

TOWN OF NEW GLARUS

LAND DIVISION HEARING NOTICE

WEDNESDAY, FEBRUARY 14, 2024

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

DATE: Wednesday, February 14, 2024
TIME: 6:00 PM

NOTICE IS HEREBY GIVEN that the Board of Supervisors for the Town of New Glarus, County of Green, will conduct a public hearing to consider an application from Robert Talarczyk on behalf of the Karen Talarczyk Revocable Trust, W5105 Kubly Road, New Glarus, Wisconsin, for a proposed normal density land division of 6 lots (1 lot was defined pre-Ordinance) by Preliminary Plat for residential use along Kubly and Airport Road in Section 24, T4N, R7E.

- A. There will be a public hearing on the proposal; the applicant will be allotted 15 minutes to explain the proposal
- B. Members of the public will be recognized to speak for 5 minutes each

After the public hearing has adjourned, the discussion will be among the Town Board members only at the regular Town Board meeting that follows.

Complete Documents may be reviewed on our website: www.townofnewglarus.com under the Agendas/Minutes heading.

Chris Narveson, Chair
New Glarus Town Board

Join Zoom Meeting: <https://us06web.zoom.us/j/87860792292?pwd=fRKC7Uu7ageDhbMYUTtJogbjBt3Gex.1>

Meeting ID: 878 6079 2292

Passcode: 854693

Dial by your location: +1 312 626 6799 US (Chicago)

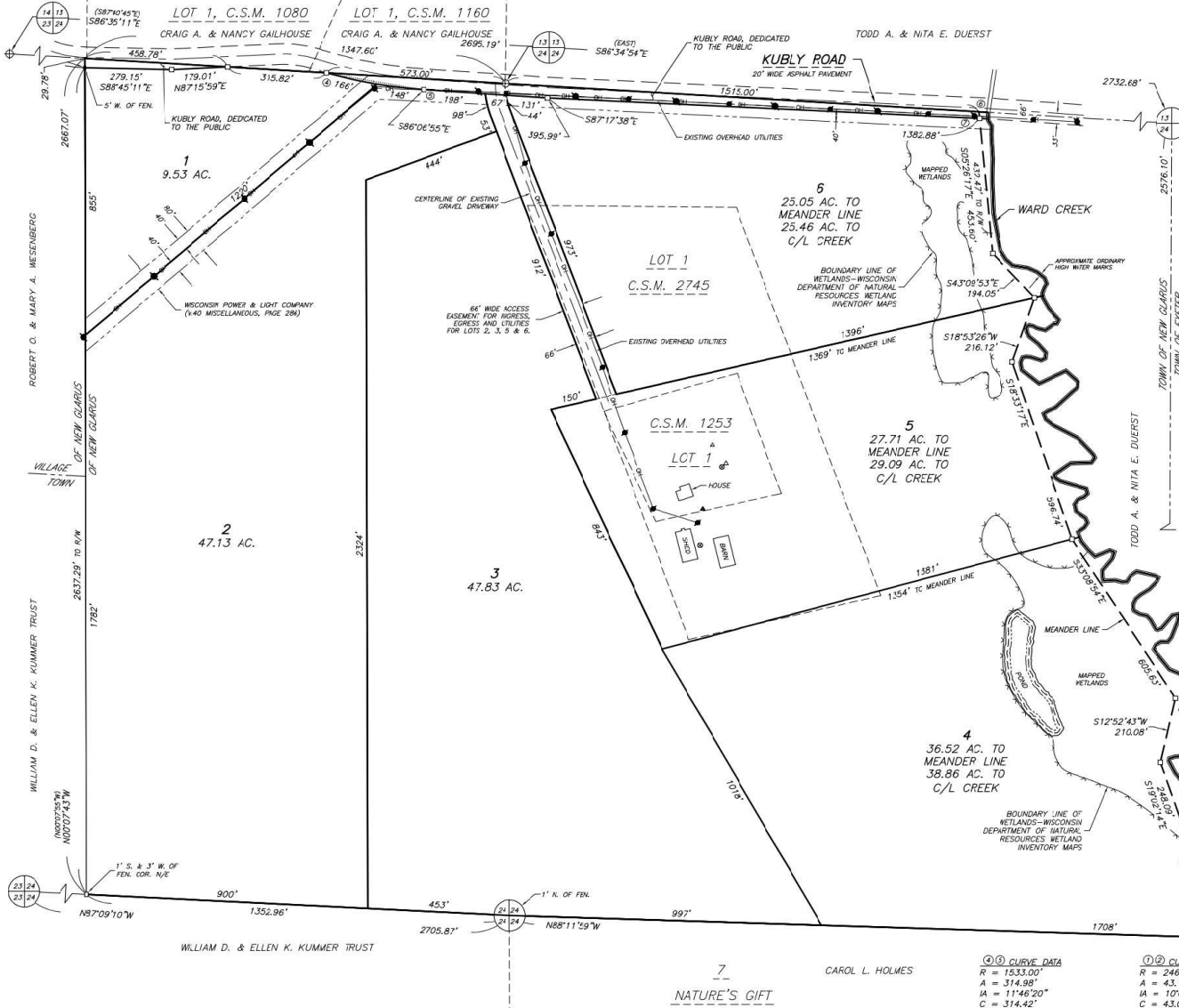
POSTED 01/17/2024: New Glarus Town Hall
New Glarus Garage
New Glarus Post Office
<https://townofnewglarus.com/>

PUBLISHED: Post Messenger Recorder on January 25, 2024
and February 1, 2024

Persons requiring additional services to participate in a public meeting may contact the Town Clerk for assistance at 527-2390.

TALARCZYKS' PRELIMINARY PLAT

Part of the Northeast, Northwest, Southwest and Southeast 1/4s of the Northeast 1/4, and the Northeast and Southeast 1/4s of the Northwest 1/4 of Section 24, Town 4 North, Range 7 East, Town of New Glarus, and the Southwest 1/4 of the Northwest 1/4, and the Northwest 1/4 of the Southwest 1/4 of Section 19, Town 4 North, Range 8 East, Town of Exeter, Green County, Wisconsin.



DESCRIPTION
Part of the Northeast, Northwest, Southwest and Southeast 1/4s of the Northeast 1/4, and the Northeast and Southeast 1/4s of the Northwest 1/4 of Section 24, Town 4 North, Range 7 East, Town of New Glarus, and the Southwest 1/4 of the Northwest 1/4, and the Northwest 1/4 of the Southwest 1/4 of Section 19, Town 4 North, Range 8 East, Town of Exeter, Green County, Wisconsin, bounded and described as follows:

Beginning at the North 1/4 corner of said Section 24; thence S86°34'54"E along the North line of Section 24, 1515.00' to a meander corner located 21' from the right bank of Ward Creek; thence S05°26'17"E along a meander line, 453.60' to a meander corner located 21' from the right bank of Ward Creek; thence S43°09'53"E along said meander line, 194.05' to a meander corner located 21' from said bank; thence S18°53'26"W along said meander line, 216.12' to a meander corner located 21' from said bank; thence S18°33'17"E along said meander line, 596.74' to a meander corner located 21' from said bank; thence S33°09'54"E along said meander line, 605.63' to a meander corner located 21' from said bank; thence S12°52'43"W along said meander line, 210.08' to a meander corner located 21' from said bank; thence S19°02'14"E along said meander line, 248.09' to a meander corner located 21' from said bank; thence S41°38'18"E along said meander line, 252.39' to a meander corner located 21' from said bank; thence S73°23'04"E along said meander line, 347.56' to a meander corner located 21' from said bank; thence N40°03'07"E along said meander line, 66.28' to a meander corner on the East line of Section 24 located 21' from said bank; thence S00°15'44"W along the East line of Section 24, 55.54'; thence S89°44'16"E, 20.00'; thence S00°15'44"W, 627.32'; thence N89°44'16"W, 20.00' to the East line of Section 24; thence N07°15'44"E, 581.23' to the East 1/4 corner of Section 24; thence N88°11'59"W, 2705.32' to the center of Section 24; thence N87°09'10"W, 1352.56' to the Southwest corner of the East 1/2 of the Northwest 1/4 of Section 24; thence N00°07'43"W, 2667.07' to the Northwest corner of the East 1/2 of the Northwest 1/4 of Section 24; thence S86°35'11"E, 1347.60' to the point of beginning; plus all lands lying between the meander line herein described and the center of Ward Creek; subject to public road rights of way for Kubly Road and Airport Road and to any and all easements of record.

Parcel contains 199.58 acres (3,693,616 sq. ft.), more or less, including land between the meander line and the center of Ward Creek.

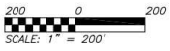
- LEGEND:**
- Concrete monument with brass cap found
 - Cast aluminum monument found
 - Cast aluminum monument with brass cap found
 - 7/8" x 24" solid round iron rod set
 - 3/4" solid round iron rod found
 - 1/4" x 24" solid round iron rod set, weighing 4.30 lbs per lineal foot
 - Well
 - Septic cover
 - Septic vent
 - Utility pole
 - Lot line
 - Centerline
 - Public road right of way line
 - Platted lot
 - Utility Easement

①① CURVE DATA
R = 246.00'
A = 43.12'
IA = 11°46'20"
C = 314.42'
CH. BRG. = S8C13'45"E
TAN. BRG. IN = S74°20'35"E

②② CURVE DATA
R = 246.00'
A = 43.12'
IA = 10°02'34"
C = 43.06'
CH. BRG. = S27°56'09"W
TAN. BRG. IN = S32°57'25"W
TAN. BRG. OUT = S22°54'51"W

②③ N00°15'44"E, 44.64'
②④ S05°26'17"E, 21.13'

NOTES:
1.) Bearings are referenced to the Wisconsin County Coordinate System, Green County Zone, NAD83 (2011), in which the North line of the Northeast 1/4 of Section 24 bears S86°34'54"E.
2.) Meander line monuments are located 21' from the bank of Ward Creek.



PREPARED FOR
Karen Talarczyk, Et Al.
85105 Kubly Road
New Glarus, WI 53574
(608) 527-2988

October 31, 2023



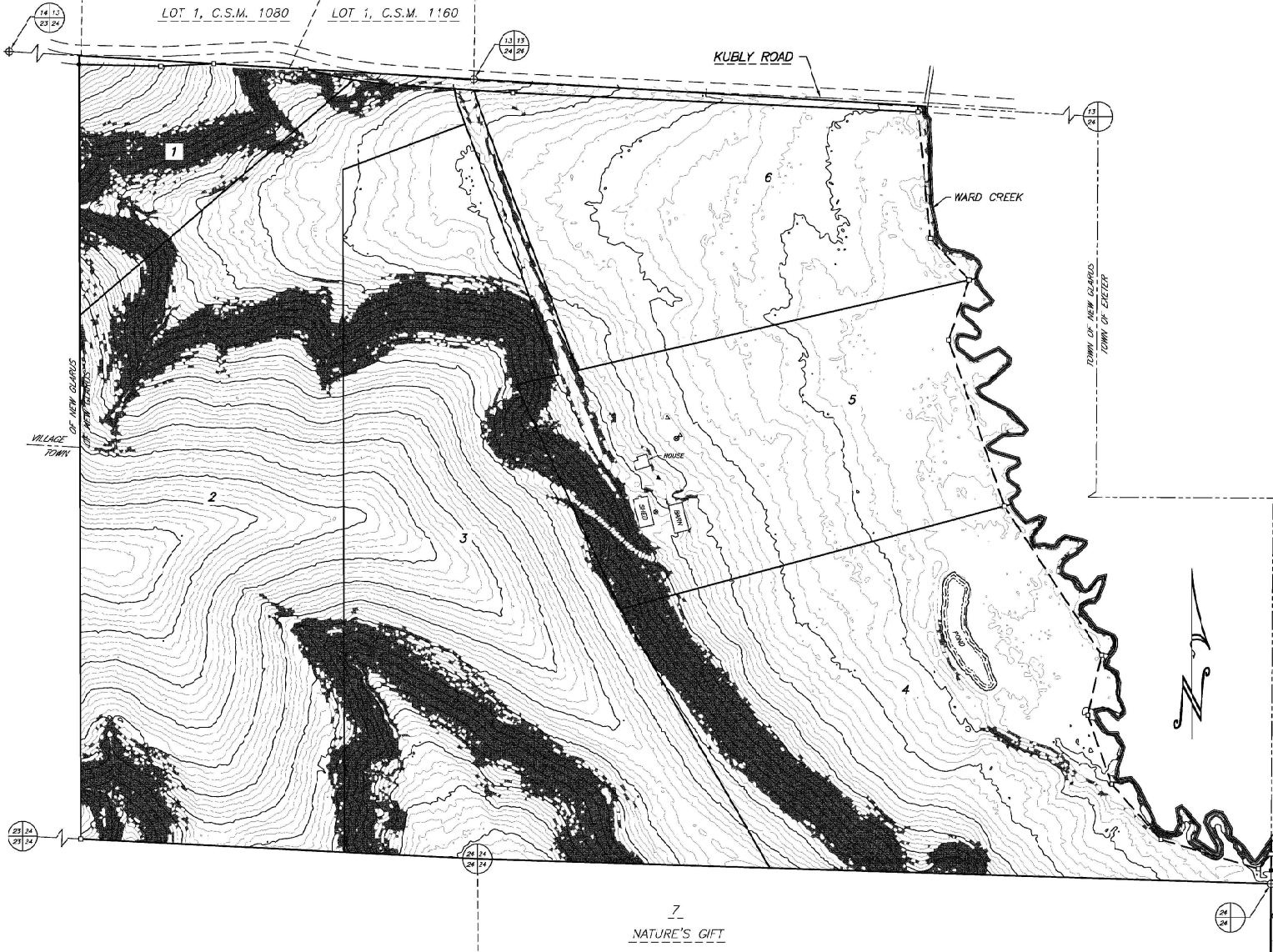
Robert A. Talarczyk
Robert A. Talarczyk, P.L.S.

JOB NO. 23166
POINTS 23166
DRWG. 23166_1
DRAWN BY JMB

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

TALARCZYKS' PRELIMINARY PLAT

Part of the Northeast, Northwest, Southwest and Southeast 1/4s of the Northeast 1/4, and the Northeast and Southeast 1/4s of the Northwest 1/4 of Section 24, Town 4 North, Range 7 East, Town of New Glarus, and the Southwest 1/4 of the Northwest 1/4, and the Northwest 1/4 of the Southwest 1/4 of Section 19, Town 4 North, Range 8 East, Town of Exeter, Green County, Wisconsin.



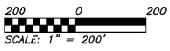
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 - Well
 - Septic cover
 - Septic vent
 - Lot line
 - Centerline
 - Public road right of way line
 - Platted lot

- LEGEND:**
- Slopes of 20% or greater

NOTES:
 1.) Elevations are NAVD 88 (GEOID12A) and are shown in feet. Contour interval is 2 feet.

WISCONSIN
 ROBERT A. TALARCZYK
 S-2222
 NEW GLARUS, WI
 LAND SURVEYOR
Robert A. Talarczyk
 October 31, 2023

7
 NATURE'S GIFT



PREPARED FOR
 Karen Talarczyk, Et Al
 46105 Kubly Road
 New Glarus, WI 53574
 (608) 527-2989

JOB NO. 23166
 POINTS 23166
 DRWG. 23166-T
 DRAWN BY JME

SHEET 2 OF 3

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

TALARCZYKS' PRELIMINARY PLAT

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Karen Talarczyk, Et Al.
W2105 Kubly Road
New Glarus, WI 53574
(608) 527-2988

JOB NO. 23166
POINTS 23166
DRWG. 23166_1
DRAWN BY JMB

200 0 200
SCALE: 1" = 200'

SHEET 3 OF 3

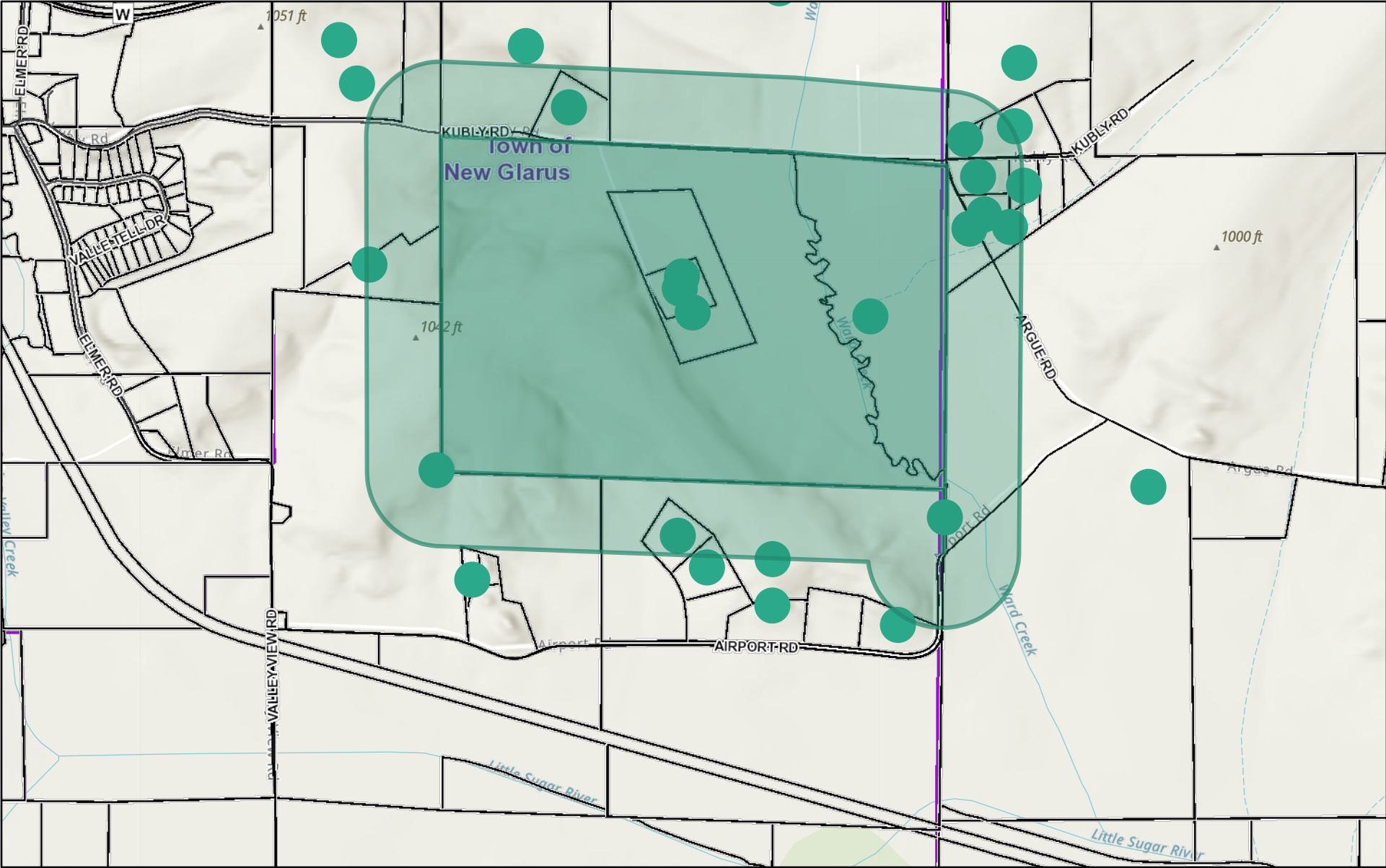
WISCONSIN
ROBERT A. TALARCZYK
S-2223
NEW GLARUS, WI
LAND SURVEYOR
Robert A. Talarczyk
October 31, 2023

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

TALARCZYK LAND DIVISION
MAILED NOTIFICATION LIST

Owner	Mail_Address	City_St_ZIP
TALARCZYK, DANIEL R; TALARCZYK, JOSEPH D; TALARCZYK, KAREN A; TALARCZYK, MATTHEW R; TALARCZYK, MICHAEL S; TALARCZYK KAREN A REVOCABLE TRUST; TALARCZYK ROBERT A AND JENNIFER A REVOCABLE TRUST DTD MAY 5, 2023, TALARCZYK KAREN A REVOCABLE TRUST DUERST, NITA E; DUERST, TODD A HOLMES, CAROL L GALHOUSE, CRAIG A; GALHOUSE, NANCY TOWN OF NEW GLARUS, KUMMER WILLIAM D & ELLEN K TRUST DATED OCT 31, 2017 DUERST, NITA E; DUERST, TODD A DUERST, KENT P GORDON, TYLER R VETTERLI, JOHN WESENBERG, MARY A; WESENBERG, ROBERT O DUERST, KENT P MERTEN, MATTHEW J; MERTEN, PATRICIA J MERTEN, MATTHEW J; MERTEN, PATRICIA J WESENBERG, MARY A; WESENBERG, ROBERT O SUGAR RIVER VIEW LLC DUERST DAWN J REVOCABLE TRUST DTD JUNE 1, 2019	W5105 KUBLY ROAD W5105 KUBLY ROAD W4970 KUBLY ROAD W4988 AIRPORT ROAD PO BOX 615 PO BOX 448 N8379 VALLEY VIEW ROAD W4970 KUBLY ROAD 300 ELMER ROAD APT 9 W5198 AIRPORT ROAD PO BOX 519 N3397 TRIELOFF ROAD 300 ELMER ROAD APT 9 W4862 KUBLY ROAD W4862 KUBLY ROAD N3397 TRIELOFF ROAD 2561 COFFEYTOWN ROAD 919 7TH STREET	NEW GLARUS, WI 53574 NEW GLARUS, WI 53574 NEW GLARUS, WI 53574 NEW GLARUS, WI 53574 NEW GLARUS, WI 53574 NEW GLARUS, WI 53574 NEW GLARUS, WI 53574 NEW GLARUS, WI 53574 NEW GLARUS, WI 53574 NEW GLARUS, WI 53574 NEW GLARUS, WI 53574 NEW GLARUS, WI 53574 NEW GLARUS, WI 53574 FORT ATKINSON, WI 53538 NEW GLARUS, WI 53574 NEW GLARUS, WI 53574 NEW GLARUS, WI 53574 FORT ATKINSON, WI 53538 COTTAGE GROVE, WI 53527 NEW GLARUS, WI 53574

Talarczyk Neighbor Notification



1/16/2024, 8:57:44 AM

Local Roads

Other Road Class

State Hwy

County Hwy

Town Road

Village/City Street

Highways

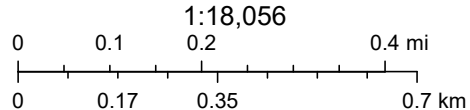
Other Road Class

State Hwy

County Hwy

Parcels

Municipal Boundaries



Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS,

Green County assumes no responsibility for improper use; the information provided is not guaranteed for accuracy, nor substitutes for professional legal advice. All warranties are disclaimed.



Endangered Resources Preliminary Assessment

Created on **11/14/2023**. This report is good for one year after the created date.

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

Results

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

An ER Review is needed to ensure compliance with Wisconsin's Endangered Species Law (s. 29.604 Wis. Stats.) and the Federal Endangered Species Act (16 USC ss 1531-43). Therefore you should request an Endangered Resources Review <https://dnr.wi.gov/topic/ERReview/Review.html>. The ER Review will list the endangered resources that have been recorded within the vicinity of the project area and follow-up actions may be necessary.

One (or more) of the following situations apply:

- The species recorded are state or federal threatened or endangered animals.
- The species recorded are state threatened or endangered plants on public land.
- The species recorded are federal threatened or endangered plants on federal land or involve federal funds or a federal permit.
- The project site overlaps the Karner Blue Butterfly High Potential Range.
- The project overlaps the Rusty Patched Bumble Bee High Potential Zone.

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

Project Information

Landowner name	Robert Talarczyk
Project address	W5105 Kubly Road New Glarus, WI 53574
Project description	Divide a 199.58 acre farm into 6 lots.
Order number	23 005 1990
Stand number	1-7

Project Questions

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

Public Portal ID: **o845HMeIO**

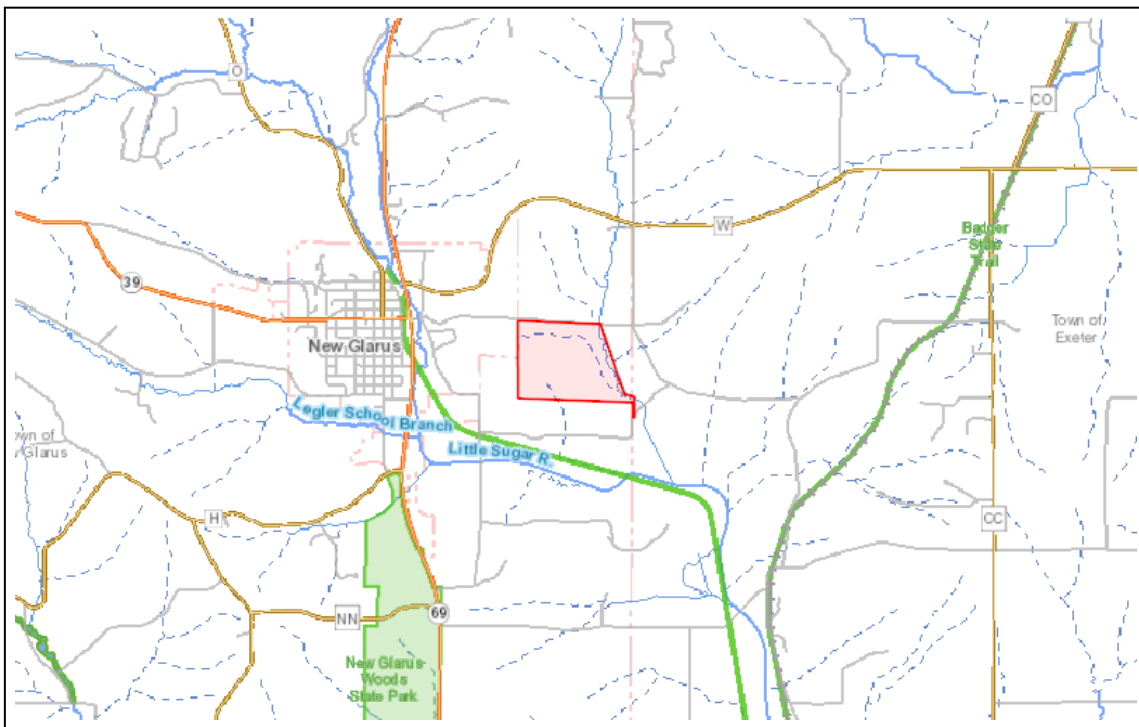
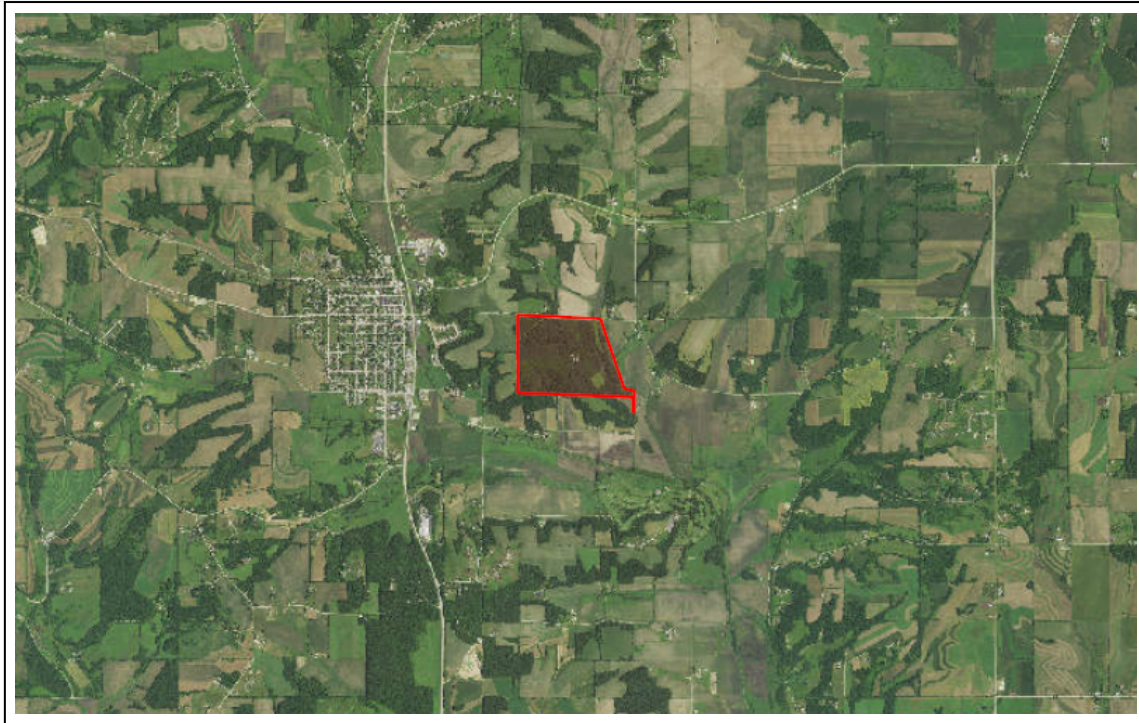
11/14/2023, 1:04:49 PM

Is project near (within 300 ft) a waterbody or a shoreline? Yes

Is project within a waterbody or along the shoreline? Yes

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

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



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

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

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