sup> SUBDIVISION 111 acre parcel

DESCRIPTION: NW 1/4 NE 1/4 SECTION 30 T 4 N-R 7 E

TOWNSHIP OF: New Glarus ROAD New access @ N8161 Zentner Rd

PREMISES TO BE OCCUPIED OR STRUCTURE TO BE USED FOR: 1 Family Residence (4 Bdr); Attached garage, porch + deck

ZONING DISTRICT Agricultural CLASS OF CONSTRUCTION Wood frame

SIZE: 45 FEET WIDE BY 81 FEET LONG. 2602 SQ. FT. IN AREA

GARAGE: 28' X 40'; PORCH: 6' X 38'; DECK: 17' X 52' 1 story w/ HEIGHT 34 FEET. NUMBER OF STORIES exposed bsmt ESTIMATED COST \$ 210,000.00

WORK CONSISTS OF: FEE \$ 210.00

New structure House 229,1000

Addition \_\_\_\_\_

Repairs \_\_\_\_\_ APPLICATION: APPROVED DENIED

Alteration \_\_\_\_\_

Moving \_\_\_\_\_ CLAUSE \_\_\_\_\_

Wrecking \_\_\_\_\_

Other \_\_\_\_\_ SIGNED: Diane K. Updike

ZONING ADMINISTRATOR

DATE OF INSPECTION: \_\_\_\_\_ DATE OF ISSUANCE: 6-11-97

COPY

PERMIT # 139-97



## Clerk Treasurer

---

**From:** Clerk Treasurer  
**Sent:** Monday, October 23, 2023 8:12 AM  
**To:** Lexie D. Harris  
**Cc:** Chris Narveson; Timothy Schleeper (tsch@vierbicher.com)  
**Subject:** RE: Hi John! (re: W5315 Village View Circle + Lot)  
**Attachments:** CSM 1475.pdf; CSM 1286.pdf

Lexie,

Thanks for your inquiry.

Our land division/subdivision ordinance was originally adopted on October 13, 1997.

The property you have questions about was established by Certified Survey Map (CSM) 1475 on May 25, 1993 as Lot 1. The Town currently requires residential building envelopes to be a minimum of 2.0 acres. All three of these lots exceed that size. This CSM is a division of Lot 1 of CSM 1286 that had contained 17.52 acres to the centerline of the rights-of-way of Valley View Road and Exeter Crossing Road.

As you noted in your email below, the owner of the W5315 Village View Circle property currently also owns this property, so should have the ability to provide a possible access if approved by the Town. Typically, a joint driveway agreement is recommended to create the easement for access to the lot to the south and to define the terms for maintenance in the event either parcel is sold.

As you may have already noticed, the CSM was not signed by a Town representative. Consequently, there was no discussion in the Town of New Glarus Board minutes from 1993 about the three lots of this CSM.

Norman Tuttle was the original divider of the property (in 1992 when it was part of Lot 1, CSM 1286 and then in 1993 when it became Lot 1 of CSM 1475). Susan Gerber had owned the property around 2002 and I assume she sold it to Eric Solberg who owns the improved parcel to the west: N7798 Valley View Road. I believe the two parcels were assessed as one property until Lana Solberg conveyed her interest to Eric Solberg in 2015. Eric Solberg, in turn, sold Lot 1 of CSM 1475 to Gary and Loretta Nomis in 2022. There are two Quit Claim Deeds that have been recorded with the Green County Register of Deeds, but I do not know what those involved. I suspect the 2015 one was to convey all of Lot 1 of CSM 1475 from Lana Solberg to Eric Solberg.

I would recommend, if the current owners plan to develop or market this parcel, that they then consult with the Town of New Glarus Plan Commission for advice and consult an attorney to draft a Joint Driveway Access/Maintenance Agreement. This parcel is outside of the Village of New Glarus Extraterritorial Zoning Authority, but within their Plat Review Authority. Because has already been divided, there should be no reason for Village review. Likewise, the Town would not be looking to approve the land division, only to answer questions regarding driveway permitting, driveway standards, and any other standards which the Town regulates.

Many thanks,  
John

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

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**From:** Lexie D. Harris <realtorlexiedharris@gmail.com>  
**Sent:** Thursday, October 19, 2023 7:27 PM  
**To:** Clerk Treasurer <clerk@townofnewglaruswi.gov>  
**Subject:** Hi John! (re: W5315 Village View Circle + Lot)

Hi John,

Hoping you may have some light to shed on this research project I'm working on.

Trying to figure out if tax parcel # 23024 01871500 with 4.49 Acres is buildable. It appears as though it's being taxed as Residential. However, I don't believe there is any "access".

Except for the property owner who owns the above parcel also owns the property in front of this one at W5315 Village View Circle, so maybe an access from there? I have an aerial attached to depict it!

Thoughts?

Thank You!

Best Regards,

**Lexie D. Harris**

**EXIT PROFESSIONAL REAL ESTATE**

**Real Estate Consultant/Owner**

608.513.4577

[SoWisconsinRealEstate.com](http://SoWisconsinRealEstate.com)

[The Newest EXIT ACHIEVER is available Here!](#) or text "Achiever" to 85377



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# CERTIFIED SURVEY MAP NO. 1286

That part of the NE 1/4 of the SE 1/4 of Sec. 26 and the NW & SW 1/4s of the SW 1/4 of Sec. 25, T4N, R7E, Town of New Glarus, Green Co., Wis., bounded and described as follows:

Beginning at the SW cor. of said Sec. 25; thence North, 1357.24' to the SE cor. of the NE 1/4 of the SE 1/4 of Sec. 26; thence N89°35'47"W along the S. line of the NE 1/4 of the SE 1/4 of Sec. 26, 253.76'; thence N22°34'40"W, 53.26' to the centerline of Valley View Rd.; thence Northeasterly, 53.49' along said centerline and the arc of a curve to the left, whose radius is 123.00' and whose chord bears N54°57'53"E, 53.07'; thence S89°35'47"E, 745.89'; thence S0°07'09"E, 1437.55' to the S. line of Sec. 25; thence N89°32'33"W, 518.13' to the point of beginning; subject to public road rights-of-way as shown and to any and all other easements of record.

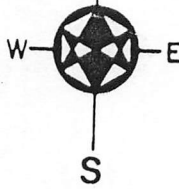
I hereby certify that this Survey is in compliance with Chapter 236.34 of the Wis. Statutes, and that I have surveyed, monumented and mapped the lands described hereon, and that this map is a correct representation thereof in accordance with the information provided.

May 7, 1992

*Richard D. Talarczyk*  
Richard D. Talarczyk

**NOTE:**

Bearings are referenced to the W. line of the SW 1/4 of Sec. 25 which was assumed to bear NORTH.



VALLEY VIEW RD.

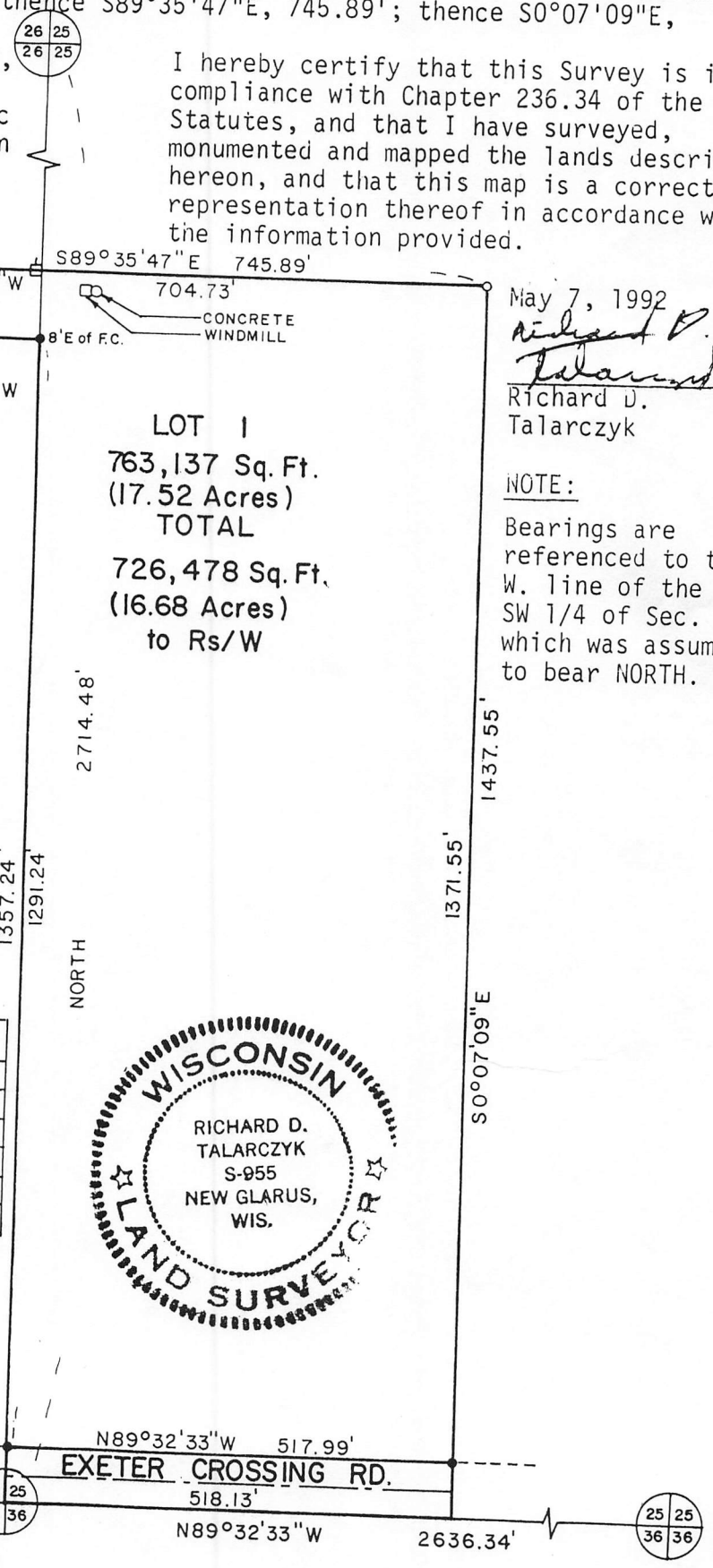
PREPARED FOR:  
Norman Tuttle  
Valley View Rd.  
New Glarus, WI. 53574  
(608) 527-2699

**REGISTER OF DEEDS CERTIFICATE:**  
Received for record this 7<sup>th</sup> day of May, 1992 at 4:15 o'clock P.M. and recorded in Vol. 4 of Certified Survey Maps of Green Co., on Page 161.  
*Marilyn D. Neuwaldwander*  
Register of Deeds *sp*

**CURVE DATA:**

CURVE:	1 2	3 4
RADIUS	123.00'	156.00'
I. ANGLE	24°54'54"	35°06'16"
ARC	53.49'	95.58'
CHORD	53.07'	94.09'
C. BEAR.	N54°57'53"E	N49°52'12"E
T. BEAR.	N67°25'20"E	N67°25'20"E

- LEGEND:**
- Cast Aluminum monument found.
  - 3/4" solid round Iron rod found.
  - 1" X 24" Iron pipe set, weighing 1.13 pounds per lineal foot.
  - Power pole on property line.



Page 161

BOOK 37 PAGE 67  
JOB NO. 91135  
CHECKED *APL*  
DRAWN BY *JK*

SCALE: 1" = 200'

335107

**TALARCZYK & ASSOC., INC.**

W5105 Kubly Road  
P. O. Box 235  
NEW GLARUS, WI 53574  
Phone 608/527-5216

CSM 1286 (V4-P161) T. New Glarus



343442  
343442

# CERTIFIED SURVEY MAP NO. 14475

Part of Lot 1 of Certified Survey Map No. 1286 in the NW & SW 1/4s of the SW 1/4 of Sec. 25, T4N, R7E, Town of New Glarus, Green Co., Wis., bounded and described as follows:

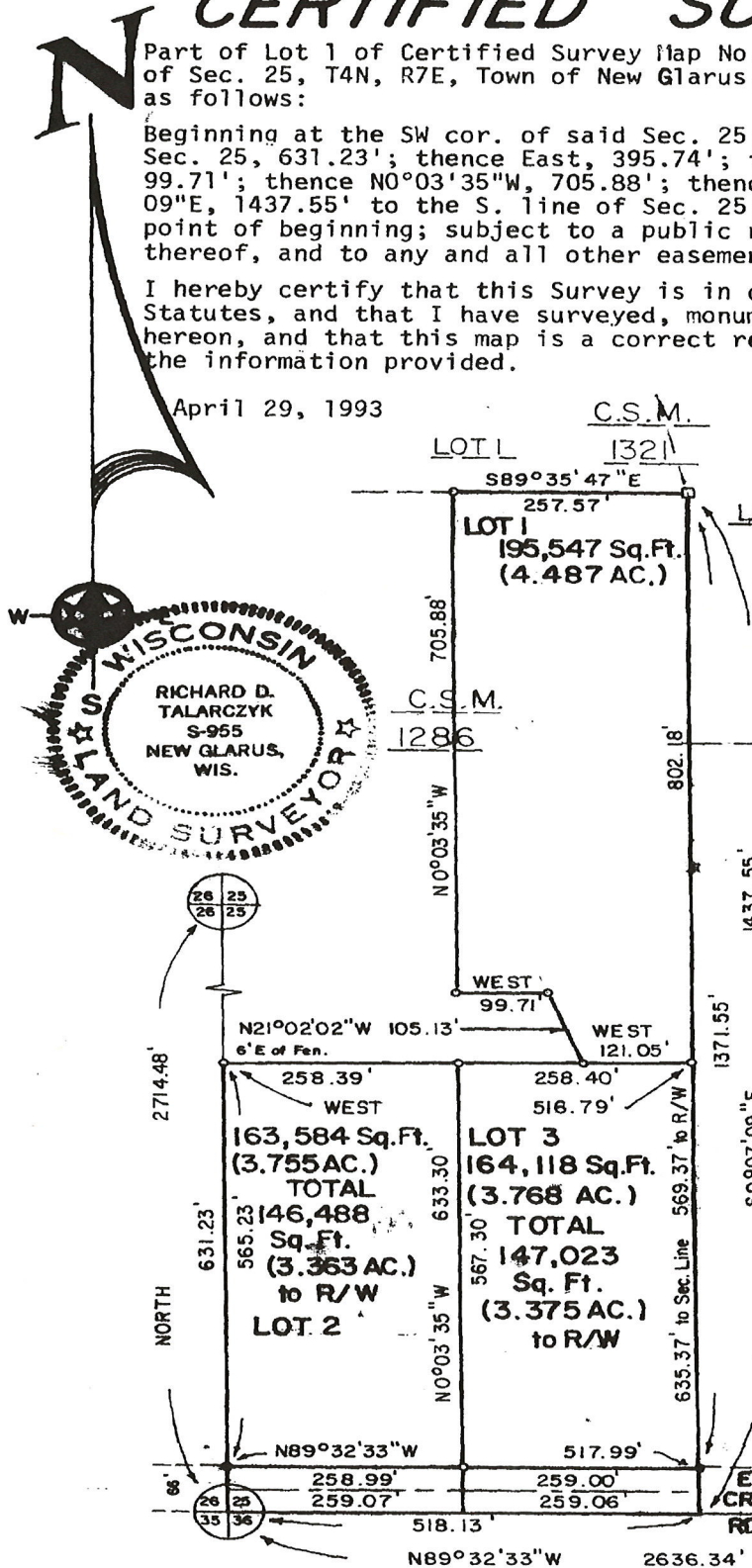
Beginning at the SW cor. of said Sec. 25; thence North along the West line of Sec. 25, 631.23'; thence East, 395.74'; thence N21°02'02"W, 105.13'; thence West, 99.71'; thence N0°03'35"W, 705.88'; thence S89°35'47"E, 257.57'; thence S0°07'09"E, 1437.55' to the S. line of Sec. 25; thence N89°32'33"W, 518.13' to the point of beginning; subject to a public road right-of-way over the Southerly 66' 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 map is a correct representation thereof in accordance with the information provided.

April 29, 1993

C.S.M.

*Richard D. Talarczyk*  
Richard D. Talarczyk



### NOTE:

Bearings are referenced to the W. line of the SW 1/4 of Sec. 25, which was assumed to bear NORTH.

### LEGEND:

- Cast Aluminum monument found.
- 1" Iron pipe found.
- 3/4" solid round Iron rod found.
- 3/4" x 24" solid round Iron set, weighing 1.5 pounds per lineal foot.

### COUNTY APPROVAL:

Approved for recording this 25th day of May, 1993 by the Green Co. Zoning Committee.

by: *Darwin E. Weber* Z.A.

### REGISTER OF DEEDS CERTIFICATE:

Received for record this 28th day of May, 1993 at 3:00 o'clock P.M., and recorded in Vol. 4 of Certified Survey Maps of Green Co., on Page 453.

*Marilyn Newachward*  
Register of Deeds

### PREPARED FOR:

Norman Tuttle  
W4979 Edelweiss Rd.  
New Glarus, WI. 53574  
(608) 527-2699

**TALARCZYK & ASSOC., INC.**

W5105 Kubly Road  
P. O. Box 235  
NEW GLARUS, WI 53574  
Phone 608/527-5216

BOOK 39 PAGE 79  
JOB NO. 12064  
CHECKED RTS  
DRAWN BY LVJ

SCALE: 1" = 200'

343442

Page 453

## Clerk Treasurer

---

**From:** Clerk Treasurer  
**Sent:** Saturday, October 28, 2023 7:19 AM  
**To:** Griffin Dobson  
**Cc:** Chris Narveson  
**Subject:** RE: Rezoning Ag to Res. cost, restrictions etc.  
**Attachments:** CSM 638 Pope & Ott.pdf; Extraterritorial\_Zoning\_Map 11.15.06.pdf; Title 4 Zoning Regulations rev 2022.pdf

Griffin,

Lot 2 of Certified Survey Map (CSM) 638 was established January 15, 1982 prior to the adoption of our Land Division and Subdivision Ordinance on October 13, 1997.

As such, the parcel is considered as having one residential building site.

I don't, however, know what access it has to a public road. The properties to the west were established in 1996 and the roads serving those lots are part of the Blue Vista Subdivision.

Because the three lots established by CSM 638 were established before these roads existed, it could be that the planned access was from Pioneer Road through Lot 1. I don't see a joint driveway agreement and/or easement for access recorded with the Green County Register of Deeds for any of the three lots.

I have included the Town Chair/Plan Commission Chair with your inquiry and my response. He may refer you to the Town Plan Commission, the Town Board, Green County Zoning and Land Use, or to the owner of Lot 1, CSM 638.

County has the zoning authority for this parcel as it is outside of the Village of New Glarus Extraterritorial Zoning authority (see attached map).

If the property has or can gain access to a public road, then the property has already been defined, so there is no Town process involved to define it further (although Green County will issue a fire number when a zoning permit is issued, after a sanitary permit is issued). Green County Zoning and Land Use typically leaves residential properties within the Agricultural District unless the applicant petitions to rezone to the Residential District. Their controlling document is Title 4. I have attached a copy that was prior to revisions they were considering. Please contact their office in Monroe with any questions in that regard.

The Town regulates driveways and building permits.

Many thanks,  
John

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

---

**From:** Griffin Dobson <griffin@tfmwisconsin.com>  
**Sent:** Saturday, October 28, 2023 6:56 AM

**To:** Clerk Treasurer <clerk@townofnewglaruswi.gov>

**Subject:** Re: Rezoning Ag to Res. cost, restrictions etc.

Thanks John, attached below is the link to the GIS on the parcel #. It does appear to be in New Glarus. Let me know if this is something you're able to help with or if there's a contact I should reach out to. Thanks!

<https://ascent.greencountywi.org/LandRecords/PropertyListing/RealEstateTaxParcel#/Details/12589>

Parcel #0069.6000

On Sat, Oct 28, 2023 at 6:24 AM Clerk Treasurer <clerk@townofnewglaruswi.gov> wrote:

Griffin,

Without knowing which parcel of land, I cannot answer your inquiry.

We are the Town, not the Village. Perhaps this parcel is in the Town but within the Village Extraterritorial jurisdiction.

Again, without more information, I cannot provide you any meaningful advice.

Many thanks,

John

John Wright

Town of New Glarus Clerk-Treasurer

(608) 527-2390

---

**From:** Griffin Dobson <[griffin@tfmwisconsin.com](mailto:griffin@tfmwisconsin.com)>

**Sent:** Friday, October 27, 2023 8:34 AM

**To:** Clerk Treasurer <[clerk@townofnewglaruswi.gov](mailto:clerk@townofnewglaruswi.gov)>

**Subject:** Rezoning Ag to Res. cost, restrictions etc.

Good morning! I have a client who's looking at a piece of land that is currently zoned as agricultural land. Before they go down the process of trying to purchase, we were wondering what the process is through the village to rezone for a single family residence as well as any cost, restrictions, etc. that would go along in that process.

Feel free to give me a call if that's easier, look forward to hearing from you!

--



**Griffin Dobson** *Sales Partner*



Office: 608-846-5253  
Mobile: 608-345-1907  
Fax: 608-846-5210  
griffin@TFMwisconsin.com

5008 Linde Lane, Suite 100  
DeForest, WI 53532-1996  
[www.GriffinDobson.com](http://www.GriffinDobson.com)

Griffin Dobson - Sales Partner  
Mike Coke Real Estate Team  
Terra Firma Realty  
608-846-5253 - Office  
608-345-1907 - Cell  
[www.MikeCokeTeam.com](http://www.MikeCokeTeam.com)

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Terra Firma Realty  
608-846-5253 - Office  
608-345-1907 - Cell  
[www.MikeCokeTeam.com](http://www.MikeCokeTeam.com)

# CERTIFIED SURVEY MAP NO. 638

That part of the Northeast, Northwest, and Southwest 1/4s of the Southwest 1/4 and the Southeast 1/4 of the Northwest 1/4 of Section 10, Town 4 North, Range 7 East, Green County, Wisconsin, bounded and described as follows;

Beginning at the Southwest corner of said Section 10; thence N0°02'34"W along the West line of Section 10, 1903.47 ft.; thence S88°56'39"E, 510.16 ft.; thence N39°51'59"E, 898.97 ft.; thence S87°40'46"E, 292.48 ft.; thence N45°31'22"E, 239.73 ft. to the centerline of Pioneer Road; thence Southeasterly along said centerline and the arc of a curve to the left whose radius is 245.85 ft. and whose chord bears S62°54'01"E, 125.06 ft. to the North line of the Southwest 1/4 of Section 10; thence S88°36'53"W along the North line of the Southwest 1/4 of Section 10, 13.05 ft.; thence S44°13'42"W, 471.66 ft. to the East line of the Northwest 1/4 of the Southwest 1/4 of Section 10; thence S0°09'29"E, 1000.15 ft. to the Southeast corner of the Northwest 1/4 of the Southwest 1/4 of Section 10; thence S44°28'22"W, 1884.53 ft. to the point of beginning; subject to a public road right-of-way over the Northeasterly 33 ft. thereof.

**SURVEYED FOR**

Duane Pope  
R.F.D. 1  
New Glarus, WI. 53574  
(608) 527-2741

AND  
John Ott  
R.F.D. 1  
New Glarus, WI.  
(608) 527-2011

I hereby certify that this Survey is in compliance with Chapter 236.34 of the Wisconsin Statutes and that I have surveyed and mapped the lands described hereon and that this map is a correct representation in accordance with the information furnished.

1-15-82

*Richard D. Talarczyk*

Richard D. Talarczyk

**NOTE:**  
Bearings referenced to the West line of the SW 1/4 of Section 10 which was assumed to bear N0°02'34"W.

**NOTE:**  
House on Lot 1 not field located: checked for encroachment only: NO ENCROACHMENT.

**LEGEND:**



Concrete Monument with Brass Cap found.  
3/4" solid round iron rod previously set.  
3/4" X 24" solid round iron rod set weighing 1.5 lbs./ lin. ft.

CURVE	RADIUS	INTERIOR ANGLE	ARC	CHORD	CHORD BEARING	TANGENT BEARING
① ②	245.85	29°28'08"	126.45	125.06	S62°54'01"E	① S48°09'57"E
③ ④	278.85	23°41'00"	115.26	114.44	S59°34'06"E	③ S47°43'36"E

**REGISTER OF DEEDS CERTIFICATE:**

Received for record this 15 day of January, 1982, at 4:40 o'clock P.M. and recorded in Volume 2 of CERTIFIED SURVEY MAPS OF GREEN COUNTY, on Page 187

*Richard D. Talarczyk*  
Register of deeds

**TALARCZYK & ASSOC., INC.**

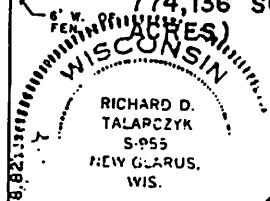
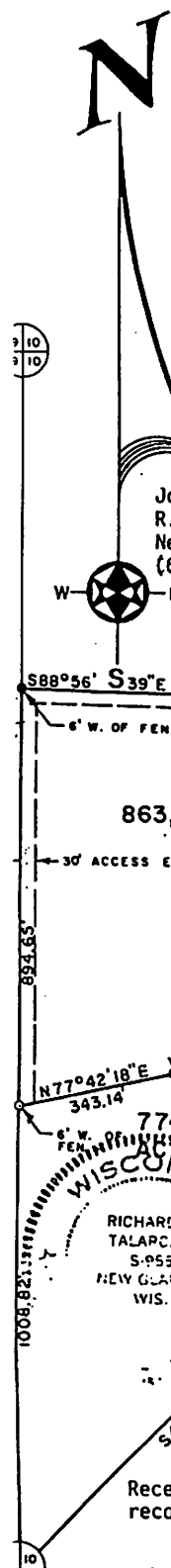
Rt. 1 Box 19A  
NEW GLARUS, WI 53574  
Phone 608/527-5216

SCALE: 1" = 300'

BOOK 27 PAGE 16  
JOB NO. 6192  
CHECKED ABP  
DRAWN BY ABP

285271

638



## Clerk Treasurer

---

**From:** Clerk Treasurer  
**Sent:** Monday, October 30, 2023 11:02 AM  
**To:** paula.darrow67@gmail.com  
**Cc:** Chris Narveson  
**Subject:** Answer to your phone inquiry this morning  
**Attachments:** CSM 2378 for J Olstad.pdf; CSM 2330 for J Olstad.pdf; History of Ufken Olstad Kempfer properties.pdf; Alfred Ufken.jpg

Paula,

Thanks for your inquiry this morning regarding whether you could build an additional home on parcel 23024 0246.0000. This is Lot 3 of CSM 2378 that contains 8.850 acres. The survey map recorded on October 22, 1997 is attached. The current parcel is a reconfiguration of CSM 2330 that was recorded on July 30, 1997 (attached).

I found a scan of the history (attached) that I reported to the Town Plan Commission when I worked here before between 2006 and 2011. The history is a bit complicated, so I created the attached map. Please, note that the lower left corner said it was current as of December 14, 2007, which is an indication of when I did my research.

Based upon this history, I don't find that there is additional development potential available for your property to support another residence.

You are welcome to contact Town Chair/Plan Commission Chair Chris Narveson to request a review by the Town Plan Commission at a future meeting. His email is in the Cc line above.

Many thanks,  
John

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







GREEN COUNTY CERTIFIED SURVEY MAP NUMBER 2330

**SURVEYORS CERTIFICATE:** I hereby certify that this survey is in compliance with Chapter 236.34 of the Wisconsin Statutes. I further certify that I have surveyed and mapped the lands shown hereon and that the map is a correct representation in accordance with the information furnished. John R. Karns

JOHN R. KARNs S1295

KARNs LAND SURVEYING  
N 7994 KELLY ROAD  
BROOKLYN, WI. 53521  
(608) 862-3811

FOR: Jon Olstad  
W 4304 Wirth Ln.  
Monticello, WI. 53570

**DESCRIPTION:**

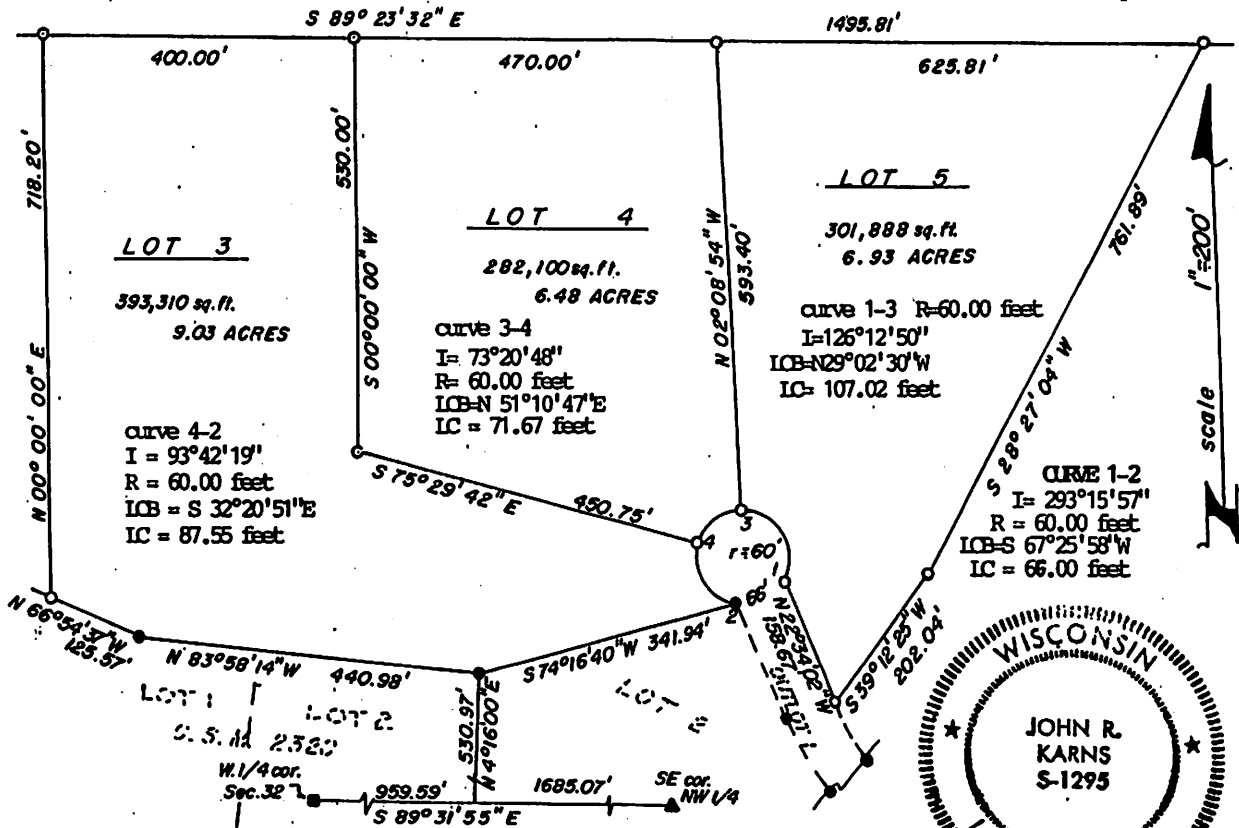
A PART OF THE SE $\frac{1}{4}$ -NW $\frac{1}{4}$ , AND A PART OF THE SW $\frac{1}{4}$ -NW $\frac{1}{4}$ , AL IN SECTION 32,  
T4N-R7E, TOWN OF NEW GLARUS, GREEN COUNTY, WISCONSIN; to-wit:

Commencing at the W $\frac{1}{4}$  corner said Section 32; thence S 89°31'55"E along the S. line said NW $\frac{1}{4}$ , 959.59 feet; thence N 04°16'00"E, 530.97 feet to the point of beginning of this description; thence N 83°58'14"W, 440.98 feet; thence N 66°54'37"W, 125.57 feet; thence N 00°00'00"E, 718.20 feet; thence S 89°23'32"E, 1495.81 feet; thence S 28°27'04"W, 761.89 feet; thence S 39°12'25"W, 202.04 feet; thence along the arc of a curve to the left of radius of 60.00 feet, and whose long chord bears S 67°25'58"W, 66.00 feet; thence S 74°16'40"W, 341.94 feet to the point of beginning. Subject to easements and dedications of record.

NORTH referenced to the E. line of the NE $\frac{1}{4}$  of Section 32,  
which is assumed to bear N 00°16'23"W.

LEGEND: scale 1"=200'

- o = 3/4"x 24" rebar set, mn.wt. 1.5# per ln. ft..
- = iron found.
- = Green Co. Mtn ▲ = R.R. spike fld.



**REGISTER OF DEEDS CERTIFICATE:**

RECEIVED FOR RECORD THIS 30th DAY OF July, 1997, AT 8:30 O'CLOCK, A. M., AND  
RECORDED IN VOLUME 8 OF GREEN COUNTY CERTIFIED SURVEY MAPS, ON PAGE 36.

Marilyn Reunoburda  
Register of Deeds



378804

Stock No. 26273

GREEN COUNTY CERTIFIED SURVEY MAP NO. 2378

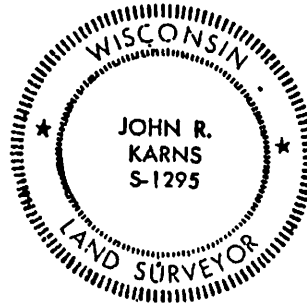
SURVEYORS CERTIFICATE: I hereby certify that this survey is in compliance with Chapter 236.34 of the Wisconsin Statutes. I further certify that I have surveyed & mapped the lands described hereon & that the map is a correct representation thereof.

JOHN R. KARNIS R.L.S.- 1295  
N 7994 KELLY ROAD  
BROOKLYN, WI. 53521  
(608) 862-3811

FOR: Jon Olstad  
W 4304 Wirth Lane  
Monticello, WI. 53570

OCTOBER 20, 1997

DESCRIPTION: LOTS 3 and 4 OF GREEN COUNTY CERTIFIED SURVEY MAP NUMBER 2330, VOLUME 8, PAGE 36, BEING A PART OF THE SE 1/4-NW 1/4, AND A PART OF THE SW 1/4-NW 1/4, ALL IN SECTION 32, T4N-R7E, TOWN OF NEW GLARUS, GREEN COUNTY, WISCONSIN; to-wit: Commencing at the W 1/4 corner said Section 32; thence S 89°31'55"E along the S. line said NW 1/4, 959.59 feet; thence N 04°16'00"E, 530.97 feet to the point of beginning of this description; thence N 74°16'40"E, 341.94 feet; thence along the arc of a curve to the right of radius of 60.00 feet, and whose long chord bears N 04°19'34"E, 119.23 feet; thence N 02°08'54"W, 593.40 feet; thence N 89°23'32"W, 870.00 feet; thence SOUTH, 718.20 feet; thence S 66°54'37"E, 125.57 feet; thence S 83°58'14"E, 440.98 feet to the point of beginning. Subject to easements and dedications of record.



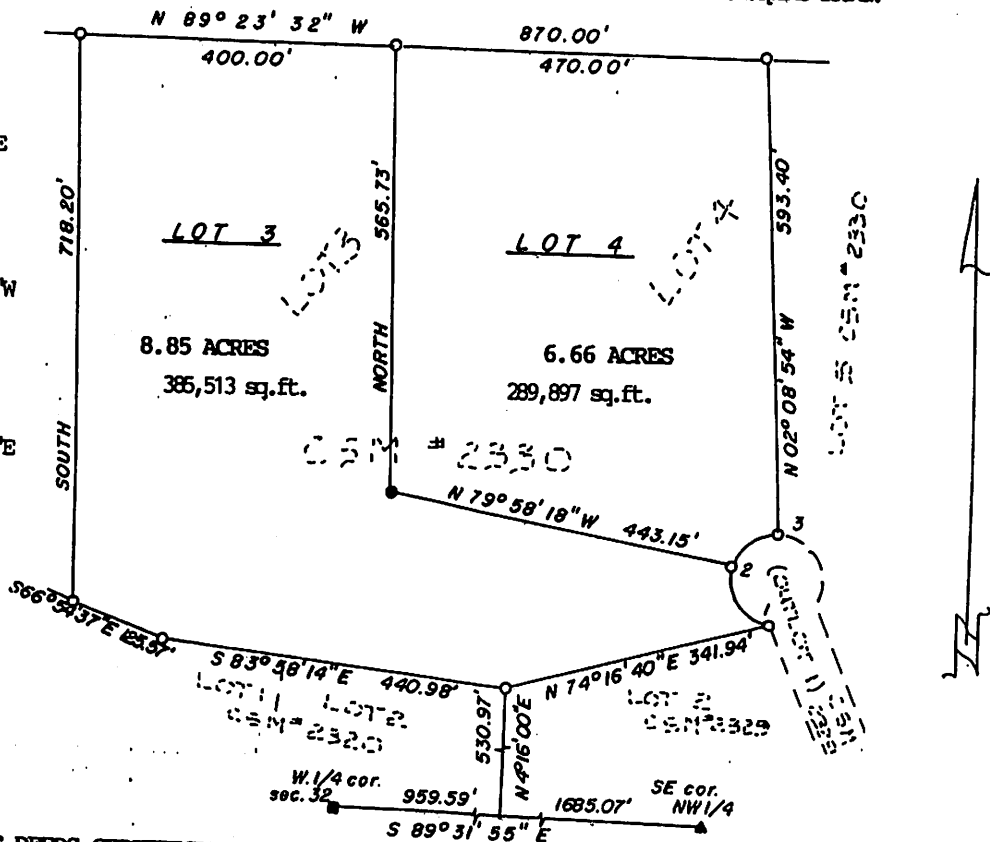
LEGEND: scale 1"=200'

- o = iron found.
- = 3/4"x 24" rebar set, mn.wt. 1.5# per ln.ft..
- = Green Co. Mon.
- ▲ = R.R. spike found.

NORIH REF: to the E. line of the NE 1/4 of Section 32, which is assumed to bear N 00°16'23"W.

CURVE DATA:

- curve 1-3  
I = 167°03'07"  
R = 60.0'  
LCB = N 4°19'34"E  
LC = 119.23'
- curve 1-2  
I = 93°42'19"  
R = 60.0'  
LCB = N 32°20'51"W  
LC = 87.55'
- curve 2-3  
I = 73°20'48"  
R = 60.0'  
LCB = N 51°10'47"E  
LC = 71.67'



REGISTER OF DEEDS CERTIFICATE

RECEIVED FOR RECORD THIS 21 DAY OF October, 1997, AT 11:15 O'CLOCK, A.M., AND RECORDED IN VOLUME 8 OF GREEN COUNTY CERTIFIED SURVEY MAPS, ON PAGE 98.

Marilyn Nevenschneider  
Register of Deeds

Page 98

## History of Ufken/Olstad/Kempfer Divisions of Property on Farmer's Grove Road

According to the 1997 Assessment Roll Alfred Ufken owned parcel 246.0000 (107.190 A in section 32) and parcel 237.1000 (14.50 A in section 31). Of parcel 246.0000, part of that had been defined by CSM pre-Ordinance but not recorded in the Assessment Roll.

- |                  |   |
|------------------|---|
| June 8, 1994     | Alfred Ufken files CSM 1628 with Green County Register of Deeds for two lots in Section 32 on Farmers Grove Road. Lot 3 is 3.20 A and Lot 4 is 3.130 A in area.   |
| June 8, 1994     | Alfred Ufken files CSM 1629 with Green County Register of Deeds for two lots that straddle Sections 31 and 32 on Farmers Grove Road. Lot 1 is 10.0 A and Lot 2 is 6.140 A in area.  |
| ?, 1994          | Alfred Ufken files CSM 1645 with Green County Register of Deeds for two lots in Section 31 and 32 on Farmers Grove Road. Lot 1 is 2.870 A and Lot 2 is 3.270A in area. This is a division of Lot 2 of CSM 1629 into two lots.   |
| May 11, 1995     | Alfred Ufken files CSM 1819 with Green County Register of Deeds for one lot in Section 31 on Farmers Grove Road. Lot 1 is 15.560 A in area.   |
| May 29, 1997     | Alfred Ufken files CSM 2298 with Green County Register of Deeds for one lot in Section 32 on Farmers Grove Road. Lot 1 is 35.0 A in area.   |
| July 15, 1997    | Alfred Ufken files CSM 2320 with Green County Register of Deeds for two lots in Section 32 on Farmers Grove Road. Lot 1 is 3.760 A and Lot 2 is 4.080 A in area.  |
| July 30, 1997    | Jon Olstad files CSM 2329 with Green County Register of Deeds for two lots in Section 32 on Farmers Grove Road. Lot 1 is 3.540 A and Lot 2 is 3.110 A in area.  |
| July 30, 1997    | Jon Olstad files CSM2330 with Green County Register of Deeds for two lots in Section 32 on Farmers Grove Road. Lot 3 is 9.030 A and Lot 4 is 6.480 A, and Lot 5 is 6.930 A in area.   |
| October 22, 1997 | John Olstad files CSM 2376 with Green County Register of Deeds for two lots in Section 32 on Farmers Grove Road. Lot 1 is 3.520 A and Lot 2 is 3.130 A in area. Although this is post-Ordinance, it appears to be a recording of revised lot lines of CSM 2329 with no new lots created and no addition or subtraction of acreage from the original total of both lots. |
| October 22, 1997 | Jon Olstad files CSM 2378 with Green County Register of Deeds for two lots in Section 32 on Farmers Grove Road. Lot 3 is 8.850 A and Lot 4 is 6.660 A in area. Although this is post-Ordinance, it appears to be a recording of revised lot lines of CSM 2330 with no new lots created and no addition or subtraction of acreage from the original total of both lots.  |

- March 9, 1998** According to Regular Town Board minutes, Smith/Hauser moved/seconded tentative approval of a preliminary minor subdivision for Richard and Joyce Kemper by CSM.
- May 11, 1998** According to Public Hearing minutes for the Town of New Glarus, Smith/Freitag move/second to approve a Preliminary Plat presented by Richard and Joyce Kemper conditionally; the Kempfers must clear up with their engineer and surveyor what is not clear on the CSM.
- May 18, 1998** Richard Kempfer files CSM 2484 with Green County Register of Deeds for one lot in Section 32 on Farmers Grove Road. Lot 1 is 6.0 A in area. This post-Ordinance division of CSM 2298 exceeds the open space available; I assume the single building site available for CSM 2298 of 35.0 A was transferred to CSM 2484, with the balance of CSM 2298 restricted from further residential development.
- October 19, 1998** According to the Regular Town Board minutes Smith/McKenzie moved/seconded acceptance of Richard Kempfer's proposed CSM.
- October 23, 1998** Richard Kempfer files CSM 2620 with Green County Register of Deeds for two lots in Section 32 on Farmers Grove Road. Lot 1 is 10.0 A and Lot 2 is 19.0 A in area. This post-Ordinance division of CSM 2298 exceeds the open space available; as noted above, CSM 2484 should have received the only available building site due the original CSM 2298 of 35.0 A.

## **DRIVEWAY PERMIT ORDINANCE REVIEW**

My review of six driveway ordinances from surrounding townships started by doing a quick read of the various ordinances. The detail that stuck out was that our current ordinance only lists one definition. I listed the various definition terms listed below in an attempt to compare the Town of New Glarus Chapter 36 Driveway Ordinance with selected parts of similar ordinances in surrounding towns.

In previous Plan Commission meetings, we discussed the permitting of field roads, all driveways with fire numbers, and how to handle upgrades to town roads that serve farm residences. The definitions below show that other towns have defined the terms for some of those situations. The goal of this review is to solicit discussion on possible changes or additions to our ordinance that could help answer questions raised in Plan Commission meetings.

### **36-3 Definitions Town of New Glarus**

**DRIVEWAY:** A road permitting vehicular access from a public highway to one or more dwelling units or commercial buildings located on adjacent lands.

#### **Town of York**

**DRIVEWAY:** A private driveway, road, field road or other traveled way, giving access from a public highway or a private road to one or more buildings located or to be constructed on adjacent lands.

**TOWN LANE:** A in-drive being maintained by the Town originally intended to serve a single farm residence to provide emergency services availability. Any changes from the original use of town lanes require the owner/developer to reconstruct the lane to current standards for driveways as specified by this ordinance.

**SHARED DRIVEWAY:** A private driveway serving more than one residence. The maintenance of a joint/shared driveway is the responsibility of the owners.

#### **Town of Brooklyn**

**DRIVEWAY:** A road or traveled way that provides vehicular access from a public highway to any present building location or future building site.

**FIELD ROAD:** A road or other traveled way that provides access from a public highway to farmland or other undeveloped land.

**JOINT DRIVEWAY:** A driveway that provides access to two or more building sites.

#### **Town of Albany**

**DRIVEWAY:** A road or other traveled way giving access from a public highway to one or more buildings (other than farm accessory buildings) located or to be constructed on adjacent lands.

**FIELD ROAD:** A road or other traveled way giving access from a public highway to farmland, farm accessory buildings, or other adjacent vacant land.

## **Town of Berry**

**IMPROVEMENTS:** Residential dwelling units, buildings, structures and land uses which may require emergency services. Preparing the soil for growing crops, pasture, woodlot, or leaving the land fallow are land uses which shall not be considered improvements.

**DRIVEWAY:** Any distinct path, road or area of access from a public road in the town to an Improvement. Use of a driveway normally includes but is not limited to automobiles, trucks and farm equipment. A driveway need not be located entirely on the same parcel as the improvement to be served by the driveway, but the town must be satisfied that the owner of the Improvement has the individual authority and enough control over the land underlying the entire length of the driveway to unilaterally fully implement the requirements of this ordinance.

**SHARED DRIVEWAY:** A driveway to be utilized by more than one residential dwelling unit or by one or more residential units and a commercial or retail building or use.

**FIELD ROAD:** Any established, clearly visible and regularly used path, road or area of access commencing at the shoulder of a public road in the Town which not create a way of access to an Improvement, and which path, road or area of access is regularly used.

## **Town of Vermont**

**DRIVEWAY:** A private driveway, road, lane or other means of travel through any part of a private parcel of land, which provides access from any public highway to an improvement.

**FIELD ROAD:** A road that is used only for accessing a property for agricultural, forestry, land management, hunting or other similar purposes, and does not provide access to an improvement.

**IMPROVEMENT:** A residential dwelling unit, a building or structure used for a business other than farming or a structure that requires access for emergency services.

## **Town of Verona**

**DRIVEWAY:** A private driveway, road, field road, or other avenue of vehicular travel that runs through any part of a private parcel of land and that connects or will connect to a public highway.

**AGRICULTURAL DRIVEWAY:** A driveway that provides primary access to agricultural properties for business or private purposes.

**DRIVEWAY, COMMERCIAL or INDUSTRIAL:** A driveway that provides access for commercial or industrial use of property.

**DRIVEWAY, RESIDENTIAL:** A driveway providing access used for single or multifamily residential purposes only.

**FIELD ROAD:** An avenue of travel used exclusively for agricultural purposes or to access agricultural land. Field road entrances may not be used to access land for residential purposes.

**PRIVATE ROAD:** A residential driveway or road constructed to Town road standards, serving multiple parcels that has not been dedicated to the public and therefore is not maintained by the Town, County, or State.