

TOWN OF NEW GLARUS
REGULAR TOWN BOARD MEETING
JANUARY 10, 2024, AT 6:00 PM
AGENDA

NOTICE IS HEREBY GIVEN that Town of New Glarus board, County of Green, will conduct a meeting for the transaction of business as is by law required permitted at such meeting as follows:

LOCATION: 26 5th Avenue, Town Hall Community Room or virtually

VIRTUALLY: <https://us06web.zoom.us/j/83056951451?pwd=derSVw1ZDcN8IYaG67Zra9g5H2voXq.1>

Meeting ID: 830 5695 1451

Passcode: 386943

Phone: 312 626 6799

Any specific subject on the agenda for consideration by the Board may be acted upon by the Board.

1. Call to Order and Announcement of Intention to Convene into Closed Session per §19.85(1)(c)
2. Confirm Proof of Posting
3. Approve Minutes from Special Town Meeting on December 28, 2023
4. Public Comments
5. Review Proposed Changes to Addendum A of Chapter 55 Fees to be Presented at February 14, 2024 Public Hearing
 - a) Impact fees
 - b) Land development fees
 - c) Building permit fees
6. Review Proposal from Green County Landfill and Solid Waste Management Board Regarding Increases with Possible Action
7. Review and Possibly Approve Proposal from Johnson Block for the 2023 Financial Audit in 2024
8. Review 2024 Meeting Calendar and Offer Corrections, if Any Required
9. Patrolman Report – Maintenance and Tree Trimming Letters
10. Clerk-Treasurer Report
 - a) Approval of bills, deposits, and ACH payments
 - b) Property tax collection by Green County Treasurer
 - c) Presentation of 14 remaining impact fee refunds for Joint Pool House Project
11. Chairperson Report
 - a) Update about letter to property owners paying one fee for multiple homes on the same parcel for trash/recycling collection
 - b) Continued discussion about mailed newsletters
12. Parks Commission
 - a) October 18, 2023 minutes
 - b) December 20, 2023 minutes
 - c) January 4, 2024 special meeting minutes
13. Plan Commission
 - a) December 21, 2023 minutes
 - b) Public Hearing for Talarczyk land division by large lot, February 14, 2024
14. Motion by Roll Call Vote to Convene in Closed Session per §19.85(1)(c) to Consider Employment, Promotion, Compensation or Performance Evaluation Data of any Public Employee over Which the Governmental Body has Jurisdiction or Exercises Responsibility
15. Return to Open Session
16. Action in Closed Session
17. Adjourn

Posted 01/04/2024

Revised/Reposted 01/08/2024

New Glarus Town Hall

New Glarus Maintenance Building

New Glarus Post Office

<https://townofnewglarus.com/>

Chris Narveson, Chair

John Wright, Clerk-Treasurer

Pursuant to applicable law, notice is hereby given that a quorum or a majority of the Town of New Glarus Planning Commission 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 at 527-2390.

Town of New Glarus

SPECIAL TOWN OF NEW GLARUS BOARD MEETING

THURSDAY, DECEMBER 28, 2023

MINUTES

New Glarus Town Board Attending: Chris Narveson (Chair), Matt Streiff, Jim Hoesly, Robert Elkins, and Troy Pauli (arrived at 1:04 PM)

Absent: None

Also Attending: Amy Trumbull (departed at 1:25 PM): New Glarus Public Library Director and John Wright (left during closed session and returned during open session): Town Clerk-Treasurer

1. **Call to Order and Announcement of Intent to Convene into Closed Session per §19.85(1)(c)** – Chair Narveson called the meeting to order at 1:03 PM. Chair Narveson announced that it is the intent of this body to go into closed session per Wis. Stat. §19.85(1)(c).
2. **Confirm Proof of Posting** – Clerk-Treasurer Wright attested to the proper proof of posting.
3. **Approve Regular Town Board Minutes from December 13, 2023** – Motion to approve the minutes from December 13, 2023 was made by Supervisor Elkins; seconded by Supervisor Streiff. Motion carried 5-0.
4. **Public Comments** – Director Trumbull thanked the Town Board for the Town’s ongoing support of the public library. She noted that two members of the New Glarus Public Library Board will be leaving in 2024. Historically, there has been a representative from the Town of New Glarus. Any nominations should be directed to Kelsey Jenson, the Village of New Glarus Clerk-Treasurer.
5. **Discuss and Possibly Approve a Parks Master Plan as Proposed by Vierbicher** – It was noted that the Town Park Commission and Plan Commission have had a chance to review the proposal earlier this month and both bodies recommend Board approval of the proposed expense. Nearly all of the projected cost could be covered by the balance of the Community Park Improvements portion of collected impact fees, if approved. The Town Park and Plan Commission as well as Board will still have opportunities to contribute to the focus of the plan along with input from the public. Approval of this proposal is for the costs, not a predetermined plan.
Motion to approve the expense for a Town Park Master Plan as proposed by Vierbicher was made by Supervisor Pauli; seconded by Supervisor Elkins. Motion carried 5-0.
6. **Approve Resolution 231228 to Authorize the Transfer Impact Fees into General Fund from the Community Parks Improvement Line** – Clerk-Treasurer provided a summary of the resolution that would permit him to transfer \$22,374.64 from the Community Park Improvements portion of the impact fees account into the general fund to cover costs for the approved Park Master Plan.
Motion to approve Resolution 231228 to transfer impact fee funds to pay for the Town Park Master Plan was made by Supervisor Hoesly; seconded by Supervisor Streiff. Motion carried 5-0.
7. **Rescind Resolution 231030 that Authorized the Transfer of Impact Fees to Purchase Pollinator Seed Mix Because the Order was not Placed Before the Eight Year Limit was Exceeded for the Impact Fees Collected for Community Park Improvements and Refund the Principal and Interest to the Two Affected, Original Property Owners** – Chair Narveson reported that the seed mix was not ordered prior to the lapse of eight years from when the two affected property owners paid the fee.
Motion to rescind Resolution 231030 that authorized the transfer of \$991.24 from impact fee funds to the general fund and to authorize the refund of that money to the two affected property owners as made by Supervisor Streiff; seconded by Supervisor Pauli. Motion carried 5-0.
8. **Clerk-Treasurer Report**
 - a) Approval and payment of bills by checks and ACH – Motion to approve checks 21359 to 21411, deposits, and ACH transactions was made by Supervisor Pauli; seconded by Supervisor Streiff. Motion carried 5-0.
Motion to approve Board/Commission/and Committee payroll checks 500 to 514 was made by Supervisor Elkins; seconded by Supervisor Pauli. Motion carried 5-0. These checks are dated December 29, 2023 as part of a special payroll.
 - b) Approval of impact fee refunds for unused Joint Pool House Project monies to the original owners – Clerk-Treasurer Wright explained that he is attempting to disburse all collected impact fees prior to the public hearing on February 14, 2024 to consider amending Chapter 80 Impact Fees which defines different rates and

projects. Of the 46 fees still owed, Wright was able to generate 32 letters and reimbursement checks. The remaining letters and reimbursement checks will be presented to the Board at their next regular meeting. Those 32 checks were approved under the preceding agenda item.

- c) Consider reimbursement of driveway escrow for W6687 Farmers Grove Road, W4988 Airport Road, N9398 Hustad Valley Road, and N9087 Blue Vista Lane – Clerk-Treasurer Wright reported that all but the Blue Vista property have been approved by Chair Narveson as complying with the Town residential driveway standards and Narveson has confirmed no damage to the public way that provides access to each.

Motion to approve the refund of driveway escrows to Erb, Holmes, and Whitty/Kacek was made by Supervisor Hoesly; seconded by Supervisor Streiff. Motion carried 5-0.

- d) Discuss and possibly approve the 2024 meeting calendar – Wright reported that he has not received this year’s calendar from Tim Schleeper from Vierbicher. Without objection, Wright can post the calendar to the Town website before the next regular meeting when it will be reviewed for any possible corrections.

9. **Chair’s Report** – Chair Narveson provided a brief update on the Green County Highway Department shop to be constructed on land along State Highway 39. Engineering bids were received from Fehr Graham and Vierbicher.

10. **Motion by Roll Call Vote to Convene into Closed Session per Wis. Stat. § 19.85(1)(c) to Consider Employment, Promotion, Compensation or Performance Evaluation Data of any Public Employee over Which the Governmental Body has Jurisdiction or Exercises Responsibility**

Motion to convene into closed session was made by Supervisor Streiff; seconded by Supervisor Elkins. Roll call: Hoesly: aye; Elkins: aye; Streiff: aye; Pauli: aye; and Narveson: aye. Motion carried at 1:31 PM.

11. **Reconvene in Open Session under Wis. Stat. §19.85(2):**

Motion to return to regular session was made by Supervisor Elkins; seconded by Supervisor Hoesly. Motion carried 5-0 at 2:07 PM.

12. **Announcement of Decisions Made in Closed Session** – It was announced that Supervisor Hoesly had moved to increase the Patrolperson’s hourly compensation by 4% which was seconded by Supervisor Streiff, which carried unanimously. Furthermore, it was announced that Streiff had moved to increase the hourly wages of the Clerk-Treasurer by 4% with a possible bonus if the current incumbent stayed until the conclusion of the November, 2024 General Election that was seconded by Supervisor Pauli. This motion also carried unanimously.

Wright made the Board aware that he provided each member with a folder with his 2022 accomplishments and another with his 2023 accomplishments. Wright is seeking the written evaluation for both years on the Board-approved template. There followed brief discussion regarding the proposal for Wright to stay until November. Wright stated that much will depend upon the hire of a Deputy Clerk-Treasurer and whether that reduces his overall burden or not. Without objection, the 4% increase to the Clerk-Treasurer hourly wages was sustained with the ability to discuss a November retirement date at least a month after the hire of a Deputy.

13. **Adjourn** – A motion to adjourn was made by Supervisor Streiff; seconded by Supervisor Elkins. The meeting adjourned at 2:45 PM.

Approved:

John Wright, Clerk-Treasurer

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; 5-11-2022 by Ord. No. 2022-02

Category	Fee
Beverage Licenses	
Class "A" fermented malt beverages retailer's license (off-premises consumption)	\$100 per year
Class "B" fermented malt beverages retailer's license (expires June 30 annually)	\$100 per year
Wholesaler beer license	Actual costs*
Reserve "Class B" liquor license (one-time fee, per establishment)	\$10,000 minimum to be determined by Town Board
"Class A" intoxicating liquor retailer's license (off-premises consumption)	\$500 per year
"Class B" wine license (expires June 30th annually)	\$100 per year
"Class B" intoxicating liquor retailer's license (expires June 30th annually)	\$500 per year
Temporary Class "B" fermented malt beverage license	\$10 per event
"Class C" wine license (sell wine by the glass at a restaurant)	\$100 per year
Temporary "Class B" wine walk license (up to 20 locations on single day, 2 times per year maximum)	\$10 per location on permit
Temporary soda beverage license	\$10 per event
Temporary operator license (14 days maximum, 2 per applicant/year maximum)	\$10
Operator's (bartender's) license	\$20 every other year
Provisional operator's license	\$15, up to 60 days
Publication fee	\$40 each
General Licenses	
Cigarette/tobacco license	\$100 per year
Animal Licenses	
Dog license	Per county ordinance
Kennel license	Per county ordinance
Administration Fees	
Copies	\$1
Document search	First 45 minutes are free; \$25 per hour after that time
Research fee for requests for information regarding	\$25

NEW GLARUS CODE

Category	Fee
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	
Special assessment requests from title companies	\$25
NSF checks	\$25 each
Copies of Ordinance Book	\$20 each
Public Works Services	
Snow-plowed driveways	\$75 per hour (\$75 minimum charge)
Sand, salt, etc.	Actual charges
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 \$35 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

FEES

- *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.

Category	Fee
Existing Buildings (Alterations/Repairs)	
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	\$35
Erosion control permit	\$25
Occupancy permit	\$10
Driveway permit	\$500
Driveway permit refundable deposit	\$1,000
Driveway inspection fee	\$150 per visit beyond the first covered by driveway permit fee
Culvert installed by Town	Time and materials
Swimming pool	\$100
Razed building permit	\$100
Building moving permit	\$100
Plan Review by Building Inspector	Plus costs, road bond and proof of insurance
New construction	\$75
Alteration/repairs	\$30
Erosion control	\$100
Permit violation	Applicable fees tripled
Commencement of construction without permit	Applicable fees tripled
Land Planning Review Procedure Fees	
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

NEW GLARUS CODE

Category	Fee
Land Divisions	
Preliminary plats, final plats and re plats	\$400 base fee, plus \$100 per lot including outlots beyond first
Certified survey maps	\$50 base fee, plus \$100 per lot beyond first
Plan review fee	\$225 (application fee of \$175 plus \$50 affidavit fee)
Initial escrow deposit for major subdivision (greater than 8 lots)	\$5,000
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*
Road Excavations and Placement of Obstructions (Chapter 181)	
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
Fence Viewers	
Each fence viewer	\$2.50 per quarter hour (\$10 per hour)
To ensure payment	\$50
Impact Fees (Chapter 80)	
Public library facilities	\$2,000 1,181
Parks and playgrounds	\$1,050 1,481
Highways and transportation facilities	\$900 250
Storm and surface water treatment and collection	N/A
<u>Public Facilities Impact Fee</u>	<u>\$1,500</u>
Total impact fee	\$4,800 3,562
Fireworks (Chapter 62)	
Fireworks application permit	\$25
Tower and Wireless Communication Facilities (Chapter 200)	
Tower permit fee (nonrefundable)	\$500
Tower escrow/letter of credit/cash deposit	\$2,500

FEES

Category	Fee
Emergency services for tower and WES (per occurrence, per service provider)	\$500
Co-location incentive deposit (Based on § 200-6C(4)(a)[1] example)	\$10,000
Wind Generators (Chapter 230)	
Personal wind energy system (PWES) permit fee (nonrefundable)	\$500
Personal wind energy system (PWES) escrow/letter of credit/cash deposit	\$1,000
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.



Rate Sheet 2024

ONE & TWO FAMILY DWELLINGS

- A. **B.New Structure and Additions - All Areas** \$0.15 per sq ft (\$75.00 min)
 Note: Fees for manufactured dwellings with a Wisconsin insignia affixed shall be charged $\frac{2}{3}$ of the normal fee for any closed - panel manufactured areas and a full fee for site built areas.

PLUS

- **Mechanicals - All Areas**

Electrical	\$0.05 per sq ft + \$50.00 Base fee
Plumbing	\$0.05 per sq ft + \$50.00 Base fee
HVAC	\$0.05 per sq ft + \$50.00 Base fee

- **State Seal** \$37.00
- **Erosion Control** \$75.00

- B. **Remodels** ----- \$7.00 per thousand of estimated cost (\$75.00 min)
- C. **Accessory Structures** ----- \$0.12 per sq. ft. all areas (\$50.00 min)
- D. **Temporary Occupancy Permit** ----- \$50.00
- E. **Swimming pools** ----- \$40.00
- F. **Miscellaneous Replacements** ----- \$50.00
- G. **Electrical Service Upgrade** ----- \$115.00
- H. **Solar Electrical Permit** ----- \$115.00
- I. **Outside Sewer and Water Laterals** ----- \$75.00

COMMERCIAL BUILDINGS

- A. **New Structure and Additions - All Areas** \$0.15 per sq ft
(\$75.00 min)

PLUS

- **Mechanicals - All Areas**

Electrical	\$0.05 per sq ft + \$50.00 Base fee
Plumbing	\$0.05 per sq ft + \$50.00 Base fee
HVAC	\$0.05 per sq ft + \$50.00 Base fee

- **Erosion Control** \$175.00

- B. **Remodels** ----- \$8.00 per thousand
of estimated cost
(\$100.00 min)
- C. **Miscellaneous Replacements** ----- \$50.00
- D. **Electrical Service Upgrade** ----- \$165.00
- E. **Solar Electrical Permit** ----- \$165.00
- F. **Outside Sewer and Water Laterals** ----- \$75.00

Zoning Administration (where applicable)

- A. **Zoning Permit for New One and Two Family Dwellings** \$65.00
- B. **Zoning Permit for Commercial** ----- \$125.00
- C. **Zoning Permit for Residential Additions** ----- \$40.00
- D. **Zoning Permit for Accessory Structures** ----- \$25.00

Board and Plan Commission Meetings: (see attached)

- A. **Meeting Attendance** \$75.00/hour

Other Services

A. Reinspection and Additional Inspection Fees -----	\$120.00
B. Razing Fee-----	\$50.00
C. Early Start Permit/Residential -----	\$125.00
D. Early Start Permit/Commercial -----	\$150.00
E. Property Maintenance Inspections -----	\$75.00/hr
F. Driveway Inspections -----	TBD

- Reimbursable expenses are included in the rates. Consultant will bill additional services, if requested, in accordance with the rates in effect at the time the work is performed or as otherwise negotiated.
- “Client” shall retain 10% of all building permit fees collected.
- Total Inspections Services LLC will provide UDC State Seal.
- Consultant Submits invoices monthly for work completed t date for those services paid for by the Client (not the applicants). Invoices are due upon receipt. For invoices not paid after 30 days, interest will accrue at the rate of 2% per month and, thereafter, Client shall be responsible for all costs of collection, including attorney’s fees.

**Rates may be increased at the time the term is renewed. New rates shall be approved by the Client per section 17 of the Terms and Conditions.*

Clerk Treasurer

From: Clerk Treasurer
Sent: Tuesday, January 2, 2024 9:35 AM
To: Chris Narveson; Jim Hoesly; Matt Streiff; Robert Elkins; Troy Pauli
Cc: Troy Pauli; Chris Narveson ; Scott Jelle
Subject: Excluding agricultural outbuilding from local building inspection
Attachments: Town of New Glarus - Delegation Approval Letter.pdf; Chapter 15 Building Construction w DSPS changes redline.pdf; Ordinance 2022-03 to amend Chapter 15 signed.pdf

All,

At the STB meeting held on December 29, 2023, the subject of local inspection of agricultural-use buildings arose.

Per the letter that Pattie Salter received from Michael McNally Jr. at WI DSPS dated January 21, 2020 (attached), our exclusion of local inspection of ag outbuildings contained within §15-3 of our **Building Construction** ordinance violated [https://docs.legis.wisconsin.gov/document/administrativecode/SPS%20316.012\(1\)\(a\)1](https://docs.legis.wisconsin.gov/document/administrativecode/SPS%20316.012(1)(a)1) (please note that this is a dead link; the updated link is

here: https://docs.legis.wisconsin.gov/code/admin_code/sps/safety_and_buildings_and_environment/301_319/316/ii/012?view=section).

To re-establish the ability of Total Inspection Services to inspect commercial properties, we had to make this and other changes to Chapter 15 first. Those initial changes are reflected in the redline document I prepared (attached), which the Board approved on June 8, 2022 (see signed amendment).

The Statute implies that an exclusively farm-use structure does not require permitting unless for electrical work. I called Etta Strey at DSPS this morning to seek further clarification. She referred me to SPS 361 Administration and Enforcement, specifically the Scope and Application:

SPS 361.02 Scope.

(1) Except as provided in subs. (2) and (3), chs. **SPS 361** to **366** apply to all public buildings and places of employment.

Note: "Place of employment" is defined under s. **101.01 (11)**, Stats.

Note: "Public building" is defined under s. **101.01 (12)**, Stats.

(2) Chapters **SPS 361** to **366** do not apply to buildings or situations listed under the exclusions in s. **101.01 (11)** and **(12)**, Stats., or under the exemptions in s. **101.05**, Stats.

(3) **Chapters SPS 361 to 366 do not apply to any of the following types of buildings, structures, or situations:**

(a) A temporary building or structure used exclusively for construction purposes, not exceeding 2 stories in height, and not used as living quarters.

(b)

1. Buildings or structures located on Indian reservation land that are held either in trust by the United States, or in fee by the tribe or a tribal member.

2. Buildings or structures which are located on off-reservation Indian land that is held in trust by the United States — and which are held either in trust by the United States, or in fee by the tribe or a tribal member.

(c) Buildings and portions of buildings that are exempted by federal statutes or treaties.

(d) Portions of buildings leased to the federal government provided all of the following conditions are met:

1. A statement is recorded with the register of deeds that describes the steps necessary for compliance with chs. **SPS 361** to **366** if the space is converted to a nonexempt use.

2. The statement recorded with the register of deeds is recorded in a manner that will permit the existence of the statement to be determined by reference to the property where the building is located.

3. The owner of the building submits a copy of the recorded document to the department or its authorized representative.

(e) Buildings and structures that are on a farm premises and used exclusively for farming purposes, provided any use of the building or structure by the public consists only of consumers directly receiving farm commodities, substantially all of which have been planted or produced on the farm premises. In this application, "substantially all" means at least 90 percent of the commodities were planted or produced on the farm premises.

(f) A one- or 2-family dwelling used as a foster home, treatment foster home, or group home, or as a child caring institution having a capacity for 8 or fewer children, all as defined in s. 48.02, Stats.

(g) A one- or 2-family dwelling in which a public or private day care center for 8 or fewer children is located.

(h) That portion of or space within a one- or 2-family dwelling in which a home-based business is located.

(4) Chapters SPS 361 to 366 also apply to any existing building that is converted to a community-based residential facility for 9 to 20 residents.

History: CR 00-179: cr. Register December 2001 No. 552, eff. 7-1-02; CR 04-016: cr. (5) Register December 2004 No. 588, eff. 1-1-05; CR 06-120: r. and recr. (3) (b), am. (3) (d) 1. and 2., Register February 2008 No. 626, eff. 3-1-08; CR 16-094: am. (1), (2), (3) (intro.), (d) 1., (h), r. (4), renum. (5) to (4) and am., Register April 2018 No. 748 eff. 5-1-18.

As you can see, there are lots of qualifiers for the exception 361.02(3)(e) that I highlighted in yellow.

Strey further made me aware that detached residential accessory buildings are not regulated by the UBC, but can be elected to be permitted and inspected locally. Our entire Chapter 15 Building Construction can be found online here: <https://ecode360.com/9797631#9797631>. §15-6 B. allows for the local inspection of detached garages serving one and two-family dwellings and services within and residential sheds over 120 SF in area. §15-8 requires the submission of plans for many circumstances, including when any work is valued for more than \$5,000. Obviously, most ag use buildings would qualify by that measure, but I am uncertain whether that is what is implied by this section of our Chapter 15. Our fee schedule, <https://ecode360.com/attachment/NE2145/NE2145-055a%20Fee%20Schedule.pdf>, does not include a Group that specifies farm-use buildings. However, Group V does include a storage building. Whether that includes a farm-use storage building or not is unclear to me.

I think the biggest concern, that was expressed by the Board, was for structures with electrical, plumbing, and HVAC that Green County considers as accessory structures that are not for human habitation/occupancy, animal housing, or an operating business per the boxes to check on their zoning applications.

I have included our contract inspector, Scott Jelle, who may wish to respond, if he has the time to do so. Otherwise, I think he should be invited to a regular Board meeting to discuss possible solutions to problems that arise and typically are not discovered until after construction has been completed.

John

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

Clerk Treasurer

From: Green County Landfill <landfill@greencountywi.org>
Sent: Friday, December 29, 2023 1:26 PM
To: City of Brodhead Clerk; Village of Albany Clerk; Village of Monticello Clerk; Village of New Glarus Clerk; Town of Albany Clerk; Town of Avon Clerk; Town of Cadiz Clerk; Town of Clarno Clerk; Town of Decatur Clerk; Town of Jefferson Clerk; Town of Mt Pleasant Clerk; Clerk Treasurer; Town of Spring Grove Clerk; Town of Sylvester Clerk; Town of Washington Clerk
Subject: Green County Landfill 2024
Attachments: January 1 2024 Member Letter.docx; 2022 and 2023 Billing Schedule 15 percent 5 percent.xlsx; Transfer Station Agmt Form.docx; Landfill Business Plan 2023.docx

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from landfill@greencountywi.org. [Learn why this is important](#)

Good Afternoon,

Attached you will find four documents pertaining to the Green County Landfill and Solid Waste Management Board. The member letter, billing schedules, and agreement form will also be sent via USPS should you desire printed copies.

If you have any questions please let us know.

--

Mariah Nimitz
Office Manager
Green County Landfill

Green County Solid Waste Management Board

Phone: (608) 897-8605
Fax: (608) 897-8606

W2002 CTH SS
Brodhead, WI 53520

Matthew Kauffman
Solid Waste Manager

Mariah Nimitz
Office Manager

Rich Vogel
Chairman

Dear Members,

We are writing this letter to inform you that the Solid Waste Management Board has voted beginning January 1, 2024, that each member municipality shall be billed fifteen percent (15%) of its total proportionate share of current operating costs of the transfer station on a monthly basis. This decision aligns with the current contract and is reflected in Section 2 on Page 1 – “Utilization of the transfer station and payment of costs”.

The Solid Waste Management Board has also voted that beginning January 1, 2024, each member municipality shall be billed an additional assessment of five percent (5%) of its total proportionate share of operating costs, which shall be applied to a contingency fund for ultimate closure of the Transfer Station. This decision also aligns with the current contract and is reflected in Section 4 on Page 2 – “Contribution to contingency fund”. Although this begins on January 1, 2024, the implementation of fees will not be seen until February 2024 when the invoice for January 2024 is sent out.

The Solid Waste Management Board will continue to discuss what percentage of current operating costs will be collected in future years. If and/or when any decisions are made that information will be provided to you.

Enclosed you will find examples of what the fifteen percent (15%) of current operating costs and additional assessment of five percent (5%) would have looked like for all of 2022 and (January – November) 2023. If you have any further questions, please feel free to contact us.

Sincerely,

GREEN COUNTY SOLID WASTE MANAGEMENT BOARD

Matthew Kauffman
Solid Waste Manager

GREEN COUNTY LANDFILL & TRANSFER STATION

BUSINESS PLAN

W2002 County Highway SS
Brodhead, WI 53520. This
location currently performs the
operations on the transfer station
and maintains the demolition
material location for the landfill.

p. 608-897-8605

Landfill@greencountywi.org

There are 2 closed landfill
locations, 1 closed demolition
landfill that are still maintained by
the business. These locations are;
SW-SW, Sect. 20, T2N, R9E and
NW-SW, Sect. 16, T2N, R9E.

Table of Contents

- I. **Executive Summary**..... 2
 - Highlights
 - Objectives
 - Mission Statement

- II. **Description of Business**..... 2
 - Company Ownership/Legal Entity
 - Location
 - Hours of Operation
 - Service
 - Service Rates
 - Vendors
 - Management
 - Financial Management
 - Pricing
 - Income

- III. **Appendix**..... 4
 - Maintenance Expenses
 - Income Projection Statement
 - Profit and Loss, Budget and Actual
 - Milestones
 - Equipment Needs and Replacement Timelines

Executive Summary

i The Green County Landfill and Transfer Station ensures an effective, efficient, and environmentally acceptable solid waste disposal site in accordance with all applicable Wisconsin DNR statutes. The management of the transfer station, closed landfills, and demolition landfill is completed by a Solid Waste Manager and overseen by a Committee made of County Board Supervisors and Government appointed representatives. The Green County Landfill and Transfer Station operates with service rates that are based on originating location and type of material in regards to contracted or non-contracted municipalities. All solid waste is separated by material types and is disposed of through the appropriate vendor.

Highlights

i Maintaining the transfer station, closed landfills, and demolition landfill with no tax levy assistance.

Objectives

i To maintain a safe and efficient environment to dispose of solid waste materials in Green County.

Mission Statement

i The operation of the Green County Landfill and Transfer Station ensures an effective, efficient, and environmentally acceptable solid waste disposal site available for use by Municipalities within Green County.


Description of Business

i The Green County Landfill and Transfer Station operates in accordance with all applicable Wisconsin DNR statutes. All solid waste is separated by material types and is disposed of through the appropriate vendor.

Company Ownership/Legal Entity

i The Green County Transfer Station, closed landfills, closed demolition landfill and demolition landfill are part of the County of Green Enterprise. It is covered under the umbrella of Green County's statute, codes and practices. The contracted municipality members have an equity interest in the transfer station.

Location

 Green County Landfill and Transfer Station is located at W2002 County Highway SS Brodhead, WI 53520. This location currently performs the operations on the transfer station and maintains the demolition material location for the landfill.


There are 2 closed landfill locations, 1 closed demolition landfill that are still maintained by the business. These locations are: SW-SW, Sect. 20, T2N, R9E and NW-SW, Sect. 16, T2N, R9E.

Hours of Operation


 Operation hours are Monday thru Friday 7:00am to 3:00pm

Closed on Green County observed holidays.

Service

 The Green County Transfer Station accepts solid waste, recyclable materials, tires (with or without rims), construction and demolition materials, Freon units, compost, and electronic waste.

Service Rates

 Current service rates are based on originating location and type of material in regards to contracted or non-contracted municipalities.


- Contracted Municipality Rates - \$51/ton for trash, \$100/ton for demolition, \$355/ton for off rim passenger/light truck tires, \$450/ton for off rim off road tires, \$20/ton for compost, \$25/each for Freon, \$0.30/pound for Electronic Waste
- Non-Contracted Municipality Rates - \$71/ton for trash, \$100/ton for demolition, \$450/ton for off rim tires, \$40/ton for compost, \$40/each for Freon, \$0.30/pound for Electronic Waste
- Commercial waste haulers (Badgerland/LRS, Pellitteri, & Waste Management) have individual contracted rates based on materials and originating location.

Vendors

 We closely work with the following vendors for disposal of listed materials:

- Solid Waste Disposal – City of Janesville Sanitary Landfill
- Electronic Waste Recycling – Dynamic Lifecycle Innovations
- Tire Recycling – Liberty Tire/Auburndale
- Freon and Metal Recycling – Stateline Recycling
- Single Stream Recycling and Cardboard Recycling – Pellitteri Waste Solutions & BKI Recycling
- Leachate – Brodhead Wastewater Treatment Facility and Sanitary Sewers

Management

 The management of the transfer station, closed landfills, closed demolition landfill and demolition landfill is completed by a Solid Waste Manager on a daily basis. A Committee made of County Board Supervisors and Government appointed representatives is established to oversee and maintain the transfer station, closed landfills, and demolition landfill.


Financial Management

 The day to day financial activities and monthly reporting are maintained by an Office Manager and overseen by a Solid Waste Manager. Baker Tilly performs our Financial and Single audits in correlation with the County's audits.

Pricing

 Pricing is separated by contracted and non-contracted municipalities in respect to the type of material. Pricing is determined by total operating expenses per ton and reviewed annually.

Income

 Income for the Green County Landfill comes from three sources. Source one is the gate fees that haulers and residents pay to dispose of materials. The second source is a 5% new site operations surcharge that is billed to municipalities monthly. The purpose of this surcharge is to fund the closure of the transfer station. The third source is the contracted municipalities proportionate share of operational expense billed monthly to each contracted municipality.

Appendix

Income Projection Statement



- The Green County Landfill is part of the County of Green, but is considered an Enterprise business. This means that it is a self-sustaining business, with no reliance on County Tax Levy funding.

The 2023-year end projection is a surplus of \$187,862.00.

Profit and Loss, Budget and Actual:

	2022 Budget	2022 Actual Year End	2023 Budget
Income:	1,250,195.00	1,569,455.00	1,189,950.00
Expenses:	1,136,353.00	1,396,725.00	1,346,414.00
NET PROFIT/LOSS	(113,842.00)	(172,730.00)	156,464.00

Milestones



- The Green County Landfill and Transfer Station intends to continue to provide an essential environmental service to the Municipalities of Green County by following a sustainable business model.

Equipment Needs and Replacement Timelines



The following breaks down the equipment needs and Replacement Timelines.

1-2 Years:

- 2016 Ford F250
- Case Wheel Loader
- Loader Scale
- 1987 Ford L9000 Tractor (White Semi)
- Pallet Forks
- Driveway
- Semi-Truck
- Bailer
- Skid Loader

2-5 Years

- Case Skid Steer
- 1999 Kobelco Backhoe
- Crawler Loader
- Building Improvements

5-10 Years

- Compactor
- Tremcar Tank Trailer
- Ford 6610 Tractor
- Deweze ATM 72 Mower
- Bushhog Batwing Mower
- Deweze 72 LC Slope Mower
- Wilkens Walking Floor Trailer
- 2017 Western Star Semi Tractor
- 2018 International Semi-Tractor # 550

10-20 Years

- S500 LE Scale
- Work Brau A521G Bucket
- 2 – Wilkens Walking Trailers
- Mule Pro FXT UTV
- Compactor

GREEN COUNTY LANDFILL
Billing Schedule
2022 Year Total

Municipality	New Site Operations				Closed Site - SS			Old Site - Ten Eyck			Direct Billing					NEW SITE	CLOSED SITE	OLD SITE	DIRECT BILLING	GRAND TOTAL
	100% Expenses	15% of Expenses	5% Surcharge	Billed Amount	Current Expense	5% Surcharge	Total Amount	Current Expense	5% Surcharge	Total Amount	TIRES	EWASTE	APPL	Municipal Tip. Fees	Municipal Demo					
City of Brodhead	\$ 109,345.11	\$ 16,401.77	\$ 5,467.25	\$ 21,869.02	\$ 16,843.54	\$ 842.18	\$ 17,685.72	\$ 7,557.85	\$ 377.90	\$ 7,935.75	\$ 125.70	\$ 54.20	\$ 50.00	\$ 36,219.47	\$ -	\$ 21,869.02	\$ 17,685.72	\$ 7,935.75	\$ 36,449.37	\$ 83,939.86
Village of Albany	\$ 21,642.92	\$ 3,246.44	\$ 1,082.17	\$ 4,328.61	\$ 4,020.41	\$ 201.01	\$ 4,221.42	\$ 1,030.60	\$ 51.53	\$ 1,082.13	\$ 355.50	\$ -	\$ -	\$ 324.30	\$ 40.92	\$ 4,328.61	\$ 4,221.42	\$ 1,082.13	\$ 720.72	\$ 10,352.88
Village of Monticello	\$ 59,663.25	\$ 8,949.49	\$ 2,983.18	\$ 11,932.67	\$ 5,673.97	\$ 283.69	\$ 5,957.66	\$ 1,717.70	\$ 85.90	\$ 1,803.60	\$ -	\$ -	\$ -	\$ 21,479.85	\$ -	\$ 11,932.67	\$ 5,957.66	\$ 1,803.60	\$ 21,479.85	\$ 41,173.78
Village of New Glarus	\$ 64,781.38	\$ 9,717.21	\$ 3,239.08	\$ 12,956.29	\$ 13,504.01	\$ 675.19	\$ 14,179.20	\$ -	\$ -	\$ -	\$ 4.00	\$ 15.00	\$ 25.00	\$ 28,146.83	\$ 389.70	\$ 12,956.29	\$ 14,179.20	\$ -	\$ 28,580.53	\$ 55,716.02
Albany Twp.	\$ 3,560.58	\$ 534.09	\$ 178.03	\$ 712.12	\$ 1,053.74	\$ 52.68	\$ 1,106.42	\$ 343.53	\$ 17.17	\$ 360.70	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 712.12	\$ 1,106.42	\$ 360.70	\$ -	\$ 2,179.24
Avon Twp.	\$ 866.34	\$ 129.95	\$ 43.33	\$ 173.28	\$ 875.40	\$ 43.78	\$ 919.18	\$ 343.53	\$ 17.17	\$ 360.70	\$ 149.10	\$ -	\$ -	\$ 20.00	\$ -	\$ 173.28	\$ 919.18	\$ 360.70	\$ 169.10	\$ 1,622.26
Cadiz Twp.	\$ 11,948.79	\$ 1,792.32	\$ 597.42	\$ 2,389.74	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,743.25	\$ -	\$ 2,389.74	\$ -	\$ -	\$ 1,743.25	\$ 4,132.99
Clarno Twp.	\$ 4,659.99	\$ 699.00	\$ 233.02	\$ 932.02	\$ 1,929.13	\$ 96.46	\$ 2,025.59	\$ 343.53	\$ 17.17	\$ 360.70	\$ 166.85	\$ -	\$ -	\$ 34.20	\$ -	\$ 932.02	\$ 2,025.59	\$ 360.70	\$ 201.05	\$ 3,519.36
Decatur Twp.	\$ 56,347.47	\$ 8,452.12	\$ 2,817.38	\$ 11,269.50	\$ 4,506.72	\$ 225.34	\$ 4,732.06	\$ 343.53	\$ 17.17	\$ 360.70	\$ -	\$ -	\$ -	\$ 381.70	\$ -	\$ 11,269.50	\$ 4,732.06	\$ 360.70	\$ 381.70	\$ 16,743.96
Jefferson Twp.	\$ 16,672.08	\$ 2,500.81	\$ 833.61	\$ 3,334.42	\$ 2,269.58	\$ 113.49	\$ 2,383.07	\$ 343.53	\$ 17.17	\$ 360.70	\$ -	\$ -	\$ -	\$ 985.10	\$ -	\$ 3,334.42	\$ 2,383.07	\$ 360.70	\$ 985.10	\$ 7,063.29
Mt. Pleasant Twp.	\$ 2,581.68	\$ 387.25	\$ 129.08	\$ 516.33	\$ 437.72	\$ 21.87	\$ 459.59	\$ 343.53	\$ 17.17	\$ 360.70	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 516.33	\$ 459.59	\$ 360.70	\$ -	\$ 1,336.62
New Glarus Twp.	\$ 3,334.45	\$ 500.17	\$ 166.73	\$ 666.90	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10.00	\$ -	\$ 666.90	\$ -	\$ -	\$ 10.00	\$ 676.90
Spring Grove Twp.	\$ 6,242.87	\$ 936.43	\$ 312.17	\$ 1,248.60	\$ 2,610.03	\$ 130.50	\$ 2,740.53	\$ 343.53	\$ 17.17	\$ 360.70	\$ 26.00	\$ -	\$ -	\$ 23.00	\$ -	\$ 1,248.60	\$ 2,740.53	\$ 360.70	\$ 49.00	\$ 4,398.83
Sylvester Twp.	\$ 7,960.44	\$ 1,194.07	\$ 398.01	\$ 1,592.08	\$ 1,848.08	\$ 92.41	\$ 1,940.49	\$ 343.53	\$ 17.17	\$ 360.70	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,592.08	\$ 1,940.49	\$ 360.70	\$ -	\$ 3,893.27
Washington Twp.	\$ 3,569.10	\$ 535.37	\$ 178.45	\$ 713.82	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 221.25	\$ 438.00	\$ -	\$ -	\$ -	\$ 713.82	\$ -	\$ -	\$ 659.25	\$ 1,373.07
County Clerk	\$ 7,041.32	\$ 1,056.20	\$ 352.08	\$ 1,408.28	\$ 1,783.25	\$ 89.16	\$ 1,872.41	\$ 343.53	\$ 17.17	\$ 360.70	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,408.28	\$ 1,872.41	\$ 360.70	\$ -	\$ 3,641.39
Village of Belleville					\$ 3,923.14	\$ 196.17	\$ 4,119.31	\$ 1,374.15	\$ 68.71	\$ 1,442.86	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,119.31	\$ 1,442.86	\$ -	\$ 5,562.17
City of Monroe					\$ 97,997.40	\$ 4,899.88	\$ 102,897.28	\$ 19,238.12	\$ 961.92	\$ 20,200.04	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 102,897.28	\$ 20,200.04	\$ -	\$ 123,097.32
Town of Monroe					\$ 2,836.96	\$ 141.86	\$ 2,978.82	\$ 343.53	\$ 17.17	\$ 360.70	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,978.82	\$ 360.70	\$ -	\$ 3,339.52
TOTAL	\$ 380,217.77	\$ 57,032.67	\$ 19,010.99	\$76,043.66	\$ 162,113.08	\$ 8,105.67	\$170,218.75	\$ 34,353.72	\$ 1,717.66	\$ 36,071.38	\$1,048.40	\$507.20	\$75.00	\$89,367.70	\$430.62	\$ 76,043.66	\$ 170,218.75	\$ 36,071.38	\$ 91,428.92	\$ 373,762.71

GREEN COUNTY LANDFILL
Billing Schedule
January - November 2023 Year Total

Municipality	New Site Operations				Closed Site - SS			Old Site - Ten Eyck			Direct Billing					NEW SITE	CLOSED SITE	OLD SITE	DIRECT BILLING	GRAND TOTAL	
	100% Expenses	15% of Expenses	5% Surcharge	Billed Amount	Current Expense	5% Surcharge	Total Amount	Current Expense	5% Surcharge	Total Amount	TIRES	EWASTE	APPL	Municipal Tip. Fees	Municipal Demo						
City of Brodhead	\$ 101,378.97	\$ 15,206.85	\$ 5,068.96	\$ 20,275.81	\$ 16,072.17	\$ 803.63	\$ 16,875.80	\$ 8,530.34	\$ 426.51	\$ 8,956.85	\$ 10.00	\$ 9.00	\$ -	\$ 36,510.03	\$ -	\$ 20,275.81	\$ 16,875.80	\$ 8,956.85	\$ 36,529.03	\$ 82,637.49	
Village of Albany	\$ 19,221.47	\$ 2,883.22	\$ 961.08	\$ 3,844.30	\$ 3,836.27	\$ 191.82	\$ 4,028.09	\$ 1,163.24	\$ 58.16	\$ 1,221.40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,844.30	\$ 4,028.09	\$ 1,221.40	\$ -	\$ 9,093.79	
Village of Monticello	\$ 58,219.56	\$ 8,732.93	\$ 2,910.99	\$ 11,643.92	\$ 5,414.12	\$ 270.70	\$ 5,684.82	\$ 1,938.72	\$ 96.93	\$ 2,035.65	\$ -	\$ -	\$ -	\$ 29,074.59	\$ -	\$ 11,643.92	\$ 5,684.82	\$ 2,035.65	\$ 29,074.59	\$ 48,438.98	
Village of New Glarus	\$ 58,081.02	\$ 8,712.15	\$ 2,904.05	\$ 11,616.20	\$ 12,885.58	\$ 644.28	\$ 13,529.86	\$ -	\$ -	\$ -	\$ 20.00	\$ 10.00	\$ 75.00	\$ 31,344.09	\$ -	\$ 11,616.20	\$ 13,529.86	\$ -	\$ 31,449.09	\$ 56,595.15	
Albany Twp.	\$ 5,510.16	\$ 826.52	\$ 275.52	\$ 1,102.04	\$ 1,005.48	\$ 50.27	\$ 1,055.75	\$ 387.75	\$ 19.39	\$ 407.14	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,102.04	\$ 1,055.75	\$ 407.14	\$ -	\$ 2,564.93	
Avon Twp.	\$ 4,873.44	\$ 731.02	\$ 243.66	\$ 974.68	\$ 835.32	\$ 41.76	\$ 877.08	\$ 387.75	\$ 19.39	\$ 407.14	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 974.68	\$ 877.08	\$ 407.14	\$ -	\$ 2,258.90	
Cadiz Twp.	\$ 9,200.67	\$ 1,380.10	\$ 460.04	\$ 1,840.14	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,555.40	\$ -	\$ 1,840.14	\$ -	\$ -	\$ 1,555.40	\$ 3,395.54	
Clarno Twp.	\$ 5,626.21	\$ 843.93	\$ 281.30	\$ 1,125.23	\$ 1,840.79	\$ 92.05	\$ 1,932.84	\$ 387.75	\$ 19.39	\$ 407.14	\$ 288.00	\$ -	\$ -	\$ 66.00	\$ -	\$ 1,125.23	\$ 1,932.84	\$ 407.14	\$ 354.00	\$ 3,819.21	
Decatur Twp.	\$ 62,371.42	\$ 9,355.71	\$ 3,118.58	\$ 12,474.29	\$ 4,300.36	\$ 215.02	\$ 4,515.38	\$ 387.75	\$ 19.39	\$ 407.14	\$ 32.00	\$ 7.00	\$ -	\$ 20.00	\$ -	\$ 12,474.29	\$ 4,515.38	\$ 407.14	\$ 59.00	\$ 17,455.81	
Jefferson Twp.	\$ 16,389.11	\$ 2,458.37	\$ 819.46	\$ 3,277.83	\$ 2,165.65	\$ 108.27	\$ 2,273.92	\$ 387.75	\$ 19.39	\$ 407.14	\$ -	\$ -	\$ 50.00	\$ 806.89	\$ -	\$ 3,277.83	\$ 2,273.92	\$ 407.14	\$ 856.89	\$ 6,815.78	
Mt. Pleasant Twp.	\$ 3,324.82	\$ 498.72	\$ 166.24	\$ 664.96	\$ 417.64	\$ 20.88	\$ 438.52	\$ 387.75	\$ 19.39	\$ 407.14	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 664.96	\$ 438.52	\$ 407.14	\$ -	\$ 1,510.62	
New Glarus Twp.	\$ 4,651.74	\$ 697.76	\$ 232.58	\$ 930.34	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27.00	\$ -	\$ 930.34	\$ -	\$ -	\$ 27.00	\$ 957.34	
Spring Grove Twp.	\$ 6,875.44	\$ 1,031.32	\$ 343.77	\$ 1,375.09	\$ 2,490.49	\$ 124.54	\$ 2,615.03	\$ 387.75	\$ 19.39	\$ 407.14	\$ 94.50	\$ -	\$ -	\$ -	\$ -	\$ 1,375.09	\$ 2,615.03	\$ 407.14	\$ 94.50	\$ 4,491.76	
Sylvester Twp.	\$ 6,226.57	\$ 933.99	\$ 311.33	\$ 1,245.32	\$ 1,763.44	\$ 88.18	\$ 1,851.62	\$ 387.75	\$ 19.39	\$ 407.14	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,245.32	\$ 1,851.62	\$ 407.14	\$ -	\$ 3,504.08	
Washington Twp.	\$ 2,801.31	\$ 420.20	\$ 140.04	\$ 560.24	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 560.24	\$ -	\$ -	\$ -	\$ 560.24	
County Clerk	\$ 4,967.11	\$ 745.07	\$ 248.36	\$ 993.43	\$ 1,701.57	\$ 85.10	\$ 1,786.67	\$ 387.75	\$ 19.39	\$ 407.14	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 993.43	\$ 1,786.67	\$ 407.14	\$ -	\$ 3,187.24	
Village of Belleville					\$ 3,743.47	\$ 187.18	\$ 3,930.65	\$ 1,550.97	\$ 77.57	\$ 1,628.54	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,930.65	\$ 1,628.54	\$ -	\$ 5,559.19	
City of Monroe					\$ 93,509.42	\$ 4,675.48	\$ 98,184.90	\$ 21,713.59	\$ 1,085.70	\$ 22,799.29	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 98,184.90	\$ 22,799.29	\$ -	\$ -	\$ 120,984.19	
Town of Monroe					\$ 2,707.06	\$ 135.36	\$ 2,842.42	\$ 387.75	\$ 19.39	\$ 407.14	\$ -	\$ -	\$ -	\$ -	\$ 100.00	\$ -	\$ 2,842.42	\$ 407.14	\$ 100.00	\$ -	\$ 3,349.56
TOTAL	\$ 369,719.02	\$ 55,457.85	\$ 18,485.96	\$ 73,943.81	\$ 154,688.83	\$ 7,734.52	\$ 162,423.35	\$ 38,774.36	\$ 1,938.77	\$ 40,713.13	\$ 444.50	\$ 26.00	\$ 125.00	\$ 99,404.00	\$ 100.00	\$ 73,943.81	\$ 162,423.35	\$ 40,713.13	\$ 100,099.50	\$ 377,179.79	

**AGREEMENT FOR UTILIZATION OF THE
GREEN COUNTY SOLID WASTE TRANSFER STATION**

THIS AGREEMENT made this _____ day of _____, 201____, by and between the County of Green, a Wisconsin Municipal Corporation (hereinafter the “County”) by the Solid Waste Management Board of the County (hereinafter the “Board”) and the (City, Village, Township) of _____, a municipality located within the County of Green (hereinafter the “Municipality”).

WHEREAS, the Green County Solid Waste Management System was created to serve as a publically owned cooperative association of municipalities to assist in the processing and removal of waste for local municipalities; and

WHEREAS, the Municipality wishes to become a member of the cooperative association and make use of the Green County Solid Waste transfer Station (“Transfer Station”) and to share in the benefits and responsibilities that go along with membership; and

WHEREAS, the Municipality and the Board believe it is in the best interests of the parties to enter into an agreement for utilization of the Transfer Station; and

NOW, THEREFORE, in consideration of the mutual covenants and agreements set forth herein, the County and the Municipality hereby agree as follows:

1. **MAINTENANCE OF THE COUNTY SANITARY LANDFILL SITE.** The Board shall maintain the current Landfill site for use as a transfer station by the Municipality in conjunction with other participating municipalities or entities and shall monitor the day-to-day operation of the Transfer Station, and continue to establish policy and develop plans for solid waste management within Green County to ensure that an effective, efficient, and environmentally acceptable solid waste disposal site is available for use by Municipalities within Green County.
2. **UTILIZATION OF THE TRANSFER STATION AND PAYMENT OF COSTS.** The Municipality shall utilize the Transfer Station as its exclusive means for disposal of solid waste and pay its proportionate share of the fixed and operating costs associated with the Transfer Station as follows:
 1. **FIXED COSTS.** The Board shall charge, and the Municipality shall pay, the Municipality’s proportionate share of all fixed costs of the Transfer Station. Fixed Costs shall include, but shall not be limited to, costs of land acquisition, building expansion, engineering fees, consultant fees and debt service costs for financing of construction and land acquisition associated with the Transfer Station, whether such debt service costs are paid to the County, a lender or a participating municipality. The Fixed Costs shall be amortized over the useful life of the Transfer Station and shall be billed to the Municipality on a monthly basis. The Municipality’s proportionate share of the Fixed Costs shall be determined annually by establishing the percentage of use of the Transfer Station by the Municipality over the prior twelve-month period as compared to the other participating municipalities based upon the Municipality’s tonnage as a proportion of total tonnage.

**AGREEMENT FOR EXTENSION OF UTILIZATION OF
GREEN COUNTY SOLID WASTE TRANSFER STATION**
County of Green; City, Village, Township of
Page 2

2. **OPERATIONAL AND ASSESSMENT COSTS.** The Municipality shall reimburse the Board for its proportionate share of current operating costs of the Transfer Station on an annual basis. The Municipality's proportionate share of the operating costs shall be determined annually by establishing the percentage of use of the Transfer Station by the Municipality over the prior twelve-month period beginning on September 1st and ending the following year on August 31st as compared to the other participating municipalities based upon the Municipality's tonnage as a proportion of total tonnage.
 1. **TIPPING FEES.** Operating costs shall be paid principally by requiring all persons or entities delivering solid waste to the Transfer Station to pay a "tipping fee." Said fee shall be charged on a per ton or portion thereof basis and shall be paid by the person delivering said solid waste to the Transfer Station at the time of delivery. The Board shall annually review the tipping fee and may adjust the tipping fee accordingly.
 2. **SURPLUS.** If the operating costs of the Transfer Station as calculated each September 1st amounts to a surplus, the Board shall have the following options:
 - A. Deposit an amount calculated by dividing the total surplus by the Municipality's proportionate share of the operating costs into an account not to exceed \$400,000.00 total ("Surplus Account").
 - B. Refund an amount calculated by dividing the total surplus by the Municipality's proportionate share of the operating costs back to the Municipality.
 - C. Any combination of A and B.
 3. **SHORTFALL.** If the operating costs of the Transfer Station as calculated each September 1st amounts to a shortfall, the Board shall have the following options:
 - A. Charge the Municipality an amount calculated by dividing the total shortfall by the Municipality's proportionate share of the operating costs. Payment of the Municipality's proportionate share of the shortfall is due by January 31st of the following year.
 - B. Pay the shortfall from funds available to the Municipality in the Surplus Account.
 - C. Any combination of A and B.
 4. **CONTRIBUTION TO CONTINGENCY FUND.** In addition to providing adequate financing to cover current operating costs, the Municipality shall pay an additional assessment of five percent (5%) of its proportionate share of operating costs, which assessment shall be applied to a contingency fund to be used for improvement of and ultimate closing out of the Transfer Station, costs incurred in expanding the Transfer Station or licensing it for additional terms and other costs related to maintaining a solid waste management system for

**AGREEMENT FOR EXTENSION OF UTILIZATION OF
GREEN COUNTY SOLID WASTE TRANSFER STATION**
County of Green; City, Village, Township of
Page 3

Green County. Payment of the Municipality's required contribution to the contingency fund is due by January 31st of the following year.

3. **ACCESS.** The Municipality may regulate access to the Transfer Station by issuing identification or authorization cards to those individuals authorized by the Municipality to use said Transfer Station.

3. **OWNERSHIP AND LIQUIDATION.** The County shall remain the record title holder of the Transfer Station. However, the Municipality shall own an equity interest in the Transfer Station. The Municipality's equity ownership shall be determined by multiplying the value of the Transfer Station by a fraction whose numerator shall be the cumulative contributions of the Municipality to the Fixed Costs associated with the Transfer Station and whose denominator shall be the total cumulative contributions of all Municipalities to Fixed Costs associated with the Transfer Station. If the Transfer Station is sold by the County, then the Municipality shall be paid its equity in the Transfer Station.

4. **TERM.** The parties agree that this Agreement shall begin the day after ratification by both parties and shall terminate on _____. However, it is the intent of both parties that this Agreement be extended in one year intervals on the same terms and conditions as contained herein.

The parties agree that this Agreement shall automatically renew and be extended in one year intervals unless either party gives at least 60 days written notice of its intention to terminate and not renew this Agreement.

5. **BINDING EFFECT.** This Agreement shall bind and inure to the benefit of the successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties hereto have authorized the undersigned officials to execute this Agreement as of the date first above written.

FOR COUNTY OF GREEN:

FOR THE _____:

Clerk Treasurer

From: Todd Bollenbach <toddb@pellitteri.com>
Sent: Thursday, January 4, 2024 8:21 AM
To: Clerk Treasurer; Chris Narveson
Subject: RE: Green County Landfill 2024

Follow Up Flag: Follow up
Flag Status: Completed

You don't often get email from toddb@pellitteri.com. [Learn why this is important](#)

Good Morning John,

Thank you for your email. I'm just getting caught up on emails here this morning, but let me look this over and I'll get back to you shortly. I want to go over all of this information to make sure I'm providing accurate feedback. Thank you!

Sincerely,

Todd C. Bollenbach
Municipal Account Executive
Direct: (608) 257-6232 ext. 331
Cell: (608) 225-7843
Main: (608) 257-4285
www.pellitteri.com

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From: Clerk Treasurer <clerk@townofnewglaruswi.gov>
Sent: Wednesday, January 3, 2024 7:47 AM
To: Chris Narveson <cnarveson@greencountywi.org>; Todd Bollenbach <toddb@pellitteri.com>
Subject: FW: Green County Landfill 2024

Chris and Todd,

I don't know if you were made aware of these proposed changes by Green County Landfill and Solid Waste Management Board. It would appear as though the proposed changes will affect an already adopted budget and possibly the already adopted contract terms with Pellitteri?

What do you make of this?

Thanks,
John

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

From: Green County Landfill <landfill@greencountywi.org>

Sent: Friday, December 29, 2023 1:26 PM

To: City of Brodhead Clerk <cityclerk@cityofbrodheadwi.us>; Village of Albany Clerk <villageclerk@albanywi.org>; Village of Monticello Clerk <monticello.clerk@gmail.com>; Village of New Glarus Clerk <ngclerk@newglarusvillage.com>; Town of Albany Clerk <dhalbanytownboard@gmail.com>; Town of Avon Clerk <clerk@townofavonwi.gov>; Town of Cadiz Clerk <cadiz.clerk@gmail.com>; Town of Clarno Clerk <townofclarno@tds.net>; Town of Decatur Clerk <clerktreasurer@townofdecaturwi.com>; Town of Jefferson Clerk <jeffersontcc@tds.net>; Town of Mt Pleasant Clerk <townclerk@townofmtpleasantwi.gov>; Clerk Treasurer <clerk@townofnewglaruswi.gov>; Town of Spring Grove Clerk <tsgrove.clerk@gmail.com>; Town of Sylvester Clerk <sylvestertownship@gmail.com>; Town of Washington Clerk <clerktownof@tds.net>

Subject: Green County Landfill 2024

You don't often get email from landfill@greencountywi.org. [Learn why this is important](#)

Good Afternoon,

Attached you will find four documents pertaining to the Green County Landfill and Solid Waste Management Board. The member letter, billing schedules, and agreement form will also be sent via USPS should you desire printed copies.

If you have any questions please let us know.

--

Mariah Nimitz
Office Manager
Green County Landfill



December 26, 2023

To the Town Board and Management
John Wright: Clerk-Treasurer
Town of New Glarus
P.O. Box 448
New Glarus, Wisconsin 53574

We are pleased to confirm our understanding of the services we are to provide for the Town of New Glarus for the year ended December 31, 2023.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities and each major fund, and the disclosures, which collectively comprise the basic financial statements of the Town of New Glarus, as of and for the year ended December 31, 2023. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the Town of New Glarus' basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the Town of New Glarus' RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited:

- Management Discussion and Analysis
- Budgetary Comparison Schedules
- Wisconsin Retirement System Schedules
- Local Retiree Life Insurance Fund Schedules

We have also been engaged to report on supplementary information other than RSI that accompanies the Town of New Glarus' financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America and we will provide an opinion on it in relation to the financial statements as a whole in a report combined with our auditor's report on the financial statements:

- Detailed Statement of Revenues and Expenses – General Fund

Audit Scope and Objectives (Continued)

In connection with our audit of the basic financial statements, we will read the following other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

- Schedule of Long-term Debt Payments

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP, and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgement of a reasonable user made based on the financial statements.

Auditor's Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS and will include test of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS, we exercise professional judgement and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements, or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.



Auditor's Responsibilities for the Audit of the Financial Statements (Continued)

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We may request written representations from your attorneys as part of the engagement.

Our audit of the financial statements does not relieve you of your responsibilities.

Audit Procedures - Internal Control

We will obtain an understanding of the government and its environment, including the system of internal control, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

We will identify significant risks of material misstatement as part of our audit planning and communicate those risks to those in charge of governance.

Audit Procedures - Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the Town of New Glarus' compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Other Services

We will assist in updating and maintaining capital depreciation schedules from information provided by management. We will also assist in preparing the financial statements of the Town of New Glarus in conformity with accounting principles generally accepted in the United States of America based on information provided by you.

We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement and other services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedures to take any action that could be construed as assuming management responsibilities.



Other Services (Continued)

You agree to assume all management responsibilities for financial statement preparation services and any other non-attest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America with the oversight of those charged with governance.

Management is responsible for making drafts of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each option unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws and regulations.



Responsibilities of Management for the Financial Statements (Continued)

You are responsible for the preparation of the supplementary information in conformity with accounting principles generally accepted in the United States of America. You agree to include our report on the supplementary information in any document that contains and indicates that we have reported on the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

With regard to publishing the financial statements on your website, you understand that websites are a means of distributing information and, therefore, we are not required to read the information contained in those sites or to consider the consistency of other information in the website with the original document.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any invoices selected by us for testing.

The audit documentation for this engagement is the property of Johnson Block & Company, Inc. and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a regulator or its designee. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Johnson Block & Company, Inc. personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the regulator or its designee. The regulator or its designee may intend or decide to distribute the copies or information contained therein to others, including other governmental agencies.

Tara Bast, CPA is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it.

Our fee for services will be at our standard hourly rates plus out-of-pocket costs (such as report reproduction, word processing, postage, confirmation service provider fees, travel, copies, telephone, etc.) except that we agree our gross fee, including expenses, will not exceed \$12,000. Our standard hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to your audit. Our invoices for these services will be rendered each month as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if your account becomes overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs.

Engagement Administration, Fees, and Other (Continued)

In addition, we will prepare the annual Department of Revenue report for \$1,000. We will compile the reports based on information provided by management. Accordingly, we will make no management decisions regarding information in the report. Further, you are required to designate a qualified management level individual to be responsible and accountable for overseeing our services. See Addendum A attached, which is an integral part of this engagement letter.

You may request that we perform additional services not contemplated by this engagement letter. If this occurs, we will communicate with you regarding the scope of the additional services and the estimated fees. We also may issue a separate engagement letter covering the additional services. In the absence of any other written communication from us documenting such additional services, our services will continue to be governed by the terms of this engagement letter. Additional services will be at our standard hourly rates.

Changes in Accounting and Audit Standards

Standard setters and regulators continue to evaluate and modify standards. Such changes may result in new or revised financial reporting and disclosure requirements or expand the nature, timing, and scope of the activities we are required to perform. To the extent that the amount of time required to provide the services described in this letter increases due to such changes, our fee may need to be adjusted.

Governmental Accounting Standards Board Statement No. 96, Subscription-Based Information Technology Arrangements (SBITA), is required to be implemented for the fiscal year ending December 31, 2023. Addendum B outlines the terms of nonattest services to be provided should the Town of New Glarus decide to request assistance with the necessary accounting and reporting of this standard.

Unanticipated Services

We do not anticipate encountering the need to perform additional services beyond those described in this letter. However, below are listings of services considered to be outside the scope of our engagement. If any such service needs to be completed before the audit can proceed in an efficient manner, we will determine whether we can provide the service and maintain our independence. If appropriate, we will notify you and provide a fair and reasonable price for providing the service. We will bill you for the service at periodic dates after the additional service has been performed.

Bookkeeping services

Bookkeeping services are not audit services. Bookkeeping services include but are not limited to the following activities:

- Preparation of a trial balance
- Account or bank statement reconciliations
- Capital asset accounting (e.g., calculating depreciation, identify capital assets for additions and deletions), unless previously agreed to as part of services to be provided
- Significant additional time spent calculating accruals
- Processing immaterial adjustments through the financial statements requested by management
- Adjusting the financial statements for new activities and new disclosures

Unanticipated Services (Continued)

Additional work resulting from unanticipated changes in your organization or accounting records

If your organization undergoes significant changes in key personnel, accounting systems, and/or internal control, we are required to update our audit documentation and audit plan. The following are examples of situations that will require additional audit work:

- Deterioration in the quality of the entity's accounting records during the current-year engagement in comparison to the prior-year engagement
- Significant new accounting issues, significant changes in your volume of business or new or unusual transactions
- Changes in audit scope or requirements resulting from changes in your activities
- Erroneous or incomplete accounting records
- Implementation or adoption of new or existing accounting, reporting, regulatory, or tax requirements and any applicable financial statement disclosures

Non-attest Services

Prior to or as part of our audit engagement, it may be necessary for us to perform certain non-attest services including, but not limited to, compiling regulatory reports and preparing drafts of your financial statements. We will not perform any management functions or make management decisions on your behalf with respect to any non-attest services we provide. In connection with our performance of any non-attest services, you agree that you will:

- Continue to make all management decisions and perform all management functions including approving all journal entries and general ledger classifications when they are submitted to you.
- Designate employee(s) with suitable skill, knowledge, and/or experience, preferably within senior management, to oversee the services we perform.
- Evaluate the adequacy and results of the non-attest services we perform.
- Accept responsibility for the results of our non-attest services.
- Establish and maintain internal controls, including monitoring ongoing activities related to the non-attest function.

Reporting

We will issue a written report upon completion of our audit of the Town of New Glarus's financial statements. Our report will be addressed to the Town Board of the Town of New Glarus. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or withdraw from this engagement.



We appreciate the opportunity to be of service to the Town of New Glarus and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the letter and return it to us.

Very truly yours,

Johnson Block & Company, Inc.

Johnson Block & Company, Inc.

RESPONSE:

This letter correctly sets forth the understanding of Town of New Glarus for the Year Ended December 31, 2023.

Management signature: _____

Title: _____

Date: _____

Governance Signature: _____

Title: _____

Date: _____

ADDENDUM A

We will perform the following services:

We will compile, from information you provide, the annual Financial Report Wisconsin Department of Revenue, for the year ended December 31, 2023. Upon completion of the compilation of the annual Financial Report Form, we will provide the Town with our accountant's compilation report. If, for any reason caused by or relating to affairs or management of the Town, we are unable to complete the compilation or if we determine in our professional judgement the circumstances necessitate, we may withdraw and decline to submit the annual Financial Report Form to you as a result of this engagement.

Our Responsibilities and Limitations

We will be responsible for performing the compilation in accordance with *Statements on Standards for Accounting and Review Services* established by the American Institute of Certified Public Accountants. The objective of a compilation is to assist management in presenting financial information in the form of financial statements. We will utilize information that is the representation of management without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the financial statements in order for the statements to be in conformity with accounting principles generally accepted in the United States of America.

Our engagement cannot be relied upon to disclose errors, fraud, or other illegal acts that may exist and, because of the limited nature of our work, detection is highly unlikely. However, we will inform the appropriate level of management of any material errors, and of any evidence that fraud may have occurred. In addition, we will report to you any evidence or information that comes to our attention during the performance of our compilation procedures regarding illegal acts that may have occurred, unless they are clearly inconsequential. We have no responsibility to identify and communicate deficiencies in your internal control as part of this engagement.

Management's Responsibilities

The Town's management is responsible for the financial statements referred to above. In this regard, management is responsible for (i) the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, (ii) designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements, (iii) preventing and detecting fraud, (iv) identifying and ensuring that the entity complies with the laws and regulations applicable to its activities, and (v) making all financial records and related information available to us. Management also is responsible for identifying and ensuring that the Town complies with the laws and regulation applicable to its activities.

Management is responsible for providing us with the information necessary for the compilation of the financial statements and the completeness and the accuracy of that information and for making Town personnel available to whom we may direct inquiries regarding the compilation. We may make specific inquiries of management and others about the representations embodied in the financial statements.

ADDENDUM B
**GASB Statement No. 87, Leases and GASB Statement No. 96, Subscription-Based Information
Technology Arrangements (SBITA)**

Nonattest services

We will provide the following nonattest services:

- Calculate the lease asset and lease liability (lease schedule) based on the lease information you provide to us.
- Calculate the subscription asset and corresponding subscription liability based on the information you provide to us
- Propose journal entries to record the asset and liability in accordance with GASB Statement No. 87 and/or 96 and the related expenses.
- Assist with drafting the related GASB Statement No. 87 and/or 96 financial statement disclosures.
- Provide to you sufficient information for you to oversee the services, evaluate the adequacy and results of the services; accept responsibility for the results of the services and ensure your data and records are complete.

Client information requirements

The Town of New Glarus agrees it is solely responsible for the accuracy, completeness, and reliability of all of the Town of New Glarus's data and information that it provides us for our engagement. The Town of New Glarus agrees it will provide any requested information on or before the date we commence performance of the services.

Our responsibilities related to the nonattest services and the related limitations

We will not assume management responsibilities, perform management functions, or make management decisions on behalf of the Town of New Glarus. However, we will provide advice and recommendations to assist management in performing its responsibilities.

This engagement is limited to the nonattest services outlined above. We, in our sole professional judgment, reserve the right to refuse to do any procedure or take any action that could be construed as assuming management responsibilities, making management decisions, or performing management functions, including approving journal entries. We will advise the Town of New Glarus with regard to positions taken in the performance of the nonattest services, but management must make all decisions with regard to those matters.

Our engagement cannot be relied upon to disclose errors, fraud, or noncompliance with laws and regulations. We have no responsibility to identify and communicate deficiencies in your internal control as part of this engagement.

We have no responsibility to ensure the Town of New Glarus's lease accounting practices, systems, or reports comply with applicable laws or regulations, all of which remain your sole responsibility.

Because the services listed above do not constitute an examination, audit, or review, we will not express an opinion or conclusion or issue a written report on your application of the requirements of GASB Statement No. 87 and/or 96 as it relates to contracts. You agree that our services are not intended to be used by a third party in reaching a decision on the application of the requirements of GASB Statement No. 87 and/or 96 to a specific transaction.



Management’s responsibilities related to nonattest services

For all nonattest services we may provide to you, management agrees to assume all management responsibilities, including determining, reviewing, and approving lease information and schedules and related journal entries; oversee the services by designating an individual, preferably within senior management, who possesses suitable skill, knowledge, and/or experience to understand and oversee the services; evaluate the adequacy and results of the services; and accept responsibility for the results of the services. Management is also responsible for ensuring that your data and records are complete and that you have received sufficient information to oversee the services.

Fees

Our professional fees will be billed based on the time involved and the degree of responsibility and skills required. We will also bill for expenses, including applicable software costs.

Use of Cloud Based Accounting Solution

Johnson Block & Company, Inc. intends to perform said nonattest services described above through the use of a third-party cloud based solution (LeaseCrunch).

As part of its agreement with the Town of New Glarus (“Client”), Johnson Block & Company, Inc. may provide Client access to a cloud-based accounting solution provided by LeaseCrunch, LLC (“LeaseCrunch Services”). As between the Client and Johnson Block & Company, Inc., Johnson Block & Company, Inc. disclaims all liability related in any way to the Client’s use of the LeaseCrunch Services. Johnson Block & Company, Inc. also disclaims any warranties related to the LeaseCrunch Services. Client is solely responsible for the acts and omissions of any third party, including employees or contractors, who Client has designated as a user of the LeaseCrunch Services (each an “End User”). Each End User is required to accept the LeaseCrunch Acceptable Use Policy upon initial login to the LeaseCrunch Services. Client agrees to indemnify and hold Johnson Block & Company, Inc. and its affiliates harmless from any and all liability and expenses, including reasonable attorneys' fees and costs, related to third-party claims arising out of Client’s or its End User’s use of LeaseCrunch Services in violation of LeaseCrunch’s Acceptable Use Policy.

Town of New Glarus - Meeting Calendar

Town Board Meetings - Second Wednesday of the Month

Town Plan Commission Meeting - Third Thursday of the Month

Park Commission Meetings - Third Wednesday of the Month

Meeting dates may change - Meeting materials due at noon two weeks prior to meeting.

January				
M	T	W	R	F
1	2	3	4	5
8	9	10	11	12
15	16	17	18	19
22	23	24	25	26
29	30	31		

February				
M	T	W	R	F
			1	2
5	6	7	8	9
12	13	14	15	16
19	20	21	22	23
26	27	28	29	

March				
M	T	W	R	F
				1
4	5	6	7	8
11	12	13	14	15
18	19	20	21	22
25	26	27	28	29

April				
M	T	W	R	F
1	2	3	4	5
8	9	10	11	12
15	16	17	18	19
22	23	24	25	26
29	30			

May				
M	T	W	R	F
		1	2	3
6	7	8	9	10
13	14	15	16	17
20	21	22	23	24
27	28	29	30	31

June				
M	T	W	R	F
3	4	5	6	7
10	11	12	13	14
17	18	19	20	21
24	25	26	27	28

July				
M	T	W	R	F
1	2	3	4	5
8	9	10	11	12
15	16	17	18	19
22	23	24	25	26
29	30	31		

August				
M	T	W	R	F
			1	2
5	6	7	8	9
12	13	14	15	16
19	20	21	22	23
26	27	28	29	30

September				
M	T	W	R	F
2	3	4	5	6
9	10	11	12	13
16	17	18	19	20
23	24	25	26	27
30				

October				
M	T	W	R	F
	1	2	3	4
7	8	9	10	11
14	15	16	17	18
21	22	23	24	25
28	29	30	31	

November				
M	T	W	R	F
				1
4	5	6	7	8
11	12	13	14	15
18	19	20	21	22
25	26	27	28	29

December				
M	T	W	R	F
2	3	4	5	6
9	10	11	12	13
16	17	18	19	20
23	24	25	26	27
30	31			

Board Meetings - 6:00 pm
Plan Commission Meetings - 6:00 pm
Park Commission Meetings - 6:00 pm

Holiday - Town Hall Closed
Election Day

T NEW GLARUS	\$	403,638.40	1ST
	\$	765,276.34	2ND
	\$	867,593.94	3RD
	\$	2,036,508.68	TOTAL AMOUNT ACHED

		REAL EST	PPROP	MFL	SPEC ASS	SPEC CHG		
TR ASCENT	\$	1,449,782.44	\$ 1,404,559.26	\$ 1,681.22	\$ 1,327.04	\$ 1,905.00	\$ 40,309.92	\$ 1,449,782.44
BNK ASCENT	\$	586,726.24	\$ 568,225.41	\$ 315.69	\$ 1,205.86	\$ 770.00	\$ 16,209.28	\$ 586,726.24
TOTALS	\$	2,036,508.68	\$ 1,972,784.67	\$ 1,996.91	\$ 2,532.90	\$ 2,675.00	\$ 56,519.20	\$ 2,036,508.68

\$ -

PARK COMMISSION MEETING

Wednesday, October 18, 2023

Minutes

Attending: Chair Harry Pulliam, Kelly Ruschman, Mark Pernitz, Chris Narveson, Mona Sue French, Jason Neton, and Rose Pertzborn: alternate Commissioner

Absent: Dana Emmerton

Also Attending: None

1. **Call to Order:** Meeting was called to order by Chair Pulliam at 6:02 PM.
2. **Proof of Posting:** Chris Narveson, Town Chair, attested to proper proof of posting.
3. **Approve Minutes from September 20, 2023**
Motion to approve the minutes was made by Commissioner Pernitz seconded by Commissioner Ruschman. Motion carried.
4. **Public Comments** – Ask Mark Hazelbaker if friends groups emails are subject to people requesting emails the Town has.
5. **Update on Trail Along County Highway NN to State Highway 39, Including October 11, 2023, Town Board Resolution to use \$24K+ from Impact Fees as Part of Town’s Match** – Need Archeological Study done. Vierbicher Associates said they will reach out to the last one we had on County NN and copy Clerk-Treasurer on it.
 - Also need engineering and legal descriptions for the easements for the trail.
 - Mark Pernitz motioned second by Jason Neton: Recommend to the board that we transfer all Impact fees (\$28,710) and all future impact fees for expenses for the trail along HWY 39 to our new park. Motion carried.
 - Mark Pernitz motioned and second by Rose Pertzborn: Parks recommends the Board to pay for engineering cost for the STH 39 trail to Vierbicher and Associates. Motion carried.
 - Mark Pernitz motioned second by Kelly Ruschman: Parks recommends to the Board the use of park sinking funds money to complete the STH 39 trail after Impact fees are exhausted. Motion carried.
6. **Continue 2024 Budget Discussion** – Recommend to the Town Board that we use all money in community Park Improvements.
7. **Discuss and Possibly Consider Action to Request Town Board Permission to Transfer Money from Sinking Fund to Certificate of Deposit** – Mark Pernitz motioned second by Jason Neton: Parks recommends to the Town Board that \$6,000 sinking fund money be invested into a CD. Also Recommend \$20,000 of the Parks sinking fund to be transferred to a 1 year CD. Motion carried.
8. **Discuss Frost-seeding of Prairie Mix on Open Land at New Town Park** – Mark Pernitz motioned second by Mona Sue French: Purchase of \$1,000 worth of WisDOT Prairie mix to be used on the New Town Park and use the Community Parks Impact Fee using all money from the 10/22 and 11/5 impact fees be dedicated for this use. Motion Carried
9. **Update on Green County Leaders Project Proposal** – This Orchard Project had the most interest at the Green County Leaders meeting. They had to turn away people who wanted to be a part of this.

10. **Update on Town Board's October 11, 2023, Vote on Hunting and Trapping at New Town Park** – The Parks recommends no hunting or trapping signs be installed. It also recommends that we allow Matt to hunt until the end of winter hunting season.
11. **Discuss Purchase of “Posted, No Trespassing” Signage for New Town Park** – Mark Pernitz motioned second by Mona Sue French: Parks recommends to the Board that no hunting or trapping signs be purchased and installed and use up to \$50 out of our budget. Motion carried.
12. **Discuss Partnering with Wisconsin Conservation Corps on Projects at New Town Park** – Brief Dissuasion.
13. **Discuss Correspondence with Steve Fabos of Indigenous Restorations and Tome Mitchell of The Prairie Enthusiasts About Removal of Invasives and a Burn at BBRC**
Recommendations: to
 - Put down more seed.
 - Have quote to remove sumac \$5,400
 - Large stand of dogwood to be removed \$1,200
 - \$1,900 for the rest of the Sumac not on our property
 - May do burn in the spring.
14. **Discuss Fall Tree Sale—Species, Including ones for Community Orchard, and Mailer** – Recommendation to deliver trees to the people who buy them. Put off till next month on the numbers. Species:
 - Oak – Burr
 - Lilac dark purple
 - Maple Red
 - White Pine
 - Crab Apple
15. **Report on eCycle Event Held on October 14, 2023** – Successful, but about half of last year because it was raining.
16. **Firm up Fall Workshops and Events at New Town Park**
 - a. Invasives Removal Workshop (10 a.m. – 2 p.m. Saturday, October 28, 2023) – Snacks? UTV?
Mark Pernitz motioned second by Mona Sue French: Spend up to \$30 on snacks. Motion carried.
 - b. Walk the Park with local supporters (1-3 p.m. Saturday, November 4, 2023) – There was a brief discussion.
17. **Schedule Next Meeting** – The next meeting will be held on Wednesday, November 15, 2023 at 6:00 PM.
18. **Adjourn: Motion to adjourn by Commissioner Mona Sue French seconded by Commissioner Mark Pernitz at 8:10 PM. Motion carried.**

Approved: December 20, 2023

Minutes by Chris Narveson

PARK COMMISSION MEETING
December 20, 2023
Minutes

Attending: Harry Pulliam, Mark Pernitz, Kelly Ruschman, Mona Sue French, Jason Neton, Rose Pertzborn

Excused: Chris Narveson

Absent: Dana Emmerton

Also attending: Tim Schleeper, Town engineer/planner; Damion Babler, Green County Leaders; Shahnaz Shahidain; Frank Grenow

1. **Call to Order.** Meeting was called to order by Pulliam at 6:04 pm
2. **Approve Minutes from October 18, 2023.** Motion by Pernitz, second by French to approve minutes of October 18, 2023.
3. **Public Comments.** none.
4. **Update on Work of Community Orchard Project Team.** Babler and Shahidain provided an update on the Green County Leaders work on the community orchard. Plan is to plant 100 fruit trees and 25 berries on approximately 1.25 acres. Project will need to pause until the park master plan identifies a site for the community garden.
5. **Restoration Committee Report Regarding Grasses for Seeding of Town Land.**
Ruschman reported that the committee has met and is proposing a phased restoration approach. Grasses will be planted in between crops to prevent erosion. Committee will put together a proposal/plan to present to the Town board on how to manage the land. January 4 was identified as a potential time for a special Parks meeting to review the proposal and possibly recommend it to the Town board.
6. **Discuss Recommendations from The Prairie Enthusiasts Regarding Oak Knoll at Town Park.** Grenow reported on discussions with Southern Wisconsin Land Conservancy on entering into a conservation easement to raise funds for the park, or alternatively, selling naming rights to the public for various parcels.
7. **Review Draft Park Master Plan Proposal from Vierbicher.** Schleeper, the Town planner, presented 2 concepts on potential locations of the town garage and residential lots on the Town park property. Option A, with the garage located near the western portion of the property, seemed to be favored by most.
Schleeper also reviewed a contract proposal from Vierbicher to assist the Town in preparing the park master plan. **Motion** by Pernitz, second by Neton to recommend that the Town board approve the Vierbicher proposal and that the costs be paid with the approximately \$24,000 in remaining impact fees. Motion approved.
8. **Continue 2024 Budget Discussion.** **Motion** by Pernitz, second by Ruschman to amend the 2023 budget to include payment of \$3,700 for preparation of Nelson Knowles grant application. Motion approved.
9. **Update on Progress to Define State Highway 39 Trail Segment, Easements, etc.**
Schleeper reported that the archaeological survey had been completed and nothing was found that would adversely affect the project.
10. **Discuss Cost for DOT Prairie Mix to Cover 2.0 Acres of Land at Blue Bird Ridge**

Conservancy. No discussion as Narveson was unable to attend.

- 11. Discuss Purchase of “Posted, No Trespassing” Signage for Town Park.** Signage for the park will be discussed at a future meeting.
- 12. Updates for Fall Tree Sale.** This will be discussed at the January meeting.
- 13. Schedule Next Meeting, special meeting tentatively scheduled for January 4, 2024, at 6:00 PM**
- 14. Adjourn.** Motion by Pernitz, second by Ruschman to adjourn at 8:59 pm. Motion approved

Minutes prepared by Pernitz.

DRAFT

PARK COMMISSION MEETING

January 4, 2024

Minutes

Attending: Chris Narveson, Mark Pernitz, Kelly Ruschman, Jason Neton, Dana Emmerton(remotely)

Excused: Harry Pulliam

Absent: Mona Sue French, Rose Pertzborn

Also Attending: Elliot Buol, Frank Grenzow, Matt Stelter (remotely)

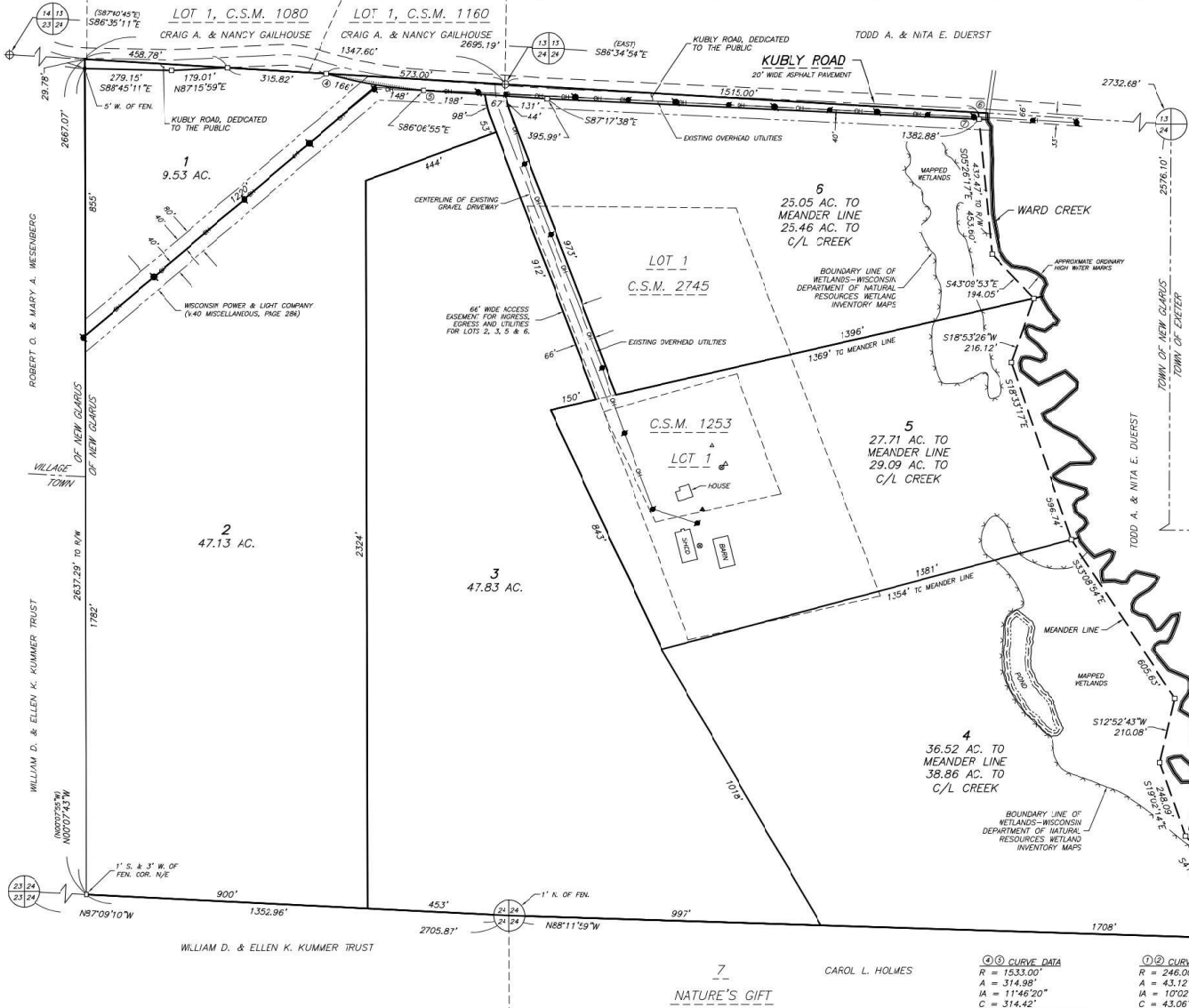
1. **Call to Order.** Meeting was called to order by acting Chair Narveson at 6:00 pm
2. **Proof of Posting.** Narveson attested to proper proof of posting.
3. **Approve Minutes from December 20, 2023.** Motion by Ruschman, second by Pernitz, to approve the minutes of December 4, 2023. Motion approved.
4. **Public Comments.** None.
5. **Consider Request from Matt Stelter to Hunt Town Land on State Highway 39 Through January 31, 2024.** Motion by Pernitz, second by Neton, to recommend to the Town board that Matt Stelter be allowed to continue to hunt on the Town park land through the end of January, 2024. Motion approved.
6. **Review Restoration Committee Report on Seeding of Town Land on Hwy 39.** Ruschman reported that the committee recently met with Elliot Buol who has been farming the land. Elliot Buol was present and participated in the discussion. The committee recommends that the Town restore to prairie a 5 acre parcel of bottom land bordering Legler Creek in 2024. The cost of the seed, mowing, chemical burndown and seeding is approximately \$5,000 and would be included in the 2024 Park budget.
The committee also recommends a phased approach to restoring the remaining land. Beginning in 2025 and continuing for 4 subsequent years (5 years total), 10 acres of cropland would be restored to prairie each year by creating 30-foot-wide contour prairie strips. Work would not begin until 2025 to allow for dissipation of existing herbicides. Funding would be included in the Park budget. A schematic of the planned contours would be prepared in conjunction with Buol so that he can plan his farming.
Motion by Pernitz, second by Ruschman, to recommend that the Town board enter into an agreement with Elliot Buol for his continued farming of the Town park land with a phaseout of the farmland to prairie over a 5 year period beginning in 2025. Motion approved.
7. **Review Fall Tree Sale Customer Orders and Plan to Place Order with Sustainable Wildlife Habitats.** A discussion took place on the Town tree order. Ruschman will coordinate the order with the Town clerk.
9. **Discuss and Possibly Amend 2023 Budget and Discuss the 2024 Budget.** Motion by Ruschman, second by Pernitz, to transfer the \$5,558 balance in the 2023 Park budget to the Park Sinking Fund. Motion approved.
8. **Schedule Next Meeting, January 17, 2024, at 6:00 PM.**
9. **Adjourn.** Motion by Pernitz, second by Neton to adjourn. Motion approved. Meeting adjourned at 5:58 pm.

Approved:

Minutes prepared by Pernitz

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:

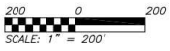
- Concrete monument with brass cap found
- Cast aluminum monument found
- Cast aluminum monument with brass cap found
- 7/8" x 24" solid round iron rod set
- 3/4" solid round iron rod found
- 1/4" x 24" solid round iron rod set, weighing 4.30 lbs per lineal foot
- Well
- Septic cover
- Septic vent
-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

①① CURVE DATA
R = 1533.00'
A = 314.98'
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.



I hereby certify that this survey complies with Chapter A-E 7 of the Wisconsin Administrative Code, that I have surveyed, monumented, and mapped the lands described herein, and that this map is a correct representation thereof in accordance with the information provided.

October 31, 2023



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

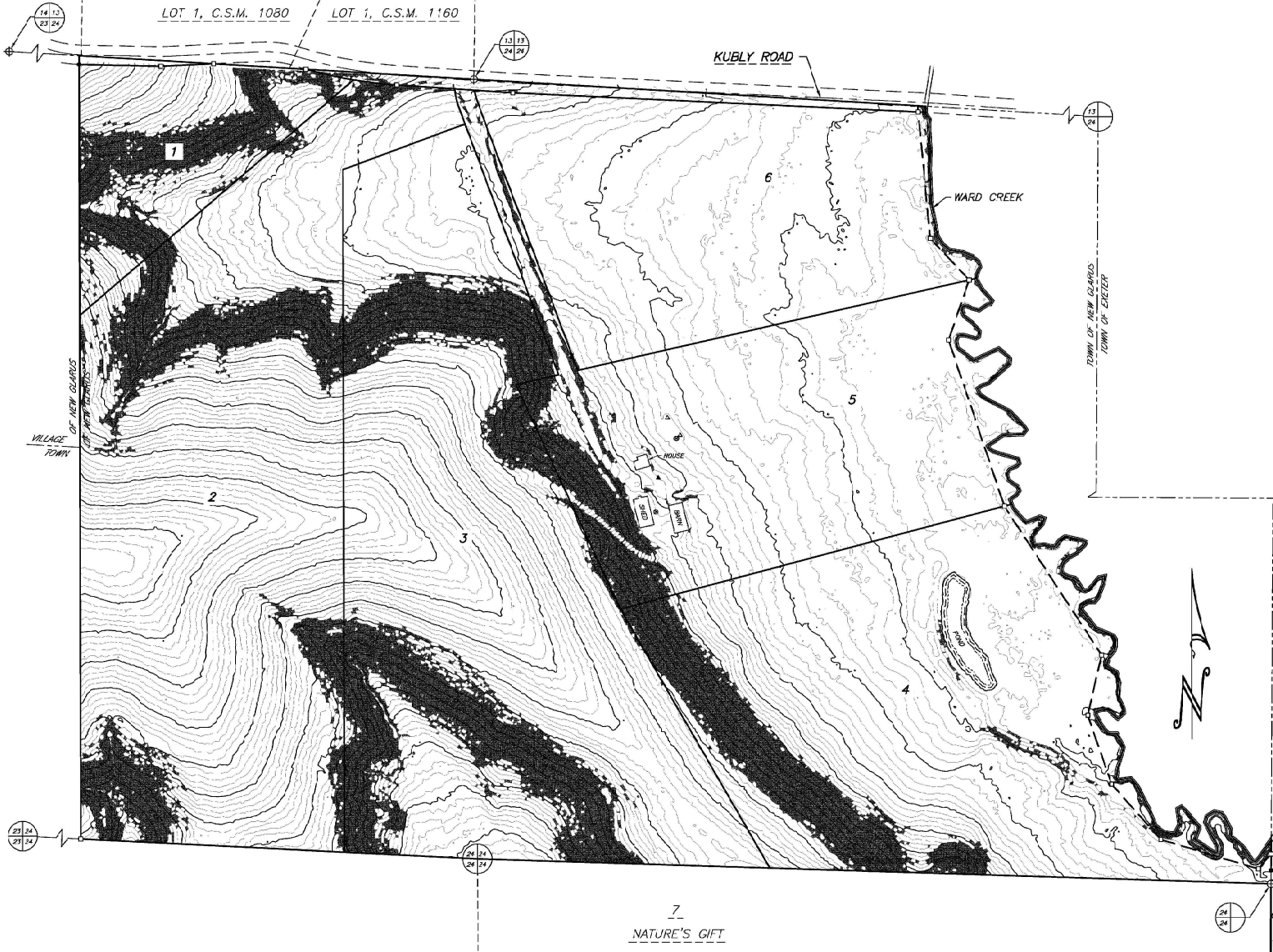
PREPARED FOR
Karen Talarczyk, Et Al.
85105 Kubly Road
New Glarus, WI 53574
(608) 527-2988

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

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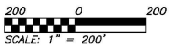
- LEGEND:**
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 - 3/4" solid round iron rod found
 - 1-1/4" x 24" solid round iron rod set, weighing 4.30 lbs per lineal foot
 - Well
 - Septic cover
 - Septic vent
 - Lot line
 - Centerline
 - Public road right of way line
 - Platted lot

LEGEND:
 Slopes of 20% or greater

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

WISCONSIN
 LAND SURVEYOR
 ROBERT A. TALARCZYK
 S-2222
 NEW GLARUS, WI
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

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- LEGEND:**
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PREPARED FOR
 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
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