

**TOWN OF NEW GLARUS
PLAN COMMISSION MEETING
THURSDAY, FEBRUARY 15, 2024, 6:00 PM
AGENDA**

Join by Zoom: <https://us06web.zoom.us/j/86347209925?pwd=YUaKm5KsUMMJJaWrzpAXV1D36hjm06G.1>

Meeting ID: 863 4720 9925

Passcode: 069753

Dial by your location: 312 626 6799

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

DATE: Thursday, February 15, 2024
TIME: 6:00 PM

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

1. Call to Order/Confirm Proper Proof of Posting
2. Approve Minutes from December 21, 2023
3. Review Preliminary Certified Survey Map for Proposed 3-Lot Cluster Division of Approximately 42 acres of Land Located at N8250 Marty Road with Possible Recommendation to the Town Board
4. Update on Public Facilities Planning from Vierbicher
5. Continue Discussion of a Portal to be Hosted on the Green County GIS Database
6. Review Accessory Dwelling Units Presentation from UW Extension
7. Continue Review of Sample Driveway Ordinances that Have Provisions for Field Drive Access and Farm Drive/Commercial Access
8. Inquiries – Development Potential of Randall Shottliff Property with Duplexes or Single-Family Dwellings
9. Continue to Discuss Town Process for Development Potential Questions
10. Adjourn

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

Posted: 02/05/2024

New Glarus Town Hall
New Glarus Maintenance
New Glarus Post Office
<https://townofnewglarus.com/>

Chris Narveson, Chair
Town of New Glarus Plan Commission
Tim Schleeper, Plan Administration
John Wright, Clerk-Treasurer

TOWN OF NEW GLARUS
PLAN COMMISSION MEETING
THURSDAY, DECEMBER 21, 2023
MINUTES

Members Attending: John Freitag: Chair Pro Tem; John Ott, Craig Galhouse, Mark Pernitz, Robert Elkins, and Chris Narveson (joined virtually at 6:03 PM)

Absent: Reg Reis

Also Attending: John Wright: Clerk-Treasurer; Bob Talarczyk (departed at 6:28 PM): surveyor and applicant; Mike and Dan Talarczyk (departed at 6:28 PM): co-applicants; Robert Duxstad (departed at 6:28 PM): legal counsel for Talarczyk family; and Tim Schleeper: contract planner from Vierbicher

1. **Call to Order and Proof of Posting:** Chair Pro Tem Freitag called the meeting to order at 6:00 PM. Clerk-Treasurer Wright attested to proper proof of posting.
2. **Approve Minutes from November 16, 2023:** Motion to approve the meeting minutes from November 16, 2023, as presented, was made by Commissioner Pernitz; seconded by Commissioner Ott. Motion carried 5-0.
3. **Review Preliminary Plat for Talarczyk Subdivision of Property by Large Lot** – Surveyor Bob Talarczyk introduced the proposed division of the family property bounded by Kubly and Airport Roads in the Town. There is one pre-Ordinance Certified Survey (#1253) with a house and one post-Ordinance Certified Survey (#2745) with outbuildings. The family has no interest in cluster subdivision of the property and are proposing the large lot division as part of estate planning. It was noted that there is an access available from Airport Road to the southeast portion of the property as well as from Kubly Road from the north. The family has a driveway permit from the Town of Exeter for the Airport Road access point. Surveyor Talarczyk reported that Richard Alme has constructed an access and added a culvert. The wetland boundary line west of Ward Creek is shown on the draft Preliminary Plat in addition to 6 large lots (the adjusted existing pre-ordinance Lot 1, CSM 1253, and five potential large lots that include a reconfiguration of post-ordinance Lot 1, CSM 2745). Planner Tim Schleeper did not realize the access available to the southeast when composing his review dated December 14, 2023.

There followed a brief discussion regarding the proposed lots larger than 40 acres in size (Lot 2 of 47.130 acres and Lot 3 of 47.83 acres) since they would retain cluster potential unless restricted. It was noted that not all defined lots are required to include residential development potential. Attorney Duxstad asked whether the location of deed-restricted open space needs to be defined at the outset or can be determined once building sites are chosen at a future date. Large lot divisions require a minimum of 91% of the total parcel size to be restricted as open space free of residential and commercial buildings. There followed a brief discussion of what access to Ward Creek, a navigable waterway, may be required by the State of Wisconsin. With two points of access from Kubly and Airport, the State may waive further access requirements. It was noted that this property is within the Village plat review authority, but outside of the extraterritorial zoning authority.

A motion to recommend the to the Town Board the Preliminary Plat, as presented, for approval, by Commissioner Galhouse; seconded by Commissioner Elkins. Motion carried 6-0. Without objection, a public hearing will be scheduled for Wednesday, February 14, 2024. The notice will be published twice, the notice will be mailed to property owners within 600' of the entire property bounds, and will include the Town of Exeter Clerk.

4. **Review Master Park Plan with Possible Action to Recommend that the Town Board Proceed** – It was noted that the Park Commission moved to recommend approval of the expense to the Town Board at their meeting held yesterday evening. The master plan will need to be based upon where the public facilities and possible residential lots are sited. Planner Schleeper stated that the master plan will be developed in conjunction with residents, members of The Prairie Enthusiasts, Friends of the Town Park, Green County Leaders, the Town Park and Plan Commissions, and the Town Board. A community-wide survey will be conducted, much as was done in preparation for the update to the Town Comprehensive Outdoor Recreation Plan (CORP).

TOWN OF NEW GLARUS

The many projects and amenities that have been discussed to date (e.g., a community garden, a community orchard, trails, etc.) will need to be prioritized. The emphasis will be upon passive recreation. Commissioner Pernitz noted that Knowles-Nelson Stewardship grant funds are available to offset costs for development.

A motion to recommend to the Town Board their approval of the Master Park Plan proposal, as presented, was made by Commissioner Pernitz; seconded by Commissioner Galhouse. Motion carried 6-0.

5. **Review Preliminary Public Facilities Planning from Vierbicher** – Tim Schleeper presented two large aerial views of the north end of the Town property along State Highway 39. Exhibit A places the public facilities to the northwest corner of the property. Two potential cluster lots are sited adjacent to the existing 11.5 acre farmette. Schleeper noted that the two residential lots could be a different size than what he presented this evening, but must be a minimum of 2.0 acres each; adjacent cluster envelopes must have at least one point of contiguity. The advantage of this option is that the public facilities would have a separate access from the residential lots and any outside storage would be less visible. Furthermore, the public facilities would be near to an Oak savannah remnant. A representative from The Prairie Enthusiasts favors this scenario rather than placing residences near to the remnant acres. The disadvantage is a longer driveway for the public facilities and potentially a longer walk between future park resources for visitors. Exhibit B flips the location of the public facilities and two of the three potential cluster division lots. It was noted that only the homesite can be a detached cluster lot, so a third cluster division lot would need to be defined with a point of contiguity with one of the two cluster envelopes depicted. The owners of the farmette favor Exhibit A. Commissioner Freitag suggested that the Plan Commission and Park Commission may want to hold a joint meeting or meetings to develop a master park plan together. Commissioner Pernitz noted that, with the guidance and coordination with Vierbicher staff (if the Vierbicher proposal is accepted by the Town Board), the master park plan will be developed with input from Town residents, similar to the updates to the CORP. Chair Narveson stated that deciding on the public facilities location will allow the Town to begin planning and construction of a surface lot so the public can access the park land. Schleeper reported that the Town Park Commission favored Exhibit A. Schleeper advocates for building the public facilities first, prior to marketing residential lots, so that potential buyers are fully aware. A representative of the Prairie Enthusiasts and local resident is looking into other funding sources, including grants and partnerships, to replace the funds generated by the sale of the residential lots. This would eliminate the need to sell residential lots. There was brief discussion as to whether the proposed Town garage should be connected to a future Town Hall or separated. Without objection, the opinions expressed at this meeting will be shared with the Town Board.
6. **Discuss the Possible Development of a Portal to be Hosted on the Green County GIS Database** – Schleeper suggested that the Town may benefit from a graphic representation of remaining and exhausted development potential within the Town in the form of an interactive, Geographic Information System (GIS) map. It is possible that the layer(s) could be hosted by Green County. The group considered various layers such a map could contain: no further development potential, development potential per the rules of the Village extraterritorial zoning (ETZ), development potential under County Zoning regulation, large lot divisions that could be considered for cluster subdivision, those requiring review by the Technical Review Committee, etc. There was no objection voiced to Vierbicher presenting more information to the Plan Commission at a future meeting.
7. **Continue to Review Updated Development Checklist as Prepared by Tim Schleeper, Vierbicher, and Supply Feedback with Possible Changes and/or Motion to Recommend Approval by Town Board (if needed)** – In the past, there had been some concerns voiced about the length of the application/checklist. However, without some methodology, planning expenses and Technical Review Expenses will continue to be billed in arrears rather than escrowed for in

TOWN OF NEW GLARUS

advance. Addendum A of Chapter 55, Fee Schedule, has already been approved and posted to the Town website.

A motion to accept the checklist, as presented, to be effective as of January 1, 2024, was made by Commissioner Galhouse; seconded by Commissioner Pernitz. Motion carried 5-1.

8. **Continued Review of Sample Driveway Ordinances that Have Provisions for Field Drive Access and Farm Drive/Commercial Access** – Commissioner Galhouse noted that a redline copy of his proposed changes has been included in the packet along with an email from Commissioner Pernitz containing analysis of the proposal amendments to Chapter 36. Galhouse stated that the changes are inspired by other local ordinances regulating access and driveways. There followed a discussion regarding whether the Town should require a permit for every drive that leads to an improvement, particularly those where employees, visitors, or occupants may require the support of emergency services. Changes, if any are recommended to the Town Board, should be reviewed by legal counsel before scheduling a public hearing. It was noted that most people will obey regulations once enacted; there is no amount of policing that will ensure total compliance. Commissioner Ott expressed his opinion that field road access can be regulated; however, he opposes them to be defined under the heading **DRIVEWAY** in §36-3. A secondary discussion followed regarding the treatment of existing Town lanes. The proposed amendment would require the owners or developers to reconstruct the lane to current standards for driveways if there is a change from the original use. Tim Schleeper suggested that more than one construction standard could be defined under §36-5 **Construction specifications**. Without objection, this item will be added to the next agenda for continued discussion and possible action to recommend changes to the Town Board.
9. **Continue to Discuss Town Process for Development Potential Questions** – Clerk-Treasurer Wright reported that in the past, in his capacity as Deputy Clerk-Plan Administrator, he typically received inquiries from property owners or their agents about land development potential. Now, in his capacity as Clerk-Treasurer, he continues to receive those types of inquiries in addition to realtors and potential buyers wanting to know the potential of property before marketing or submitting an offer to purchase. The former scenario had a process for what information could be shared prior to charging fees whereas the latter does not. Members present agreed that the Clerk-Treasurer should treat inquiries as open records requests: provide information that is already contained within the Access database, which tracks land development, and Chapter 110, the Land Division and Subdivision ordinance. If the land is within the Village's ETZ or plat review authority, he should also refer them to the Village Administrator. Research or opinions should be a billable event with expected costs stated up front.
10. **Adjourn**
Motion to adjourn by Commissioner Pernitz; seconded by Commissioner Ott. Motion carried 6-0 at 8:22 PM. Then next meeting will be held on January 18, 2024 at 6:00 PM.

Approved:

John Wright, Clerk-Treasurer



Letter of Transmittal

999 Fourier Drive, Suite 201
Madison, Wisconsin 53717
(608) 826-0532 phone
(608) 826-0530 fax
www.vierbicher.com

Date: January 22, 2024

Project No. 230385

Re: Certified Survey Map

File: Klein – 8250 Marty Road

Attn: John Wright
To: Town of New Glarus
Attn: John Wright, Clerk-Treasurer
26 5th Avenue
New Glarus, Wisconsin 53574

WE ARE SENDING YOU:

- Attached
- Under separate cover via _____ the following items:
- Shop Drawings Prints Plans Samples Specifications
- Copy of Letter Change Order _____

Copies	Date	No.	Description
9	01/19/24		Certified Survey Map
1			CSM Application
			\$250 application fee
			\$250 Escrow

THESE ARE TRANSMITTED AS CHECKED BELOW:

- For approval Approved as submitted Resubmit _____ copies for approval
- For your use Approved as noted Submit _____ copies for distribution
- As requested Returned for corrections Return _____ corrected prints
- For review & comment For your file _____
- FOR BIDS DUE: _____ (Date) RETURNED AFTER LOAN TO US

REMARKS:

Please contact us if you need any more information or if you have any questions. Thank you.

Copy to _____ Signed 

If enclosures are not as noted, kindly notify us at once.

Checklist for Land Division and Subdivision Submittals

Effective January 1, 2024

Town of New Glarus

26 5th Avenue
New Glarus, WI 53574
Phone: 608-527-2390

<https://townofnewglarus.com/>

Contact Information

Applicant/Owner: Jennifer and Matthew Klein		
Address: 8250 Marty Road		
Phone (Home):	Phone (Cell): 608-235-0390	Phone (Business):
Fax:	E-mail: wisklein1@gmail.com	

Project Location:

Name or Site Description: 8250 Marty Road	Type: ___ Plat ___ Replat <input checked="" type="checkbox"/> CSM ___ Site Plan
Comments: PID: 2302401511000	Comments: Cluster Development

Instructions:

Any Land Divider or their Agent shall populate and include the information requested in Sections A through D. Sections E, F, G, and/or H should then be filled out for the specific type of land division project proposed by the Applicant. Provide this completed form with the appropriate escrow deposit to the Town Clerk.

Note: A section for the Applicant to provide additional information or comments is provided at the end of this checklist. Please reference the checklist section and item number for the additional information provided. THIS CHECKLIST IS NOT INTENDED TO BE A COMPREHENSIVE LIST OF ALL ORDINANCE REQUIREMENTS, BUT RATHER A GUIDE COVERING THE MOST COMMON ELEMENTS OF LAND DEVELOPMENT. THE APPLICANT SHOULD CAREFULLY REVIEW THE FULL ORDINANCE TEXT BEFORE SUBMITTING DOCUMENTS FOR TOWN REVIEW.

Fees ([§110-10](#))

- 1) The land divider shall pay the Town all fees as required and listed in [§ 110-10](#) of the Town Ordinances. This shall include fees equal to the cost to the Town for all applicable Engineering fees, Legal fees, Administrative fees and other fees as established by resolution of the Town Board. Said fees are described in [§ 110-10 B.](#) through [110-10 E.](#) of the Town Ordinances.
- 2) At the time of filing with the Town Clerk a preliminary plat or certified survey map, the land divider shall deposit with the Town Clerk an escrow fund amount as established by the Town Board. Specific methodology for draws against the escrow are described in [§ 110-10 F](#) of the Town Ordinances.

By signing below, the Land Divider or their Agent acknowledges they have populated this checklist to the best of their ability and agree to the payment of fees as presented in the [Fee Schedule](#) under the 'Resources' tab on the Town of New Glarus [website](#).

Signature of Land Divider or Agent

Date

Signature of Town Clerk Receiving Submittal and Escrow

Date

Key Definitions (§110.5)

Existing Parcel – The total contiguous acreage which exists under single ownership at the time of the Land Use Plan (October 13, 1997). Certified survey maps recorded prior to October 13, 1997 are excluded from the existing parcel.

Major Subdivision – Any land division that has a potential for five (5) or more building sites.

Minor Subdivision – The division of land by the owner or land divider resulting in the creation of not more than four parcels or building sites.

Cluster Development – A form of residential development that concentrates building sites on parts of the parcel and allows 85% of the parcel to be used for open space. A cluster development shall consist of one or more cluster groups. Each cluster group shall contain a minimum of three (3) lots.

Large Lot Developments – Allow residential, commercial or industrial developments on lots that are 2.0 acres or greater and comply with Green County Zoning or Extra Territorial Zoning.

Normal Density – One building site per 35 acres of existing parcel.

Open Space – The 85% or more of the existing parcel (or 91% of the original parcel in a large lot division) that remains undeveloped or free of residential, industrial or commercial structures. Permitted uses of open space are agriculture, recreation, passive recreation use, municipal use, and preservation of environmentally sensitive features.

Note: A section for the Applicant to provide additional information or comments is provided at the end of this checklist. Please reference the checklist section and item number for the additional information provided. THIS CHECKLIST IS NOT INTENDED TO BE A COMPREHENSIVE LIST OF ALL ORDINANCE REQUIREMENTS, BUT RATHER A GUIDE COVERING THE MOST COMMON ELEMENTS OF LAND DEVELOPMENT. THE APPLICANT SHOULD CAREFULLY REVIEW THE FULL ORDINANCE TEXT BEFORE SUBMITTING DOCUMENTS FOR TOWN REVIEW.

A Preliminary Consultation- (§110-11)	Yes	No	Uncertain
Has Applicant completed the following:			
1) Met with the Town Plan Administrator and staff to review the contemplated land division?	X	_____	_____
2) Provided a written notice of the land division and requested meeting dates for future meeting dates, submittal deadlines and filing requirements?	X	_____	_____
3) Provided a location map showing the location of the proposed land division, its relation to public roads and existing community facilities?	X	_____	_____
4) Does the Applicant own or control 120 or more acres of an existing parcel?	_____	X	_____
5) Will the contemplated land division have the potential for five or more building sites? (Major Subdivision)	_____	X	_____
6) Provided documentation regarding the ownership of parcels to be divided as of the date of the Town Land Use Plan, and confirmed with the Plan Administrator that the lands to be divided have the appropriate acreage and splits available for the intended division?	X	_____	_____
7) Completed and provided all documents and information required on the Town “Checklist for Land Division and Subdivision Submittals” form.	X	_____	_____

B	Land Suitability- (§110-7)	Yes	No	Uncertain
	Does this development involve:			
	1) Development in areas within 500 feet of a navigable waterway, wetland, or floodplain?	_____	<u> X </u>	_____
	2) Changes in relief and drainage patterns (grading)?	_____	<u> X </u>	_____
	3) A landform or topographical feature of local or regional interest?	_____	_____	<u> X </u>
	4) An area having importance for wild plants and animals of community interest?	_____	_____	<u> X </u>
	5) An area of soil instability--greater than 12% slope or organic soils, peats or mucks at or near the surface?	<u> X </u>	_____	_____
	6) An area of bedrock within 6 feet of the surface?	<u> X </u>	_____	_____
	7) An area with the groundwater table within 10 feet of the soil surface?	_____	_____	<u> X </u>
	8) A drainage way for 5 or more acres of land?	_____	<u> X </u>	_____
	9) Removal of any native canopy tree(s)?	_____	<u> X </u>	_____

C	Guidelines for Land Divisions- (§110-8)	Yes	No	Uncertain
	Does the proposed land division and subsequent development meet the following criteria? (Confirmation of the following may require a written narrative and provision of additional maps and technical data).			
	1) Land division and standards proposed are consistent with the Town Land Use Plan (zoning and density)?	<u> X </u>	_____	_____
	2) Developed property will be compatible with the character size and quality of nearby development?	<u> X </u>	_____	_____
	3) Will maintain the rural character of the Town?	<u> X </u>	_____	_____
	4) Protects environmentally sensitive sites?	<u> N/A </u>	_____	_____
	5) Minimizes the disruption of groves of existing mature trees especially native canopy trees?	<u> X </u>	_____	_____
	6) Depicts, and is sensitive to, historic and archaeological sites on both the parcel being developed and on sites that lie on adjoining properties?	<u> N/A </u>	_____	_____
	7) Minimizes disruption of vistas and makes structures as inconspicuous as possible by locating building envelopes at woodland fringes, edges of open fields, and within new tree plantations where the aesthetic and visual impact of new structures will be minimized?	<u> X </u>	_____	_____
	8) Provides building envelopes that meet the requirements for building setbacks from public roads, trails, and easements?	<u> X </u>	_____	_____

9)	Provides for placement of underground utilities to serve the development?	X	_____	_____
10)	Provide locations, sizes and routes of proposed trail easements, parks, and other outdoor recreational facilities that are consistent with the Town Comprehensive Outdoor Recreational Facilities Plan (CORP)? <i>(available on-line)</i>	N/A	_____	_____
D	Hillside Protection- (§110-9)	Yes	No	Uncertain
1)	Has Applicant provided a relief map or topographic map of the proposed development depicting slopes within the property and those that may be impacted on adjacent lands?	X	_____	_____
2)	Does the proposed project involve development that will disturb areas of 20% slopes through construction of private or public roads or driveways?	_____	X	_____
E	Technical Requirements for Replats- (§110-15)	Yes	No	N/A
1)	The land divider or person wishing to replat shall simultaneously vacate or alter the recorded plat as provided in §§ 236.40 through 236.44 , Wis. Stats. The land divider or person wishing to replat shall then proceed using the procedures for preliminary and final plats contained in this chapter.	_____	_____	_____
2)	The Town Clerk shall schedule a public hearing before the Town Board when a preliminary plat of a replat of lands within the Town is filed and shall cause notices of the proposed replat and public hearing to be mailed to the applicant and to the owners of all properties within the limits of the exterior boundaries of the proposed replat, to all abutting property owners, and to the owners of all properties within 600 feet of the exterior boundaries of the proposed replat.	_____	_____	_____
3)	Where lots are more than double the minimum size required for the applicable zoning district, the Town Board may require that such lots be arranged so as to allow the re-subdivision of such parcels into normal lots in accordance with the provisions of this chapter.	_____	_____	_____
F	Technical Requirements for Preliminary Plats- (§110-16)	Yes	No	N/A
	Does the proposed preliminary plat show the following information? (Confirmation of the following may require a separate exhibit or map to provide clear information).			
1)	Title of the plat, location (by quarter section, township, range, county and state), date of plat, scale, and north point.	_____	_____	_____
2)	Names and addresses of the owner, land divider and surveyor.	_____	_____	_____

- | | | | | |
|-----|---|-------|-------|-------|
| 3) | Entire area contiguous to the plat owned or controlled by the land divider even though only a portion of this land may be proposed for development. | _____ | _____ | _____ |
| 4) | Location of all existing physical features, utilities and property boundaries as listed in 110-16 B. (6) through (10). | _____ | _____ | _____ |
| 5) | Corporate limit lines within or adjacent to the plat boundary and the existing zoning on and adjacent to the subdivision. | _____ | _____ | _____ |
| 6) | Contours within the exterior boundaries of the plat and extending to the center line of adjacent public streets at a vertical interval of not more than two feet. Include two bench marks and reference the information to the County datum and identify all areas with a slope greater than 20%. | _____ | _____ | _____ |
| 7) | Water elevations of all watercourses and water bodies within and 100 feet adjacent to the plat, including the 100 year high water elevation and floodplain / floodway limits, and shoreland boundaries. Identify areas where stream or lake access exists or is proposed. | _____ | _____ | _____ |
| 8) | Soil types and their boundaries, and soil boring information (if available). | _____ | _____ | _____ |
| 9) | Location, width and names of proposed streets. Include the centerline radius of the right-of-way and all curves or cul-de-sacs proposed. | _____ | _____ | _____ |
| 10) | Dimensions of all lots and the area in acreage or square feet including the building envelope and applicable setback dimensions. | _____ | _____ | _____ |
| 11) | Location and dimensions of sites to be reserved or dedicated for parks, playgrounds, conservancy areas, trails, drainageways or other public uses including group housing, shopping centers, churches, or non-public uses not requiring lotting. | _____ | _____ | _____ |
| 12) | Identification of lands to be deed restricted, dedicated or otherwise protected from development in order to meet the requirements for open space associated with a cluster development or normal density development along with calculations demonstrating the proposed plat meets the standard. | _____ | _____ | _____ |

G Technical Requirements for Final Plats- ([§110-17](#)) **Yes** **No** **N/A**

Does the proposed preliminary plat show the following information? (Confirmation of the following may require a separate exhibit or map to provide clear information).

- | | | | | |
|----|---|-------|-------|-------|
| 1) | Identification of lands to be deed restricted, dedicated or otherwise protected from development in order to meet the requirements for open space associated with a cluster development or normal density development along with calculations demonstrating the proposed plat meets the standard. | _____ | _____ | _____ |
| 2) | A final plat prepared by a registered land surveyor shall be required for all major subdivisions. It shall comply in all | _____ | _____ | _____ |

respects with the requirements of [§ 236.20](#), Wis. Stats., and this chapter.

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|----|--|-------|-------|-------|
| 3) | Additional information. The final plat shall show correctly on its face, in addition to the information required by § 236.20 , Wis. Stats., the following: | _____ | _____ | _____ |
| a. | All lands reserved for future public acquisition or reserved for the common use of property owners within the plat. | _____ | _____ | _____ |
| b. | Special restrictions required by the Town Board relating to access control along public ways or to the provision of planting strips. | _____ | _____ | _____ |
| c. | Identification of land that is to be deed restricted, dedicated, or otherwise protected from future development. | _____ | _____ | _____ |
| 4) | Deed restrictions. Restrictive covenants, affidavits for open space and deed restrictions for the proposed subdivision shall be filed with the final plat. | _____ | _____ | _____ |
| 5) | Property owners' association. The legal instruments creating a property owners' association for the ownership and/or maintenance of common lands in the subdivision shall be filed with the final plat. | _____ | _____ | _____ |
| 6) | Surveying and monumenting. All final plats shall meet all the surveying and monumenting requirements of § 236.15 , Wis. Stats. | _____ | _____ | _____ |
| 7) | State plane coordinate system. Where the plat is located within a quarter section, the corners of which have been relocated, monumented and coordinated by the Town, the plat shall be tied directly to one of the section or quarter corners so relocated, monumented, and coordinated. The exact grid bearing and distance of such tie shall be determined by field measurements, and the material and Wisconsin state plane coordinates of the monument marking the relocated section or quarter corner to which the plat is tied shall be indicated on the plat. All distances and bearings shall be referenced to the Wisconsin Coordinate System, South Zone, and adjusted to the Town's control survey. | _____ | _____ | _____ |
| 8) | Certificates. All final plats shall provide all the certificates required by § 236.21 , Wis. Stats., and in addition the surveyor shall certify that he has fully complied with all the provisions of this chapter. | _____ | _____ | _____ |

- | | | | | |
|----|---|------------|-----------|------------|
| H | CSM Procedure and Requirements (§110-18). | Yes | No | N/A |
| | Has Applicant submitted a CSM that: | | | |
| 1) | Is prepared in accordance with §236.34 , Wis. Stats? | X | _____ | _____ |
| 2) | Depicts all existing buildings, watercourses, drainage ditches and other features pertinent to proper division? | X | _____ | _____ |
| 3) | Identifies all lands reserved for future public acquisition? | X | _____ | _____ |

- | | | | | |
|---|--|-------|-------|-------|
| 4) | Includes a graphic scale, north arrow, address of the owner, land divider, and surveyor, list the square footage of each lot created, identify the present and proposed zoning, and depict land areas with slopes of 20% or more within building envelopes or road construction sites? | X | _____ | _____ |
| 5) | Certifies the surveyor has fully complied with all the provisions of Chapter 110 ? | _____ | _____ | _____ |
| Has Applicant provided the following <u>supplemental data</u> for review: | | | | |
| 6) | Deed restrictions or covenants identifying land dedications and easements which the land divider intends to make, and the rules for proposed property owners' associations charged with the maintenance and organization of said lands? | _____ | X | _____ |
| 7) | A statement of proposed use of the lots and any contemplated changes to the current parcel zoning? | X | _____ | _____ |
| 8) | An Area Plan depicting adjacent land divisions within the last 5 years and, as appropriate, concept plans for development of adjacent lands under the control of the land divider? | _____ | X | _____ |
| 9) | Street plan and profile drawings? | N/A | _____ | _____ |
| 10) | Exhibits and computations defining how the proposed land division will comply with the Open Space requirements of Chapter 110 ? | X | _____ | _____ |
| 11) | Other exhibits, plans, calculations or reports needed to confirm the land division meets the requirements within Articles VI , VII and VIII of Chapter 110 ? | X | _____ | _____ |

I Supporting Material.

Please attach any additional materials you feel may be pertinent to the proposed land division.

J Comments.

Add comments on any of the above items.

01/22/2024

Town of New Glarus

Plan Administrator

1101 Hwy 69, PO Box 448

New Glarus, WI 53574-0448

Dear Plan Administrator,

It is our intention to divide the following parcel located at 8250 Marty Road in Section 21.

Tax ID #: 2302401511000

Brief description of objectives:

Create 3 parcels on the existing 42 acre parcel as a Cluster Development. The existing house will remain.

Existing Zoning is Ag. No zoning changes are proposed.

All lots will have frontage on Marty Road, but will be served by a single private driveway off of Marty Road. The existing driveway serving the existing house will be relocated to better serve the proposed lots.

My representative, Kevin J. Pape, PE, PLS, is authorized to communicate with you, to deliver and accept documents from you. My representative's phone number is 608-445-0390 and email address is: kpap@vierbicher.com.

Sincerely,

_____ date: _____

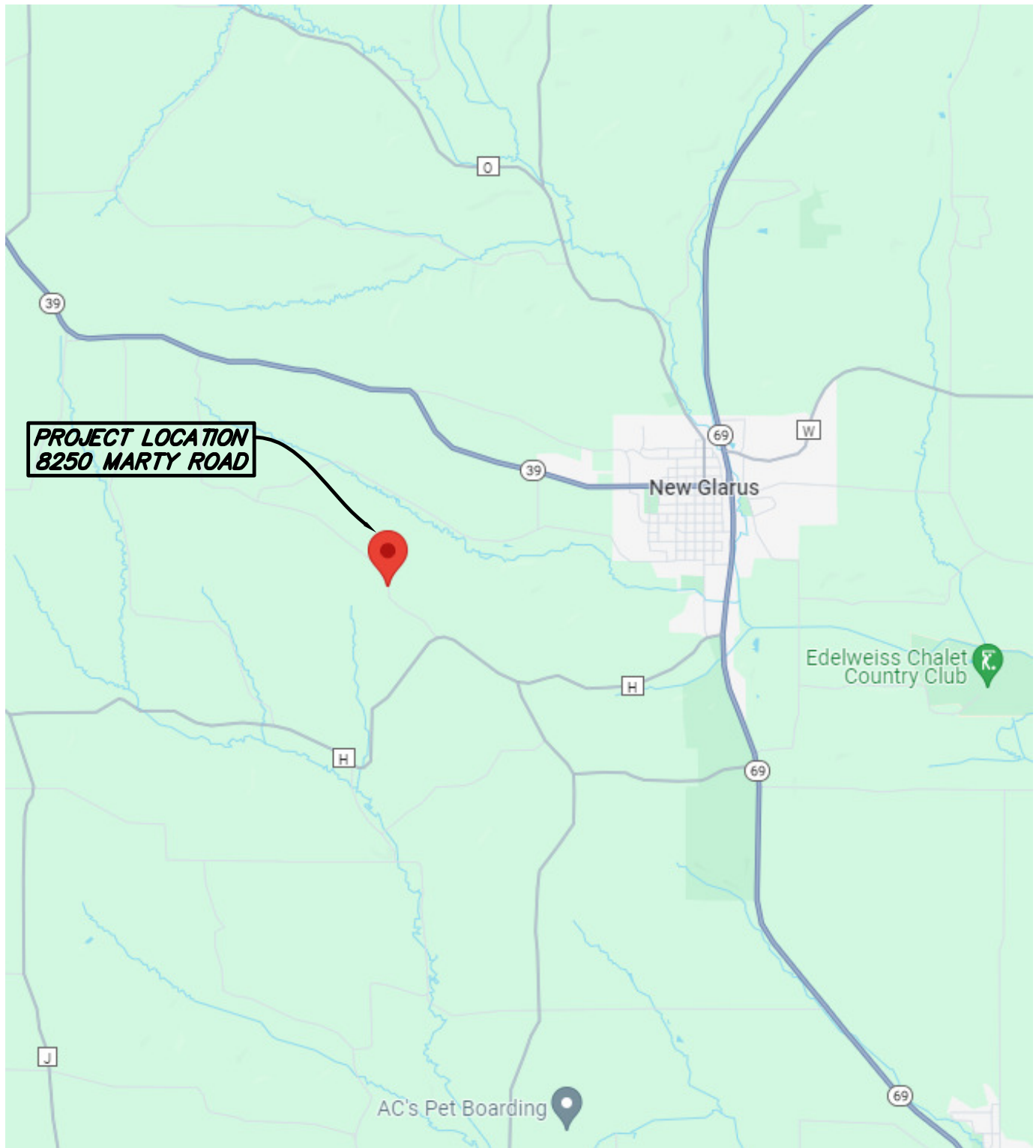
Matthew Klein

608-235-0390

Wisklein1@gmail.com



NOT TO SCALE



LOCATION MAP - 8250 MARTY ROAD

Town of New Glarus, Green County, WI
01/09/2024

vierbicher
planners | engineers | advisors



Klein - 8250 Marty Road
Cluster Open Space calculations

Total Area: 41.9 acres

Maximum Buildable Residential Area (15%) = $41.9 * 0.15 = 6.3$ acres

Minimum Cluster Envelope Size = 2 acres

Maximum number of Cluster Envelopes = $6.3/2 = 3$

Minimum Open Space Area (85%) = $41.9*0.85 = 35.6$ acres.



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Green County, Wisconsin**

Klein 8250 Marty Road



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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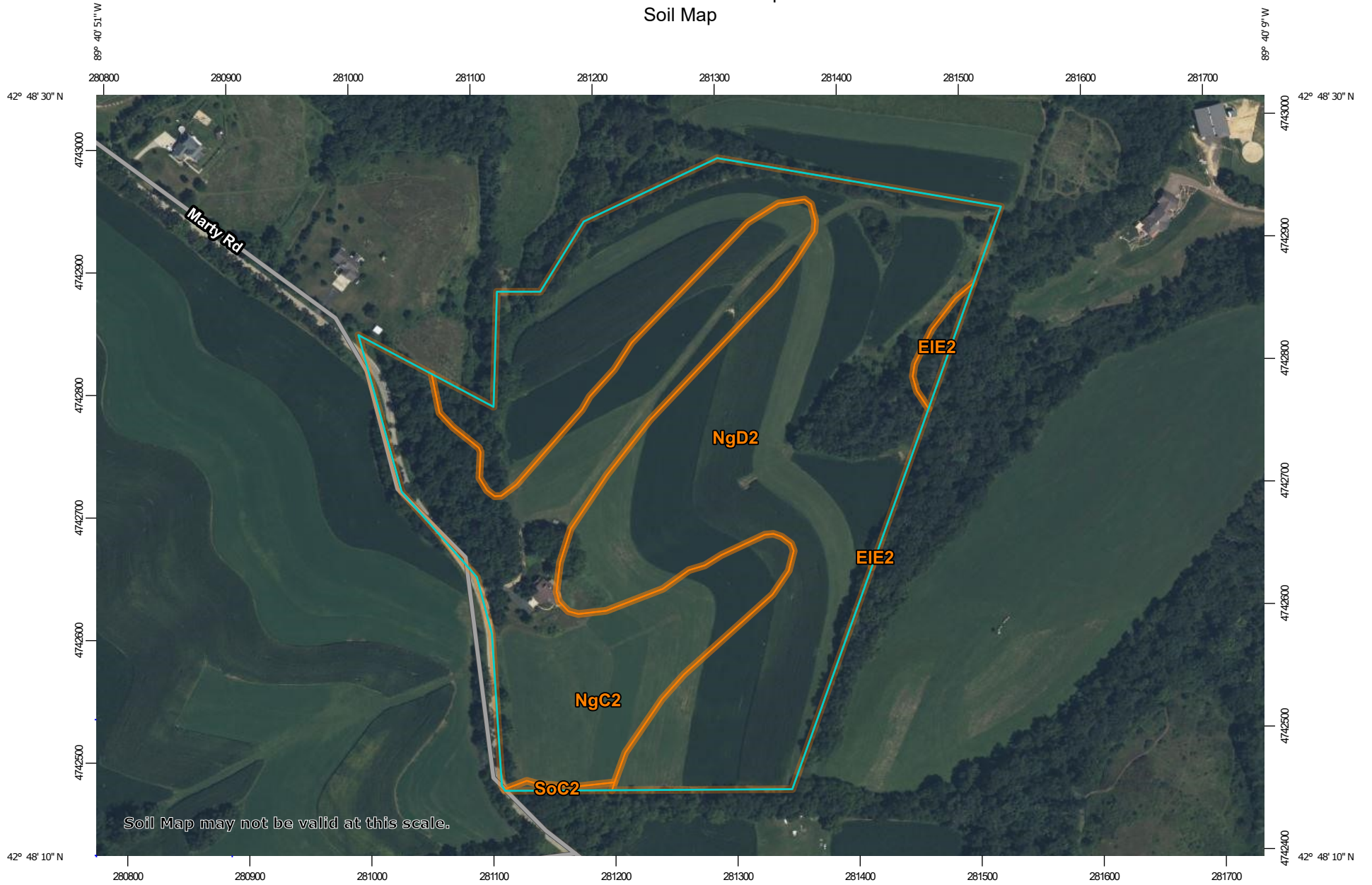
Contents

Preface	2
Soil Map	5
Soil Map.....	6
Legend.....	7
Map Unit Legend.....	8
Map Unit Descriptions.....	8
Green County, Wisconsin.....	10
EIE2—Elk mound sandy loam, 20 to 30 percent slopes, moderately eroded.....	10
NgC2—Newglarus silt loam, moderately deep, 6 to 12 percent slopes, moderately eroded.....	11
NgD2—Newglarus silt loam, moderately deep, 12 to 20 percent slopes, moderately eroded.....	12
SoC2—Sogn silt loam, 2 to 12 percent slopes, moderately eroded.....	14
References	16

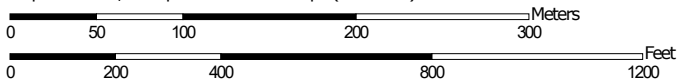
Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map




Map Scale: 1:4,370 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)




















Soils







 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features

-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Green County, Wisconsin
 Survey Area Data: Version 24, Sep 12, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 12, 2020—Aug 14, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
EIE2	Elk mound sandy loam, 20 to 30 percent slopes, moderately eroded	0.4	1.0%
NgC2	Newglarus silt loam, moderately deep, 6 to 12 percent slopes, moderately eroded	14.1	33.2%
NgD2	Newglarus silt loam, moderately deep, 12 to 20 percent slopes, moderately eroded	27.8	65.5%
SoC2	Sogn silt loam, 2 to 12 percent slopes, moderately eroded	0.1	0.2%
Totals for Area of Interest		42.4	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it

Custom Soil Resource Report

was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Green County, Wisconsin

EIE2—Elk mound sandy loam, 20 to 30 percent slopes, moderately eroded

Map Unit Setting

National map unit symbol: g8hm
Elevation: 770 to 1,120 feet
Mean annual precipitation: 31 to 39 inches
Mean annual air temperature: 41 to 50 degrees F
Frost-free period: 120 to 190 days
Farmland classification: Not prime farmland

Map Unit Composition

Elk mound and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Elk mound

Setting

Landform: Ridges
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Sandy residuum weathered from sandstone

Typical profile

H1 - 0 to 4 inches: sandy loam
H2 - 4 to 15 inches: sandy loam
H3 - 15 to 17 inches: loamy sand
2Cr - 17 to 21 inches: weathered bedrock

Properties and qualities

Slope: 20 to 30 percent
Depth to restrictive feature: 10 to 20 inches to paralithic bedrock
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.14 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Very low (about 2.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7e
Hydrologic Soil Group: D
Ecological site: F105XY012WI - Shallow Loamy-Silty Upland
Forage suitability group: Low AWC, adequately drained with limitations (G105XY003WI)
Other vegetative classification: Low AWC, adequately drained with limitations (G105XY003WI)
Hydric soil rating: No

NgC2—Newglarus silt loam, moderately deep, 6 to 12 percent slopes, moderately eroded

Map Unit Setting

National map unit symbol: 2t7xm
Elevation: 560 to 1,740 feet
Mean annual precipitation: 31 to 39 inches
Mean annual air temperature: 41 to 50 degrees F
Frost-free period: 120 to 190 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Newglarus, moderately deep, and similar soils: 97 percent
Minor components: 3 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Newglarus, Moderately Deep

Setting

Landform: Ridges
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Loess over clayey pedisegment derived from dolomite

Typical profile

Ap - 0 to 7 inches: silt loam
Bt1 - 7 to 20 inches: silty clay loam
2Bt2 - 20 to 34 inches: clay
3R - 34 to 44 inches: bedrock

Properties and qualities

Slope: 6 to 12 percent
Depth to restrictive feature: 10 to 25 inches to strongly contrasting textural stratification; 20 to 39 inches to lithic bedrock
Drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low (0.06 to 0.14 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 4.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: C
Ecological site: F105XY012WI - Shallow Loamy-Silty Upland

Custom Soil Resource Report

Forage suitability group: Mod AWC, adequately drained (G105XY005WI)
Other vegetative classification: Mod AWC, adequately drained (G105XY005WI)
Hydric soil rating: No

Minor Components

Dubuque

Percent of map unit: 1 percent
Landform: Ridges
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Convex
Ecological site: R105XY011WI - Mollic Loamy-Silty Upland
Other vegetative classification: Mod AWC, adequately drained (G105XY005WI)
Hydric soil rating: No

Fayette

Percent of map unit: 1 percent
Landform: Ridges
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Convex
Ecological site: F105XY013WI - Loamy-Silty Upland
Other vegetative classification: High AWC, adequately drained (G105XY008WI)
Hydric soil rating: No

Palsgrove

Percent of map unit: 1 percent
Landform: Ridges
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Convex
Ecological site: F105XY013WI - Loamy-Silty Upland
Other vegetative classification: High AWC, adequately drained (G105XY008WI)
Hydric soil rating: No

NgD2—Newglarus silt loam, moderately deep, 12 to 20 percent slopes, moderately eroded

Map Unit Setting

National map unit symbol: 2t7xq
Elevation: 560 to 1,740 feet
Mean annual precipitation: 31 to 39 inches
Mean annual air temperature: 41 to 50 degrees F
Frost-free period: 120 to 190 days
Farmland classification: Not prime farmland

Map Unit Composition

Newglarus, moderately deep, and similar soils: 97 percent

Minor components: 3 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Newglarus, Moderately Deep

Setting

Landform: Ridges

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Side slope

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Loess over clayey pedisegment derived from dolomite

Typical profile

Ap - 0 to 7 inches: silt loam

Bt1 - 7 to 20 inches: silty clay loam

2Bt2 - 20 to 34 inches: clay

3R - 34 to 44 inches: bedrock

Properties and qualities

Slope: 12 to 20 percent

Depth to restrictive feature: 10 to 25 inches to strongly contrasting textural stratification; 20 to 39 inches to lithic bedrock

Drainage class: Well drained

Runoff class: Very high

Capacity of the most limiting layer to transmit water (Ksat): Moderately low (0.06 to 0.14 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water supply, 0 to 60 inches: Low (about 4.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4e

Hydrologic Soil Group: C

Ecological site: F105XY012WI - Shallow Loamy-Silty Upland

Forage suitability group: Mod AWC, adequately drained with limitations (G105XY006WI)

Other vegetative classification: Mod AWC, adequately drained with limitations (G105XY006WI)

Hydric soil rating: No

Minor Components

Fayette

Percent of map unit: 1 percent

Landform: Ridges

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Side slope

Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: F105XY013WI - Loamy-Silty Upland

Custom Soil Resource Report

Other vegetative classification: High AWC, adequately drained with limitations
(G105XY009WI)
Hydric soil rating: No

Dubuque

Percent of map unit: 1 percent
Landform: Ridges
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R105XY011WI - Mollic Loamy-Silty Upland
Other vegetative classification: Mod AWC, adequately drained with limitations
(G105XY006WI)
Hydric soil rating: No

Palsgrove

Percent of map unit: 1 percent
Landform: Ridges
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F105XY013WI - Loamy-Silty Upland
Other vegetative classification: High AWC, adequately drained with limitations
(G105XY009WI)
Hydric soil rating: No

SoC2—Sogn silt loam, 2 to 12 percent slopes, moderately eroded

Map Unit Setting

National map unit symbol: 1qds3
Elevation: 550 to 1,360 feet
Mean annual precipitation: 28 to 33 inches
Mean annual air temperature: 46 to 52 degrees F
Frost-free period: 135 to 160 days
Farmland classification: Not prime farmland

Map Unit Composition

Sogn and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Sogn

Setting

Landform: Ridges
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Convex

Custom Soil Resource Report

Parent material: Very thin loess over intermittent occurrences of clayey pedisidiment sandy residuum weathered from dolomite

Typical profile

H1 - 0 to 9 inches: silt loam

H2 - 9 to 14 inches: extremely channery loam

H3 - 14 to 18 inches: weathered bedrock

Properties and qualities

Slope: 4 to 12 percent

Depth to restrictive feature: 4 to 20 inches to lithic bedrock

Drainage class: Somewhat excessively drained

Capacity of the most limiting layer to transmit water (Ksat): Very low to high (0.00 to 1.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 40 percent

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water supply, 0 to 60 inches: Very low (about 2.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6s

Hydrologic Soil Group: D

Ecological site: F095XB006WI - Shallow Upland

Forage suitability group: Low AWC, adequately drained (G095BY002WI)

Other vegetative classification: Low AWC, adequately drained (G095BY002WI)

Hydric soil rating: No

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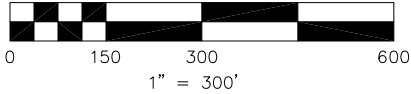
CERTIFIED SURVEY MAP No. _____

LOCATED IN THE SE1/4 OF THE NW1/4, THE SW1/4 OF THE NE1/4, AND THE NE1/4 AND NW1/4 OF THE SW1/4 OF SECTION 21, T4N, R7E, TOWN OF NEW GLARUS, GREEN COUNTY, WISCONSIN.



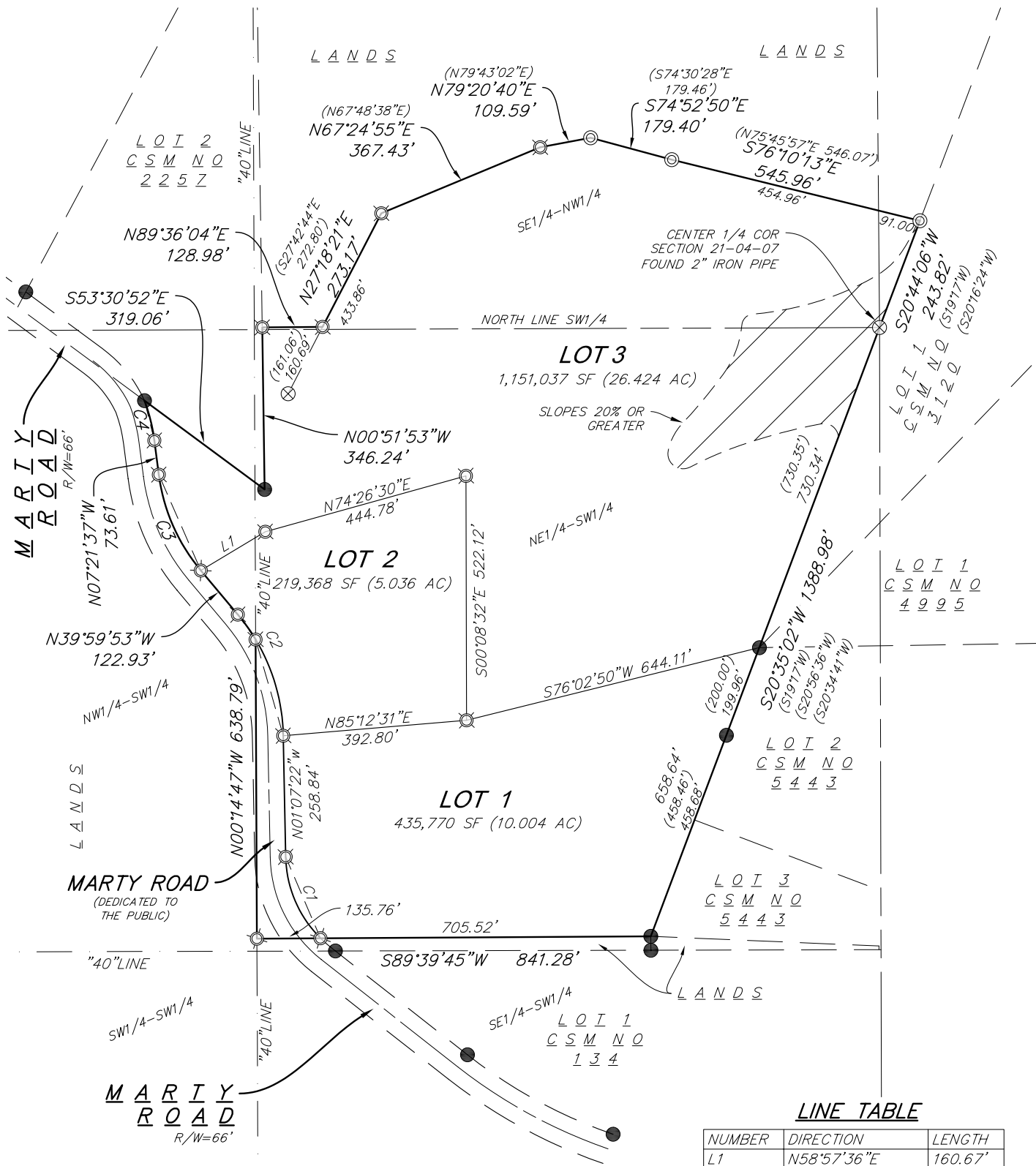
BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, GREEN COUNTY, THE EAST LINE OF THE NW 1/4 OF SECTION 21-04-07 MEASURED AS BEARING N00°27'57"W

GRAPHIC SCALE, FEET



SURVEY LEGEND

- FOUND 3/4" ϕ IRON ROD
- ⊗ FOUND 2" ϕ IRON PIPE
- ⊙ FOUND 1" ϕ IRON PIPE
- ⊗ SET 3/4" X 18" ϕ SOLID IRON RE-ROD, MIN. WT. 1.50 lbs./ft.
- () RECORDED AS INFORMATION



LINE TABLE

NUMBER	DIRECTION	LENGTH
L1	N58°57'36"E	160.67'

19 Jan 2024 - 4:57p M:\Klein, Matt\230385_8250 Marty Road, Town of New Glarus\CADD\230385 - CSM.dwg by: kpap

vierbicher
planners | engineers | advisors



Job #: 230385
Date: 01/19/2024
Rev:
Drafted By: KPAP
Checked By: KPAP

SURVEYED FOR:
MATT AND JENNIFER
KLEIN
1991 SPRING ROSE RD
VERONA, WI 53593

SURVEYED BY:
Vierbicher Associates, Inc.
999 Fourier Drive
Suite 201
Madison, WI 53717
(608) 826-0532

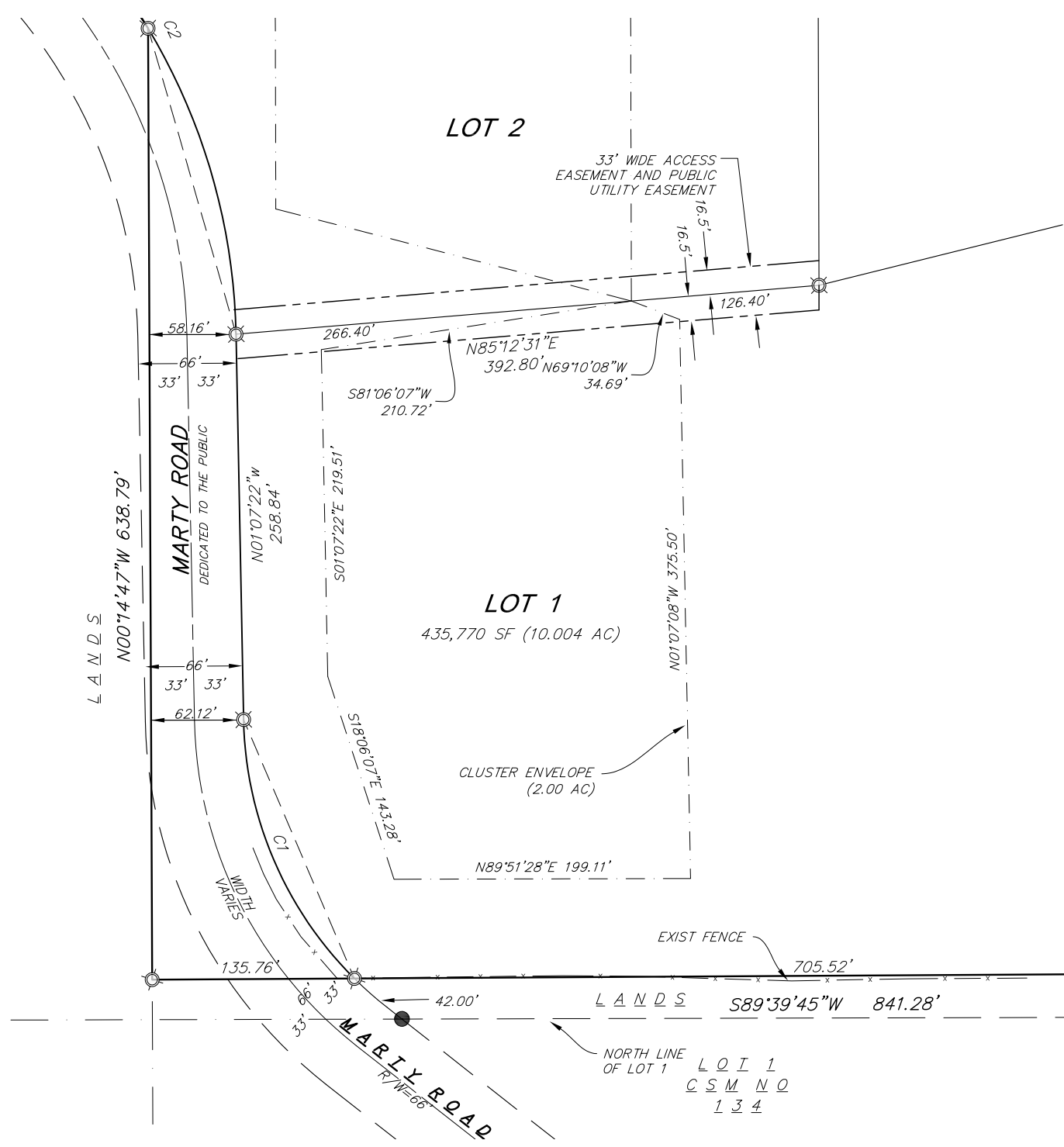
SHEET
1 OF 9

CERTIFIED SURVEY MAP No. _____

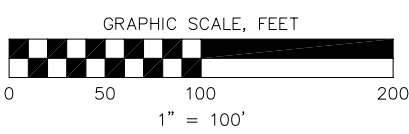
LOCATED IN THE SE1/4 OF THE NW1/4, THE SW1/4 OF THE NE1/4, AND THE NE1/4 AND NW1/4 OF THE SW1/4 OF SECTION 21, T4N, R7E, TOWN OF NEW GLARUS, GREEN COUNTY, WISCONSIN.

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19 Jan 2024 - 4:57p M:\Klein, Matt\230385_8250 Marty Road, Town of New Glarus\CADD\230385 - CSM.dwg by: kpap



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, GREEN COUNTY, THE EAST LINE OF THE NW 1/4 OF SECTION 21-04-07 MEASURED AS BEARING N00°27'57"W



- SURVEY LEGEND**
- FOUND 3/4" Ø IRON ROD
 - ⊗ FOUND 2" Ø IRON PIPE
 - ⊙ FOUND 1" Ø IRON PIPE
 - ⊗ SET 3/4" X 18" Ø SOLID IRON RE-ROD, MIN. WT. 1.50 lbs./ft.
 - () RECORDED AS INFORMATION

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Job #: 230385
Date: 01/19/2024
Rev:
Drafted By: KPAP
Checked By: XXXX

SURVEYED FOR:
MATT AND JENNIFER
KLEIN
1991 SPRING ROSE RD
VERONA, WI 53593

SURVEYED BY:
Vierbicher Associates, Inc.
999 Fourier Drive
Suite 201
Madison, WI 53717
(608) 826-0532

SHEET
2 OF 9

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CERTIFIED SURVEY MAP No. _____

LOCATED IN THE SE1/4 OF THE NW1/4, THE SW1/4 OF THE NE1/4, AND THE NE1/4 AND NW1/4 OF THE SW1/4 OF SECTION 21, T4N, R7E, TOWN OF NEW GLARUS, GREEN COUNTY, WISCONSIN.

SURVEY LEGEND

- FOUND 3/4" ϕ IRON ROD
- ⊗ FOUND 2" ϕ IRON PIPE
- ⊙ FOUND 1" ϕ IRON PIPE
- ⊗ SET 3/4" X 18" ϕ SOLID IRON RE-ROD, MIN. WT. 1.50 lbs./ft.
- () RECORDED AS INFORMATION

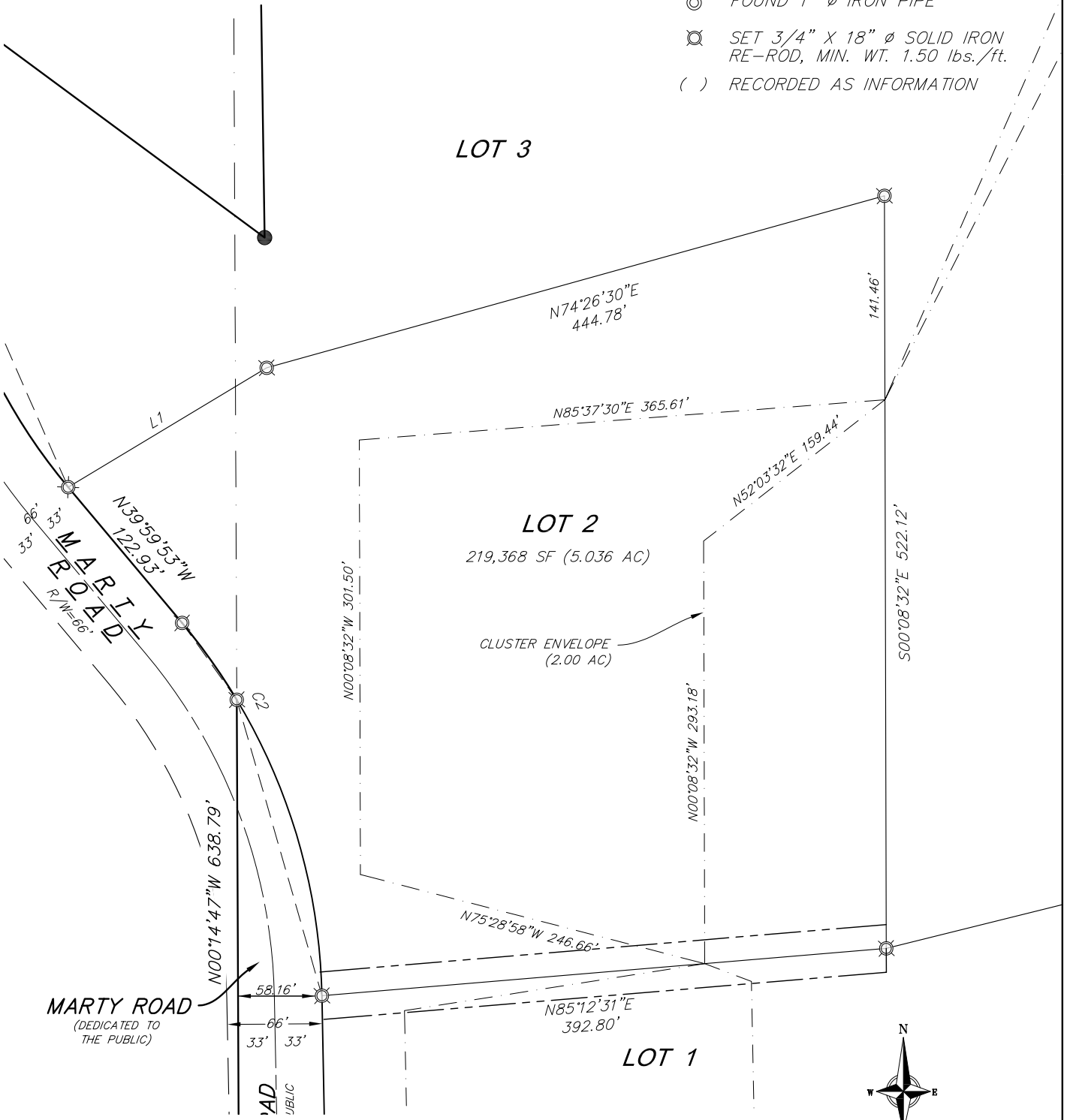
LOT 3

LOT 2

219,368 SF (5.036 AC)

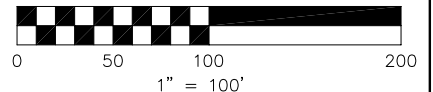
CLUSTER ENVELOPE
(2.00 AC)

LOT 1



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, GREEN COUNTY, THE EAST LINE OF THE NW 1/4 OF SECTION 21-04-07 MEASURED AS BEARING N00°27'57"W

GRAPHIC SCALE, FEET



19 Jan 2024 - 4:57p M:\Klein, Matt\230385_8250 Marty Road, Town of New Glarus\CADD\230385 - CSM.dwg by: kpap

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Job #: 230385
Date: 01/19/2024
Rev:
Drafted By: KPAP
Checked By: KPAP

SURVEYED FOR:
MATT AND JENNIFER
KLEIN
1991 SPRING ROSE RD
VERONA, WI 53593

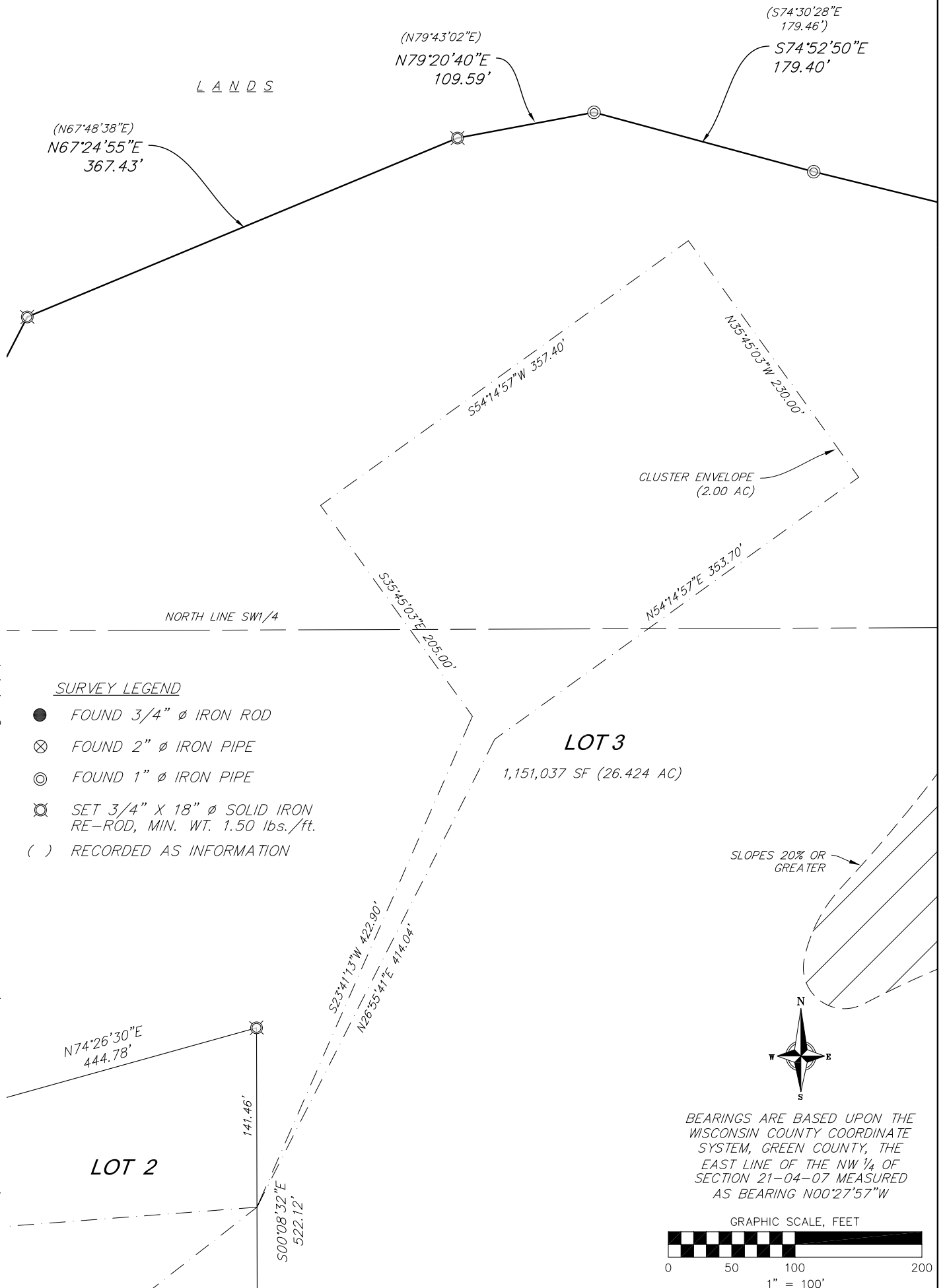
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999 Fourier Drive
Suite 201
Madison, WI 53717
(608) 826-0532

SHEET
3 OF 9

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CERTIFIED SURVEY MAP No. _____

LOCATED IN THE SE1/4 OF THE NW1/4, THE SW1/4 OF THE NE1/4, AND THE NE1/4 AND NW1/4 OF THE SW1/4 OF SECTION 21, T4N, R7E, TOWN OF NEW GLARUS, GREEN COUNTY, WISCONSIN.



19 Jan 2024 - 4:58p M:\Klein, Matt\230385_8250 Marty Road, Town of New Glarus\CADD\230385 - CSM.dwg by: kpap

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Job #: 230385
Date: 01/19/2024

Rev:

Drafted By: KPAP
Checked By: KPAP

SURVEYED FOR:
MATT AND JENNIFER
KLEIN
1991 SPRING ROSE RD
VERONA, WI 53593

SURVEYED BY:
Vierbicher Associates, Inc.
999 Fourier Drive
Suite 201
Madison, WI 53717
(608) 826-0532

SHEET
4 OF 9

CERTIFIED SURVEY MAP No. _____

LOCATED IN THE SE1/4 OF THE NW1/4, THE SW1/4 OF THE NE1/4, AND THE NE1/4 AND NW1/4 OF THE SW1/4 OF SECTION 21, T4N, R7E, TOWN OF NEW GLARUS, GREEN COUNTY, WISCONSIN.

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19 Jan 2024 - 4:58p M:\Klein, Matt\230385_8250 Marty Road, Town of New Glarus\CADD\230385 - CSM.dwg by: kpap

LOT 2
CSM NO
225Z

EXISTING CONDITIONS

LOT 3

LOT 2

LOT 1

MARTY ROAD
R/W=66'
LANDS

EXISTING GRAVEL DRIVE

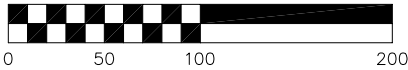
EXISTING EDGE OF PAVEMTN

EXISTING ASPHALT DRIVE
- TO BE RELOCATED



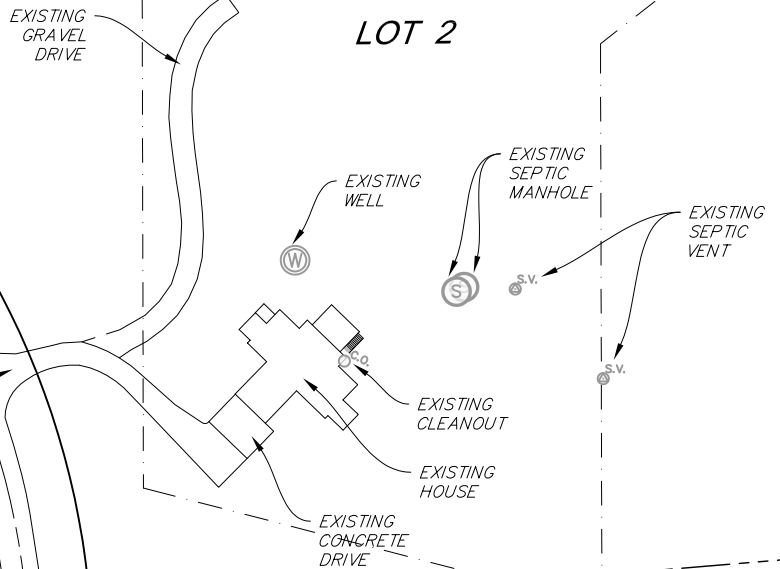
BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, GREEN COUNTY, THE EAST LINE OF THE NW 1/4 OF SECTION 21-04-07 MEASURED AS BEARING N00°27'57"W

GRAPHIC SCALE, FEET



1" = 100'

MARTY ROAD
DEDICATED TO THE PUBLIC



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Job #: 230385
Date: 01/19/2024
Rev:
Drafted By: KPAP
Checked By: KPAP

SURVEYED FOR:
MATT AND JENNIFER
KLEIN
1991 SPRING ROSE RD
VERONA, WI 53593

SURVEYED BY:
Vierbicher Associates, Inc.
999 Fourier Drive
Suite 201
Madison, WI 53717
(608) 826-0532

SHEET
5 OF 9

CERTIFIED SURVEY MAP No. _____

LOCATED IN THE SE1/4 OF THE NW1/4, THE SW1/4 OF THE NE1/4, AND THE NE1/4 AND NW1/4 OF THE SW1/4 OF SECTION 21, T4N, R7E, TOWN OF NEW GLARUS, GREEN COUNTY, WISCONSIN.

SECTION TIE DETAIL

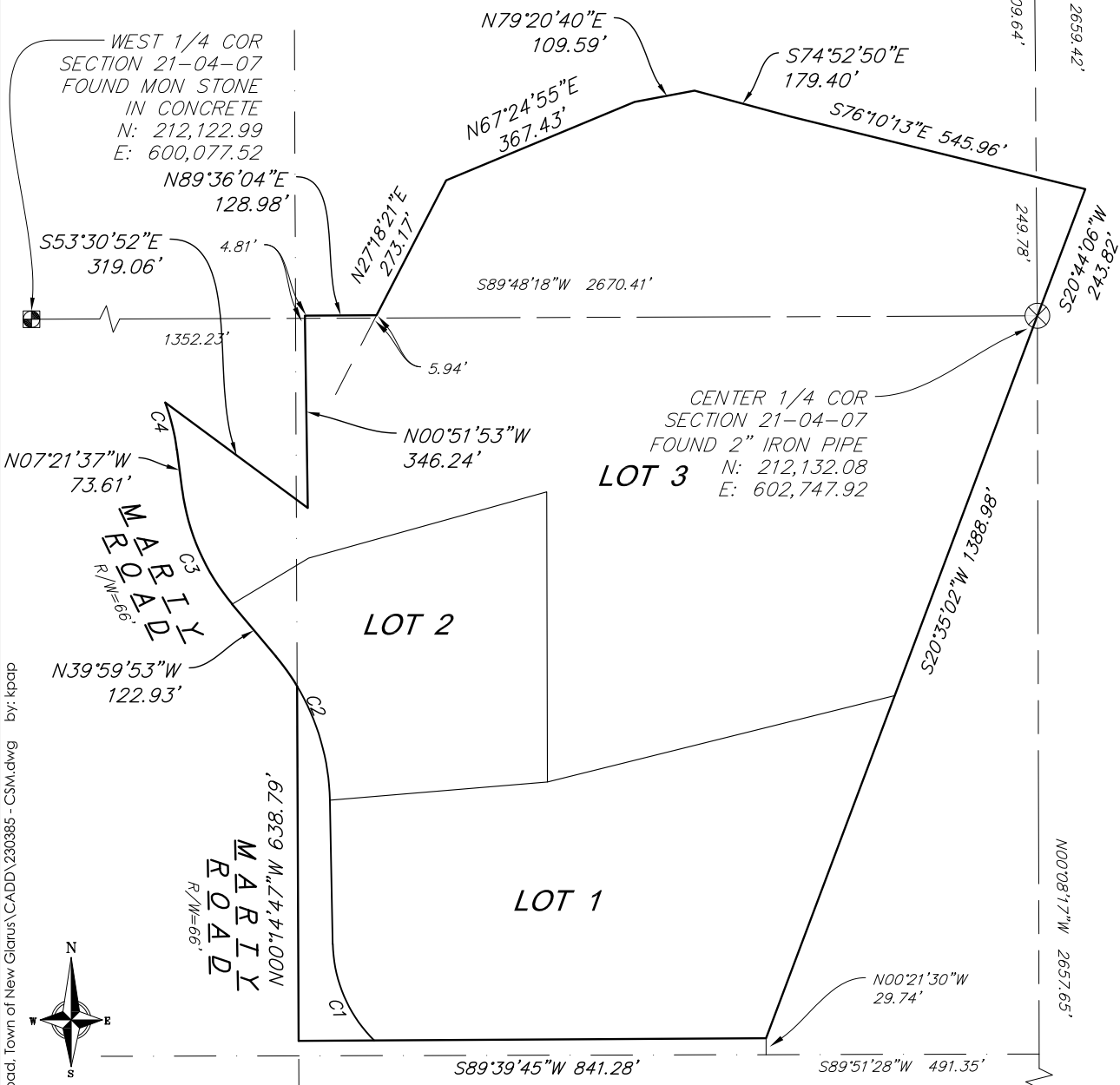
(NOT TO SCALE)

NORTH 1/4 COR
SECTION 21-04-07
FOUND ALUM MON
N: 214,791.42
E: 602,726.29

WEST 1/4 COR
SECTION 21-04-07
FOUND MON STONE
IN CONCRETE
N: 212,122.99
E: 600,077.52

CENTER 1/4 COR
SECTION 21-04-07
FOUND 2" IRON PIPE
LOT 3
N: 212,132.08
E: 602,747.92

SOUTH 1/4 COR
SECTION 21-04-07
FOUND ALUM MON
N: 209,474.44
E: 602,754.32



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, GREEN COUNTY, THE EAST LINE OF THE NW 1/4 OF SECTION 21-04-07 MEASURED AS BEARING N00°27'57"W

CURVE DATA

NUMBER	CENTRAL ANGLE	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT BEARING
C1	44°05'02"	251.89'	193.83'	N 23°10'03" W	189.08'	IN - N 45°12'44" W
C2	38°52'31"	415.00'	281.58'	N 20°33'37" W	276.21'	
LOT 2 R/W	29°50'12"	415.00'	216.11'	N 16°02'28" W	213.68'	OUT - N 30°57'34" W
EXT BNDY	09°02'19"	415.00'	65.47'	N 35°28'43" W	65.40'	
C3	32°38'15"	398.00'	226.71'	N 23°40'45" W	223.66'	
C4	13°03'55"	385.00'	87.79'	N 13°50'55" W	87.60'	OUT - N 20°22'53" W

19 Jan 2024 - 4:58p M:\Klein, Matt\230385_8250 Marly Road, Town of New Glarus\CADD\230385 - CSM.dwg by: kpap

<p>planners engineers advisors</p>		Job #: 230385 Date: 01/19/2024	SURVEYED FOR: MATT AND JENNIFER KLEIN 1991 SPRING ROSE RD VERONA, WI 53593	SURVEYED BY: Vierbicher Associates, Inc. 999 Fourier Drive Suite 201 Madison, WI 53717 (608) 826-0532	SHEET 6 OF 9
		Rev:			
		Drafted By: KPAP			
		Checked By: KPAP			

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CERTIFIED SURVEY MAP No. _____

LOCATED IN THE SE1/4 OF THE NW1/4, THE SW1/4 OF THE NE1/4, AND THE NE1/4 AND NW1/4 OF THE SW1/4 OF SECTION 21, T4N, R7E, TOWN OF NEW GLARUS, GREEN COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

Klein Family Trust, as owner(s), hereby certifies that it caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon. It further certifies that this Certified Survey map is required by S236.34 to be submitted to the Town of New Glarus and Green County for approval. Witness the hand and seal of said owner this _____ day of _____, 20__.

KLEIN FAMILY TRUST

By: _____
Matthew Klein

By: _____
Jennifer Klein

State of Wisconsin)
)ss.
County of _____)

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

Notary Public, State of Wisconsin

My Commission expires: _____

CONSENT OF MORTGAGEE

Benton State Bank, a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedicating of the land described on this Certified Survey Map and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said Benton State Bank, has caused these presents to be signed by _____ its _____, at _____, Wisconsin, on this _____ day of _____, 20__.

BENTON STATE BANK

By: _____


State of Wisconsin)
)ss.
County of _____)

Personally came before me this _____ day of _____, 20__, _____, of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ of said banking association, and acknowledged that they executed the foregoing instrument as such officer as the deed of said banking association, by its authority.

Notary Public, State of Wisconsin

My Commission expires: _____

19 Jan 2024 - 4:58p M:\Klein, Matt\230385_8250 Marty Road, Town of New Glarus\CADD\230385 - CSM.dwg by: kpap

vierbicher planners engineers advisors		Job #: 230385	SURVEYED FOR: MATT AND JENNIFER KLEIN 1991 SPRING ROSE RD VERONA, WI 53593	SURVEYED BY: Vierbicher Associates, Inc. 999 Fourier Drive Suite 201 Madison, WI 53717 (608) 826-0532	SHEET 7 OF 9
		Date: 01/19/2024			
		Rev:			
		Drafted By: KPAP			
		Checked By: KPAP			

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CERTIFIED SURVEY MAP No. _____

LOCATED IN THE SE1/4 OF THE NW1/4, THE SW1/4 OF THE NE1/4, AND THE NE1/4 AND NW1/4 OF THE SW1/4 OF SECTION 21, T4N, R7E, TOWN OF NEW GLARUS, GREEN COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Kevin J. Pape, Professional Land Surveyor No., S-2568, do hereby certify that this Certified Survey Map is in full compliance with Chapter 236.34 of the Wisconsin State Statutes, Chapter A-E7 of the Wisconsin Administrative Code and Chapter 110 of the Town of New Glarus Code; and under the direction of the Owner listed heron, I have surveyed, divided and mapped the lands described herein and that said map is a correct representation of the exterior boundaries and division of the land surveyed.

Date: _____

DRAFT

Kevin J. Pape, WI PLS No. S-2568
Vierbicher Associates, Inc

DESCRIPTION

Being located in the SE1/4 of the NW1/4, the SW1/4 of the NE1/4, and the NE1/4 and NW1/4 of the SW1/4 of Section 21, T4N, R7E, Town of New Glarus, Green County, Wisconsin, described as follows: Commencing at the south quarter corner of said Section 21; thence N00°08'17"W, 1328.82 feet along the east line of the southwest quarter of said Section 21; thence S89°51'28"W, 491.35 feet; thence N00°21'30"W, 29.74 feet to the southwest corner of Lot 3, Certified Survey Map No. 5443 and the point of beginning; thence S89°39'45"W, 841.28 feet; thence N00°14'47"W, 638.79 feet along the west line of the NE1/4 of the SW1/4 of said Section 21 to a point on the northeasterly right-of-way line of Marty Road and point of curve; thence northwesterly on a curve to the left which has a radius of 415.00 feet and a chord which bears N35°28'43"W, 65.40 feet; thence N39°59'53"W, 122.93 feet along said northeasterly right-of-way line to a point of curve; thence northwesterly along said northeasterly right-of-way line on a curve to the right which has a radius of 398.00 feet and a chord which bears N23°40'45"W, 223.66 feet; thence N07°21'37"W, 73.61 feet along said northeasterly right-of-way line to a point of curve; thence northwesterly along said northeasterly right-of-way line on a curve to the left which has a radius of 385.00 feet and a chord which bears N13°50'55"W, 87.60 feet; thence S53°30'52"E, 319.06 feet; thence N00°51'53"W, 346.24 feet; thence N89°36'04"E, 128.98 feet; thence N27°18'21"E, 273.17 feet; thence N67°24'55"E, 367.43 feet; thence N79°20'40"E, 109.59 feet; thence S74°52'50"E, 179.40 feet; thence S76°10'13"E, 545.96 feet to a point on the northwesterly line of Certified Survey Map No. 3120; thence S20°44'06"W, 243.82 feet along said northwesterly line to the center quarter corner of said Section 21; thence S20°35'02"W, 1388.98 feet along said northwesterly line Lot 1 and the northwesterly line of Lots 2 and 3, Certified Survey Map No. 5443 to the southwest corner of said Lot 3 and the point of beginning. Contains 1,844,627 SF (42.347 AC).

19 Jan 2024 - 4:59p M:\Klein, Matt\230385_8250 Marty Road, Town of New Glarus\CADD\230385 - CS.M.dwg by: kpap

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planners | engineers | advisors



Job #: 230385
Date: 01/19/2024
Rev:
Drafted By: KPAP
Checked By: KPAP

SURVEYED FOR:
MATT AND JENNIFER
KLEIN
1991 SPRING ROSE RD
VERONA, WI 53593

SURVEYED BY:
Vierbicher Associates, Inc.
999 Fourier Drive
Suite 201
Madison, WI 53717
(608) 826-0532

SHEET
8 OF 9

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CERTIFIED SURVEY MAP No. _____

LOCATED IN THE SE1/4 OF THE NW1/4, THE SW1/4 OF THE NE1/4, AND THE NE1/4 AND NW1/4 OF THE SW1/4 OF SECTION 21, T4N, R7E, TOWN OF NEW GLARUS, GREEN COUNTY, WISCONSIN.

TOWN OF NEW GLARUS APPROVAL

Approved for recording this _____ day of _____, 20_____.
per the Town of New Glarus.

Chris Narveson, Town Chair

VILLAGE OF NEW GLARUS EXTRATERRITORIAL APPROVAL

Approved for recording this _____ day of _____, 20_____.
per the Village of New Glarus.

Kelsey Jensen, Clerk/Treasurer

GREEN COUNTY APPROVAL

Approved for recording this _____ day of _____, 20_____.
per the Green County Zoning Committee.

Adam Wiegel, Zoning Administrator

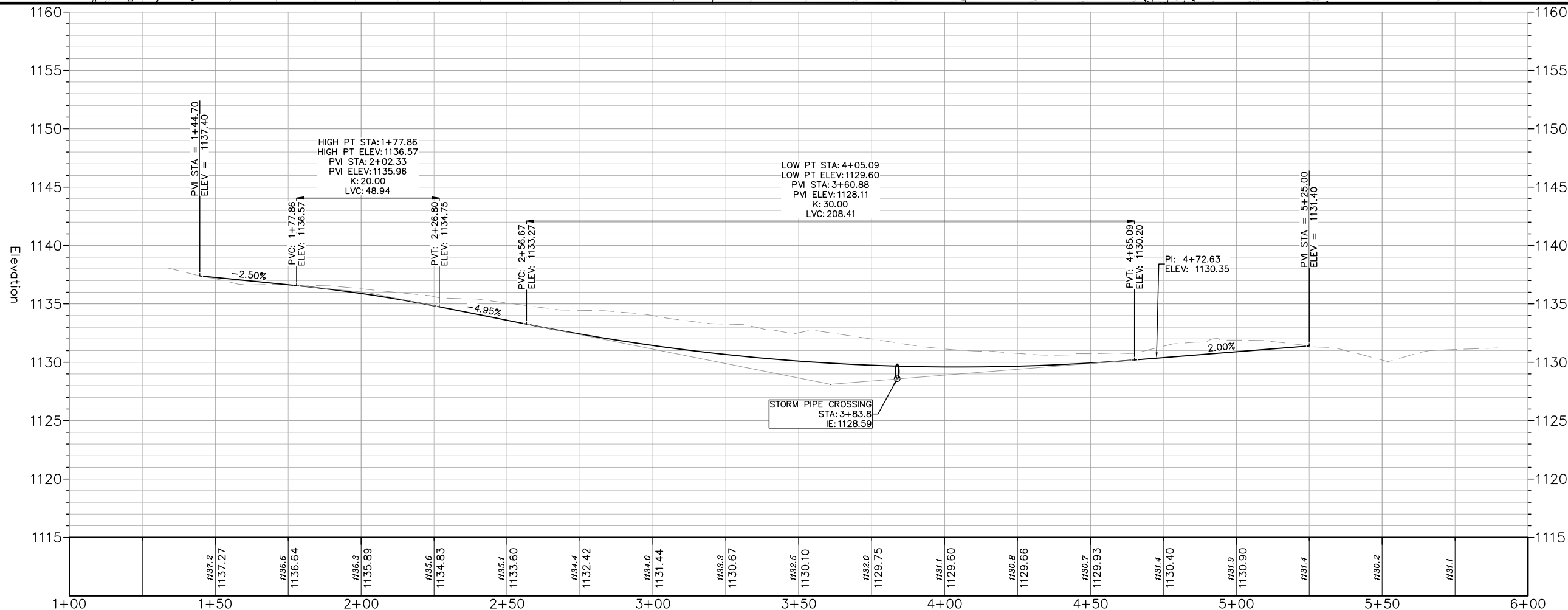
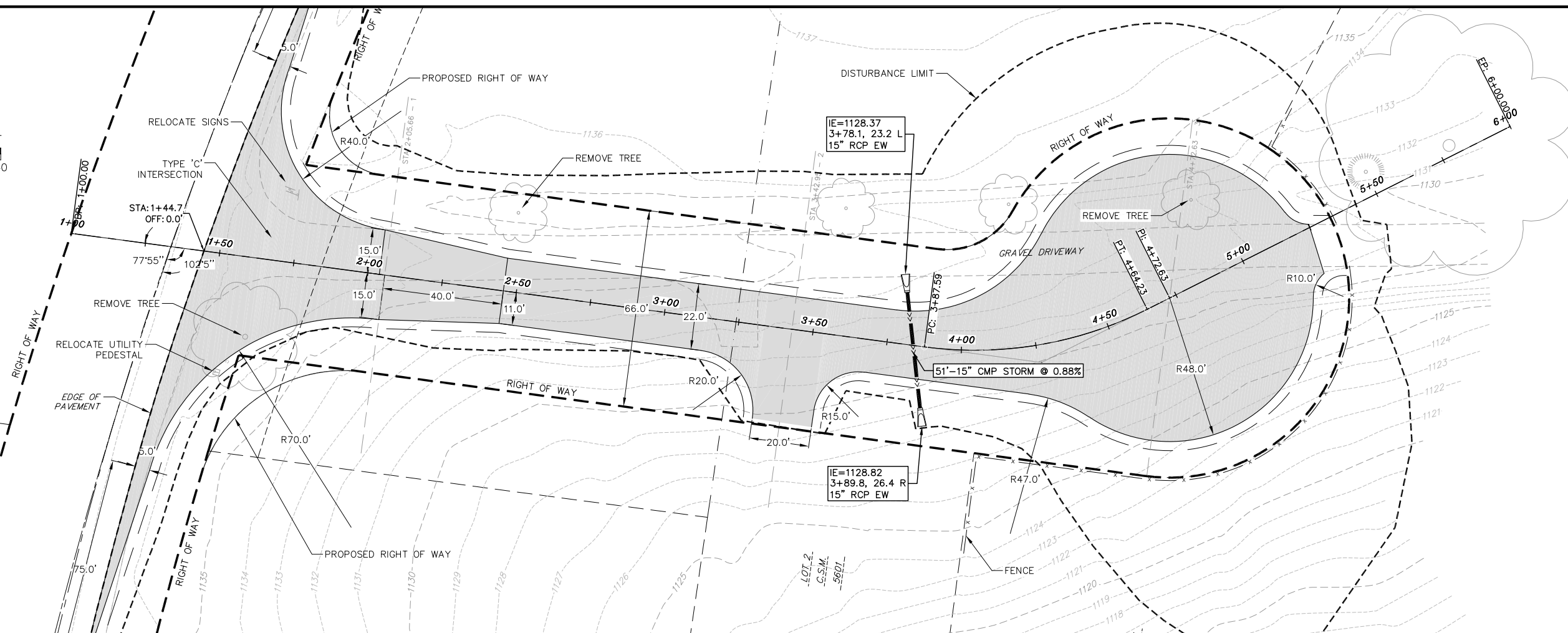
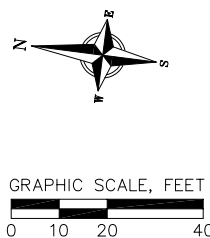
REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 20_____,
at _____ o'clock _____m. and recorded in Volume _____ of Certified
Survey Maps on pages _____, as Doc. No. _____.

Cynthia Meudt, Green County Register of Deeds

19 Jan 2024 - 4:59p M:\Klein, Matt\230385_8250 Marty Road, Town of New Glarus\CADD\230385 - CSM.dwg by: kpap



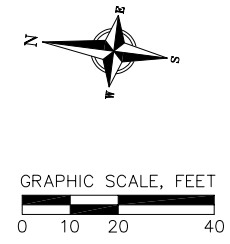
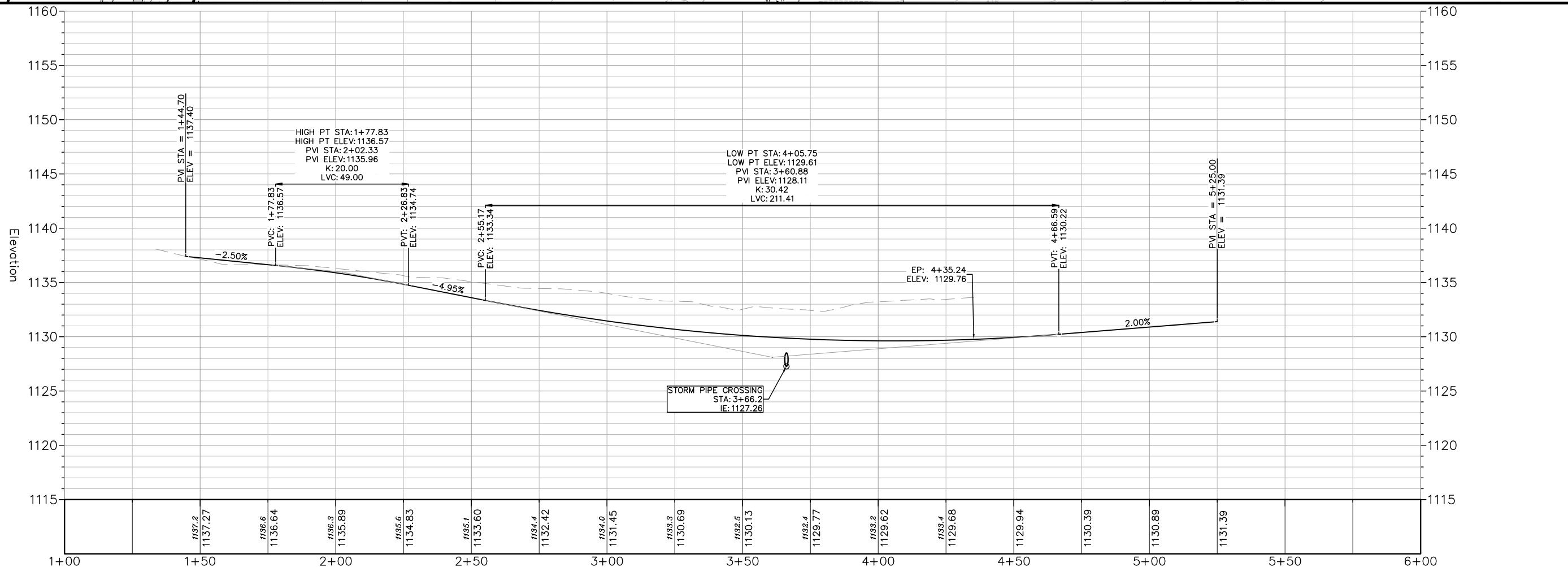
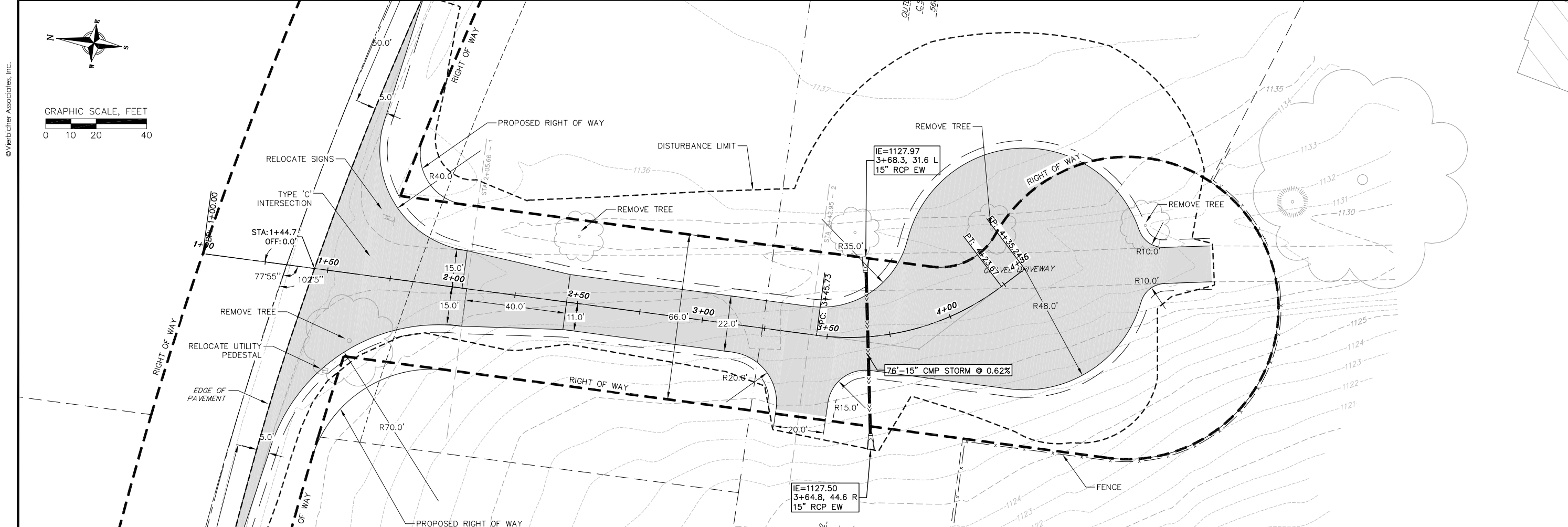


PLAN AND PROFILE-A
 HAYES LANE RECONSTRUCTION
 TOWN OF NEW GLARUS
 GREEN COUNTY, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 01/12/2024
 DRAFTER: JHAN
 CHECKED: TSCH
 PROJECT NO.: 230366
 SHEET: 01 OF X

16-Jan-2024 - 3:06p M:\New Glarus, Town of\230366_Hayes Lane Reconstruction\CADD\230366_BaseEng - B.dwg By: dper

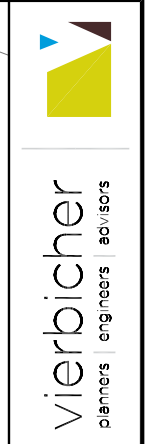
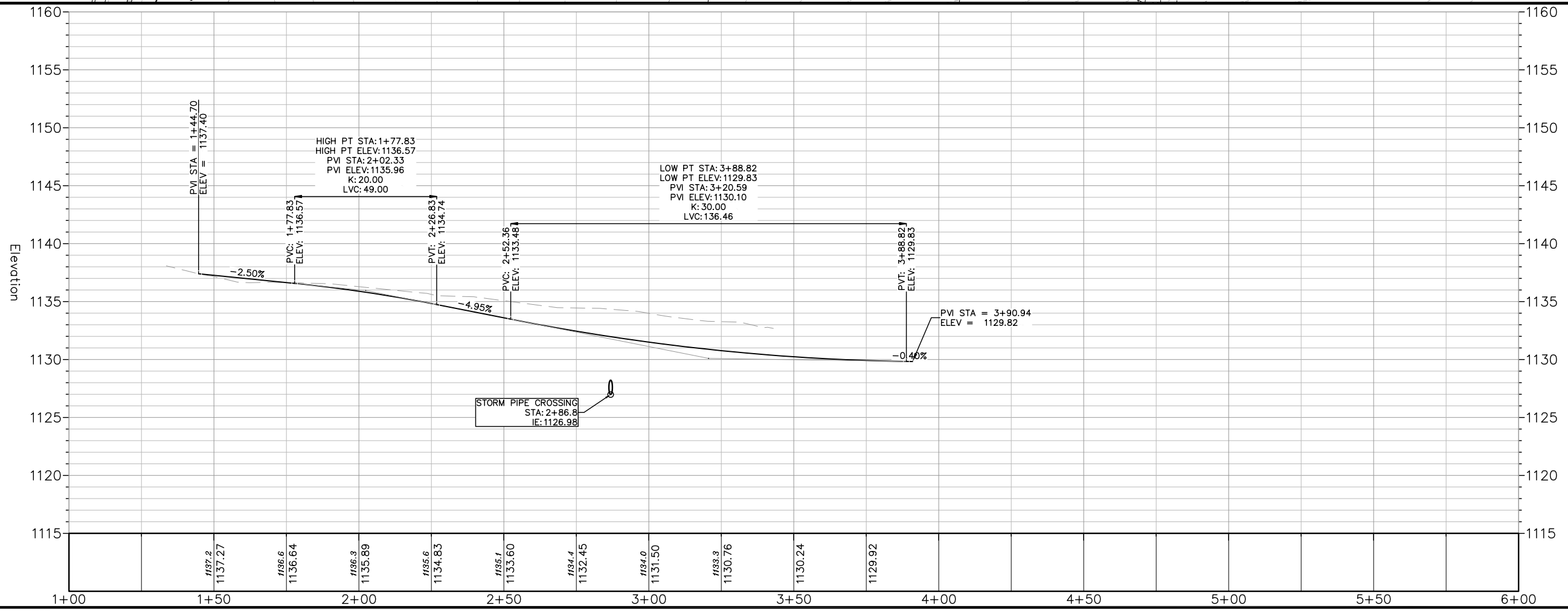
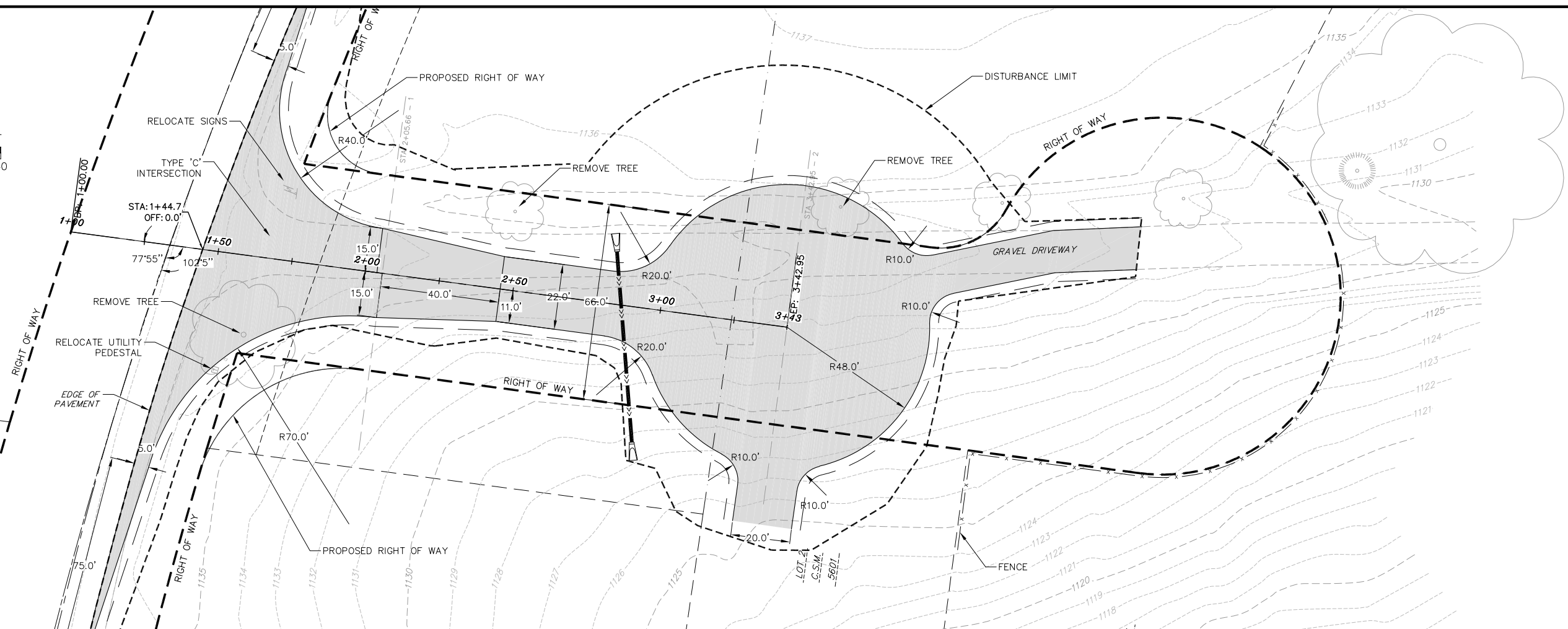
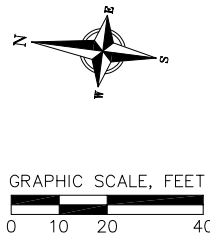


PLAN AND PROFILE-B
HAYES LANE RECONSTRUCTION
TOWN OF NEW GLARUS
GREEN COUNTY, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 01/12/2024
 DRAFTER: JHAN
 CHECKED: TSCH
 PROJECT NO.: 230366
 SHEET: 02 OF X

M:\New Glarus, Town of\230366_Hayes Lane Reconstruction\CADD\230366_BaseEng - C.dwg by: dper 16-Jan-2024 - 2:59p



PLAN AND PROFILE-C
 HAYES LANE RECONSTRUCTION
 TOWN OF NEW GLARUS
 GREEN COUNTY, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 01/12/2024
 DRAFTER: JHAN
 CHECKED: TSCH
 PROJECT NO.: 230366
 SHEET: 03 OF X

Legend

 PARCELS_2008	 Wisconsin DNR	 James Donahue	 Reg Reis
Pre Ordinance Parcels	 Donald Buesser	 James Hoesly	 Richard Hefty
 Pre-Ordinance Lots	 Donald Elmer	 Jay & Roeschli	 Richard Kempfer
 PARCELS_1997	 Donald Hustad	 John & Mary Ott	 Ridgeview Farms, Inc.
Owners by Color	 Dorothea Eichhoff	 John Freitag	 Rob & Shannon Nelson
	 Doug Horn	 John Marty	 Robert Christopher
 Aebly Ott	 Duane Pope	 Karen Talarczyk	 Robert Hoesly
 Alan Bertelrud	 Duane Sherven	 Keith DIsch	 Robert Holland III
 Alan Pratt	 Dwight Hoesly	 Kenneth Streiff	 Robert Holmes
 Albert Hefty	 Dwight Truttman	 Kepplinger Overland	 Robert Rudd
 Alfred Lienhardt	 Edelweiss Chalet Golf	 Kerry Hubanks	 Robin Janisch, Family Farm
 Alred Ufken	 Eldera Eichelkraut	 Knapp Liliensiek	 Rodney Marty
 Andrew Crawford	 Eldon Hustad	 Larry Disch	 Roger Arn
 Andrew Leto	 Eleanor Gmur	 Larry Kubehl	 Rolland Hustad
 Argue-Ment Golf Course	 Elizabeth Siegenthaler	 Lawrence Hefty	 Ronald Roesslein
 August Klitzke	 Ernest Hofer	 Lois Babler	 Roy Klitzke
 Barbara Tuttle	 Eugene Dahlk	 Margaret Howden	 Shottliff, Marriott
 Bernard Schwoerer	 Florence Voegeli	 Margot Eastham	 Streiff & Schneider
 Brent Denu	 Fred and JoAnne Cruse	 Mark Martinson	 Swiss Valley Orchard, Inc.
 Brian Duerst	 Fred Mueller	 Markland Hayes	 Todd & Nita Duerst
 Chapman/Grassman	 Garrison Ott	 Mary Meyer	 Verena Grossenbacher
 Charles Zeisser	 Gary O'S Prior	 Matthew Streiff	 Voegeli Farm Inc
 Craig Galhouse	 Gerald Torgeson	 Michael Nevil	 Wilde, Toney
 Dahlen	 Gof Thomson	 Michael Siemens/Eggleston	 William Gruter
 Dale Hustad	 Gregory Oscher	 Milton Babler (Staab)	 Wilhelm Tell Guild
 Dale Stampfli	 Harlan Duerst	 Monroe Hifliers	 William Campbell
 Dan Klassy	 Harold Blumer	 Nic Furio (Caranzetti)	 William Conrad
 Daryl Murken	 Harold Legler	 Norma Maurer	 William Kummer
 Dean Bertlerud	 Hefty-Blum Homestead	 Paul Kassy, Granpa's Place	 William Solawetz
 Dennis Dorn	 Henry DeHaan	 Quinton Ott	 Ridgview Farms, Inc
 Dennis Hoesly	 Howard Cosgrove	 Rolland Disch	 Robert Wesenberg
 Dennis Lee	 Hubert Durst	 Rebecca Hauser	
 Diane Alme	 J. Donald Halvorsen	 Red River Company	

What ADUs Are — And What They Can Do

ADUs are a family-friendly, community-creating type of housing the nation needs more of

Although many people have never heard the term, accessory dwelling units have been around for centuries (see page 6) and are identified by many different names. To be clear about what’s being discussed:

- An ADU is a small residence that shares a single-family lot with a larger, primary dwelling
- As an independent living space, an ADU is self-contained, with its own kitchen or kitchenette, bathroom and sleeping area
- An ADU can be located within, attached to or detached from the main residence
- An ADU can be converted from an existing structure (such as a garage) or built anew
- ADUs are found in cities, in suburbs and in rural areas, yet are often invisible from view because they’re positioned behind or are tucked within a larger home
- Because ADUs are built on single-family lots as a secondary dwelling, they typically cannot be partitioned off to be sold separately
- An ADU can enable family members (including family caregivers) to reside on the same property while having their own living spaces
- An ADU can provide housing for a hired caregiver
- An ADU can provide rental income to homeowners
- ADUs are a practical option for tenants seeking small, affordably priced rental housing
- For homeowners looking to downsize, an ADU can be a more appealing option than moving into an apartment or, if they’re older, an age-restricted community
- ADUs can help older residents remain independent and “age in place”
- As an adaptable form of housing, ADUs provide flexible solutions for changing needs. ■



▲ Accessory dwelling units show up in neighborhoods throughout the country — and even in pop culture. One example: In the sitcom *Happy Days*, Fonzie (right) rents an above-garage ADU from the Cunningham family in 1950s-era Milwaukee, Wisconsin.

CREATIVE COMMONS

ADUs Are Also Known As ...

Although most local governments, zoning codes and planners in the United States use the term *accessory dwelling unit* or *ADU*, these small homes and apartments are known by dozens of other names. The different terms conjure



▲ Renting out this 350-square-foot garage-conversion ADU in Portland, Oregon, helps the property owner, who lives in the lot’s primary residence, pay her home mortgage.

up different images. (Who wouldn’t rather live in a “carriage house” than in an accessory or “ancillary” unit?) Even if you’ve never heard of accessory dwelling units or ADUs, you have likely heard of — and perhaps know the locations of — some of the home types noted in the list at right. ■

- accessory apartment
- backyard bungalow
- basement apartment
- casita
- carriage house
- coach house
- English basement
- garage apartment
- granny flat
- guest cottage
- guest house
- in-law suite
- laneway house
- multi-generational house
- ohana unit
- secondary dwelling unit

PHOTO AND LIST FROM ACCESSORYDWELLINGS.ORG

Increasing Housing Options through Simple Zoning Changes: Accessory Dwelling Units

Rebecca Roberts

January 25, 2024



Extension
UNIVERSITY OF WISCONSIN-MADISON



Center for Land Use Education
College of Natural Resources
University of Wisconsin-Stevens Point



Image: accessorydwellings.org

Questions

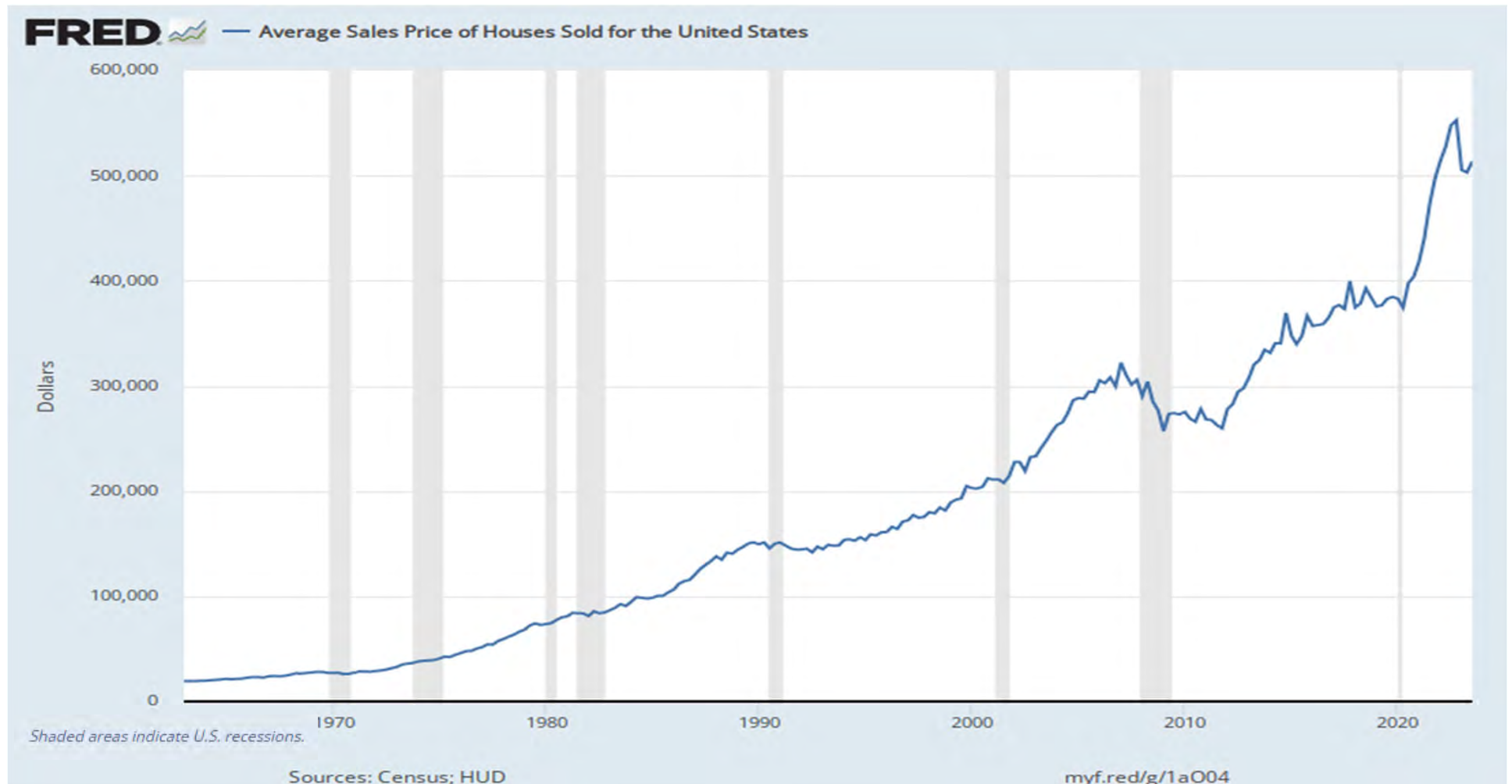
Why are you interested in this topic?

- My community needs more housing
- My community needs a greater variety of housing types
- My community needs affordable housing
- Other reasons

How familiar are you with zoning?

- I am a land use planning professional
- I am a local official and understand the basics of zoning
- I've heard of zoning and think I understand the basics
- I have no idea what zoning is

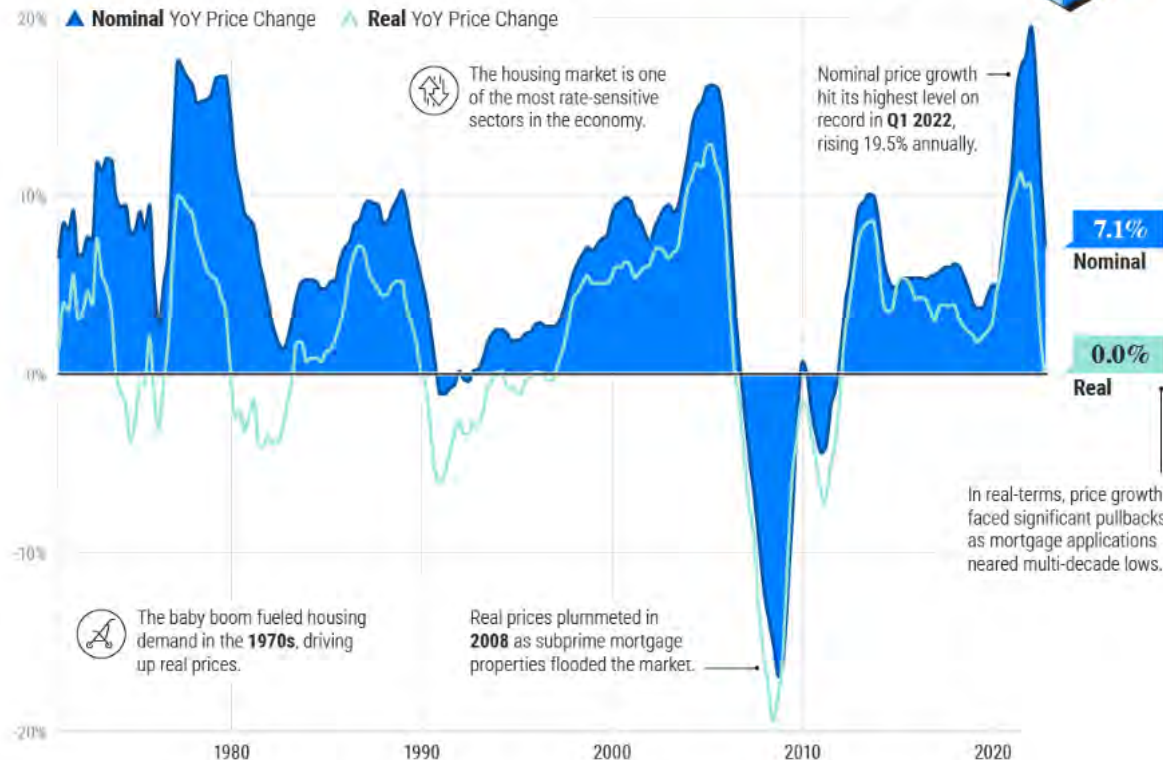
Average Sales Prices of Homes, 1963-2023



U.S. Home Price Growth

OVER 50 YEARS

Nominal vs. Real Home Prices 1971-2022



In Q4 2022, real home prices saw their slowest annual growth in a decade. High inflation and rising mortgage rates cooled prices, despite record-low inventory.



Total Housing Inventory

The total housing supply is under half the four-decade average.



Median Home Prices

Although price growth has slowed, nominal prices are still 42% higher than pre-pandemic levels.

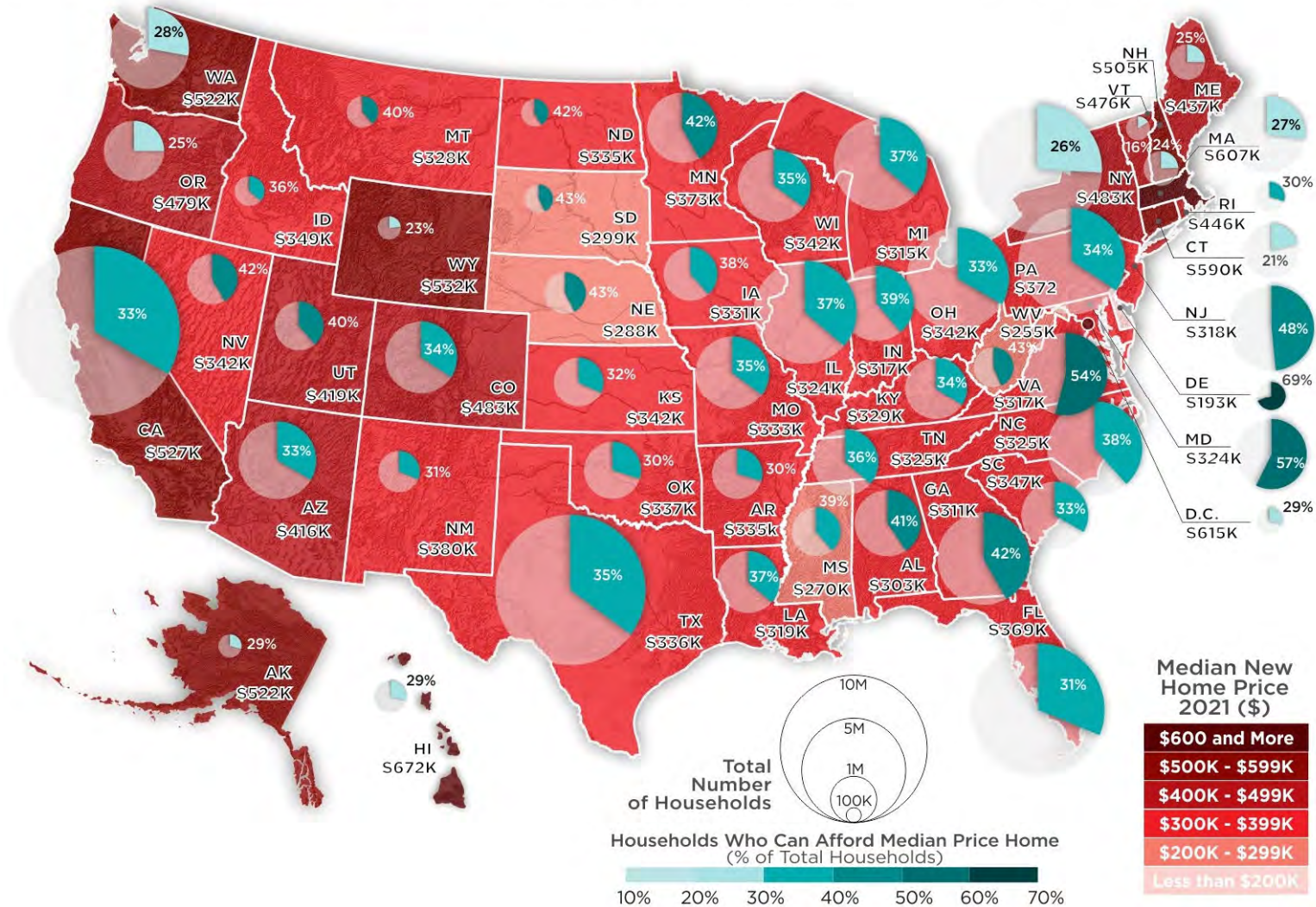


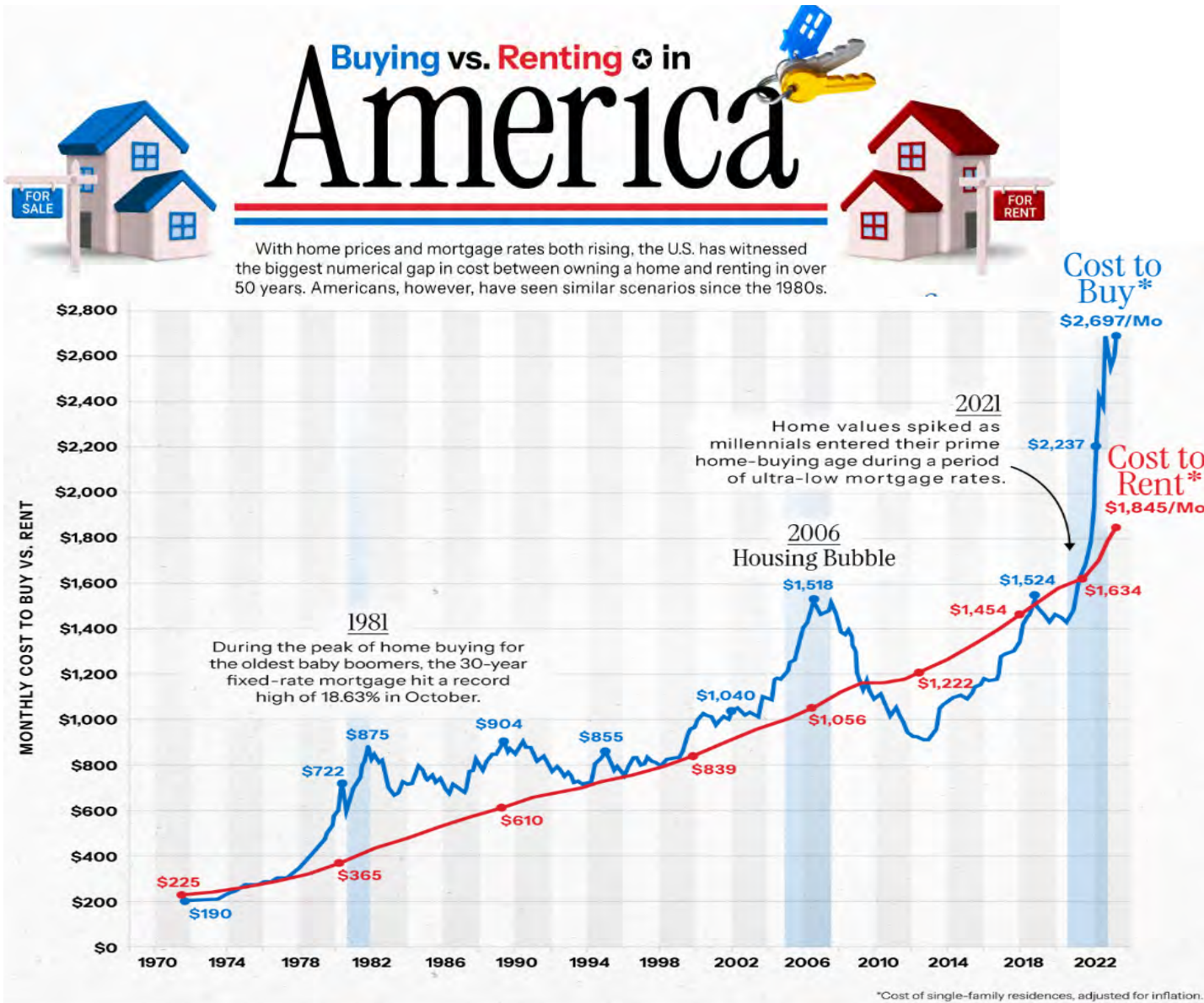
VISUAL CAPITALIST RESEARCH + WRITING Dorothy Neufield | DESIGN Miranda Smith

Sources: Bank for International Settlements, Wall Street Journal, JP Morgan, Harvard University, CNN, U.S. Census Bureau, National Association of Realtors, Mortgage Bankers Association

Home Affordability in the U.S.

Median New Home Price & Percentage of Households Who Can Afford It





The Cost of Basics Outpaces Wages

The Household Survival Budget reflects the minimum cost to live and work in the modern economy and includes housing, child care, food, transportation, health care, a smartphone plan, and taxes. It does not include savings for emergencies or future goals like college or retirement. The Household Survival Budget is calculated at the county level and varies by household composition, as costs can vary greatly depending on location and household needs.

In 2021, household costs in Green County were well above the Federal Poverty Level of \$12,880 for a single adult and \$26,500 for a family of four.

To see costs for different household compositions in Green County, visit UnitedForALICE.org/Household-Budgets/Wisconsin

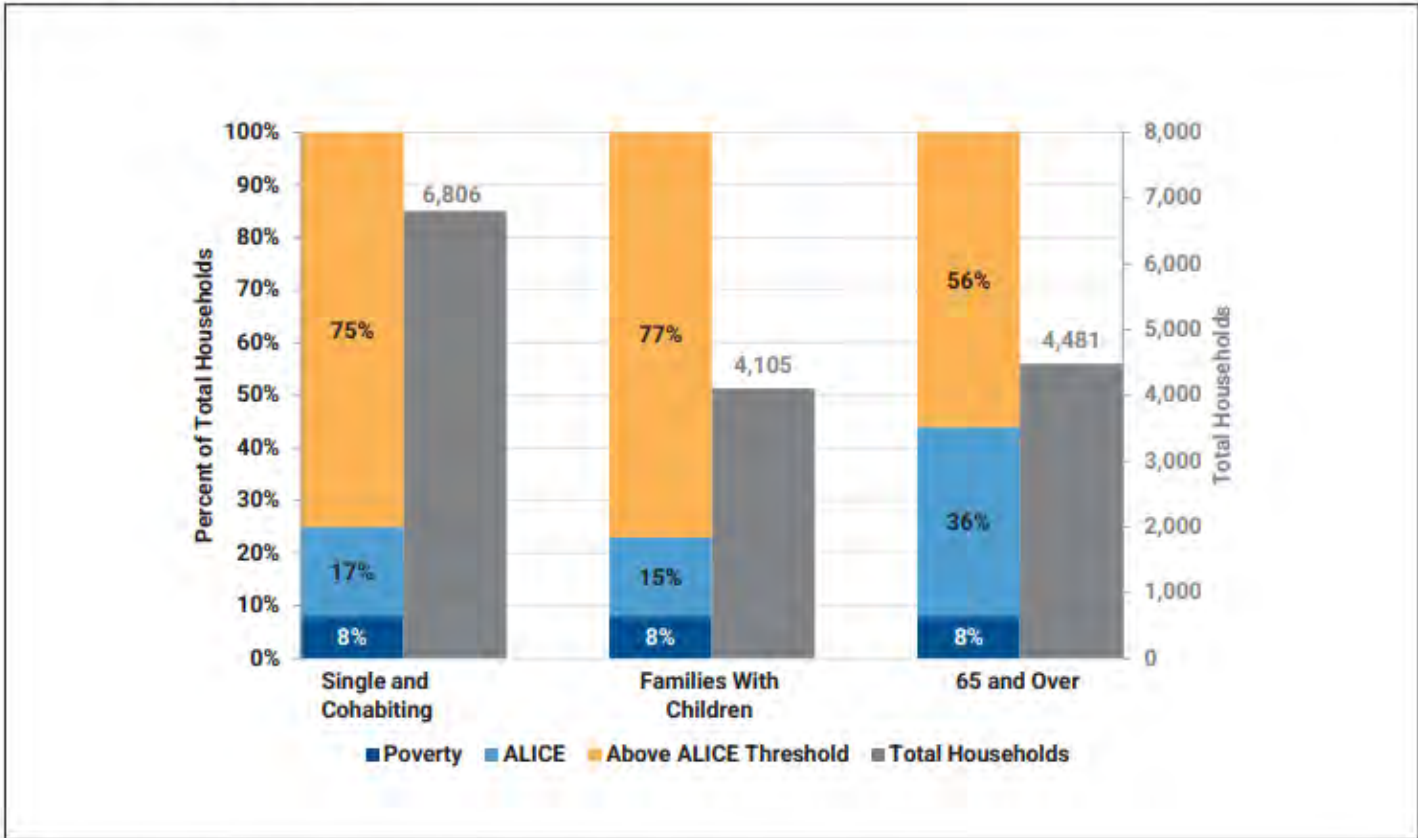
Household Survival Budget, Green County, 2021

	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs and Credits		
Housing – Rent	\$487	\$566
Housing – Utilities	\$154	\$292
Child Care	–	\$1,267
Food	\$397	\$1,082
Transportation	\$328	\$805
Health Care	\$240	\$759
Technology	\$75	\$110
Miscellaneous	\$168	\$488
Tax Payments	\$260	\$960
Tax Credits	\$0	-\$1,233
Monthly Total	\$2,109	\$5,096
ANNUAL TOTAL	\$25,308	\$61,152
Hourly Wage*	\$12.65	\$30.58

*Wage working full-time required to support this budget

For ALICE Survival Budget sources, visit UnitedForALICE.org/Methodology

Household Financial Status by Household Type, Green County, 2021



Source: ALICE Threshold, 2021; American Community Survey, 2021

Town	Total Households	% ALICE & Poverty
Adams town	231	23%
Albany village	422	27%
Albany town	415	19%
Belleville village	253	18%
Brodhead city	1,431	51%
Brooklyn village	146	20%
Brooklyn town	466	21%
Cadiz town	259	30%
Clarno town	489	28%
Decatur town	733	16%
Exeter town	874	14%
Jefferson town	414	25%
Jordan town	213	35%
Monroe city	5,036	40%
Monroe town	412	21%
Monticello village	592	30%
Mount Pleasant town	225	17%
New Glarus village	886	23%
New Glarus town	469	10%
Spring Grove town	311	15%
Sylvester town	352	10%
Washington town	322	30%
York town	354	16%

Housing issues

Federal, state and NGO research and policies on housing affordability and availability

State legislation and funding needed to require or incentivize broader range of housing options

Local zoning ordinance updates needed to allow new housing types and remove discretionary permits

Regulatory / Financial / Political Barriers

- Zoning codes have historically focused on promoting single-family residential development across large portions of a community
- Updates to allow new housing types and discretionary permitting processes are inherently political
- Density, height, parking, and other requirements increase land and building costs
- Existing non-conforming structures often face additional lending restrictions or added costs to comply with building code

Housing issues

Federal, state and NGO research and policies on housing affordability and availability

State legislation and funding needed to require or incentivize broader range of housing options

Local zoning ordinance updates needed to allow new housing types and remove discretionary permits

New HUD policy:

- FHA borrower may use 75% of ADU rental income to qualify for loan

Wisconsin legislature:

- Conditional use permits
- Housing affordability report
- Financial incentives

Local ordinance updates:

- Missing middle housing
- Accessory dwelling units

- Zoning fundamentals
- Simple changes to increase housing options
- Examples and best practices for ADUs

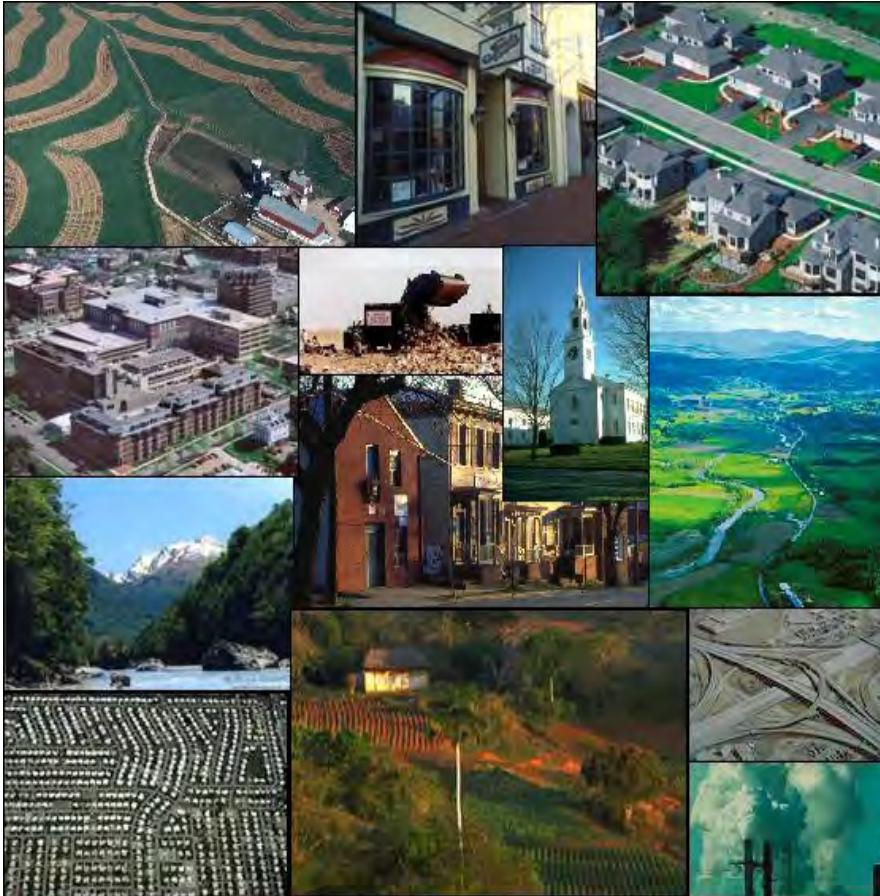


Zoning Basics

Why do we have zoning?

How does it work?

Why do we have zoning?



Zoning is one tool to achieve community goals such as:

Public health, safety, and welfare

Natural resource protection

Community character and aesthetics

Protection of public and private investments

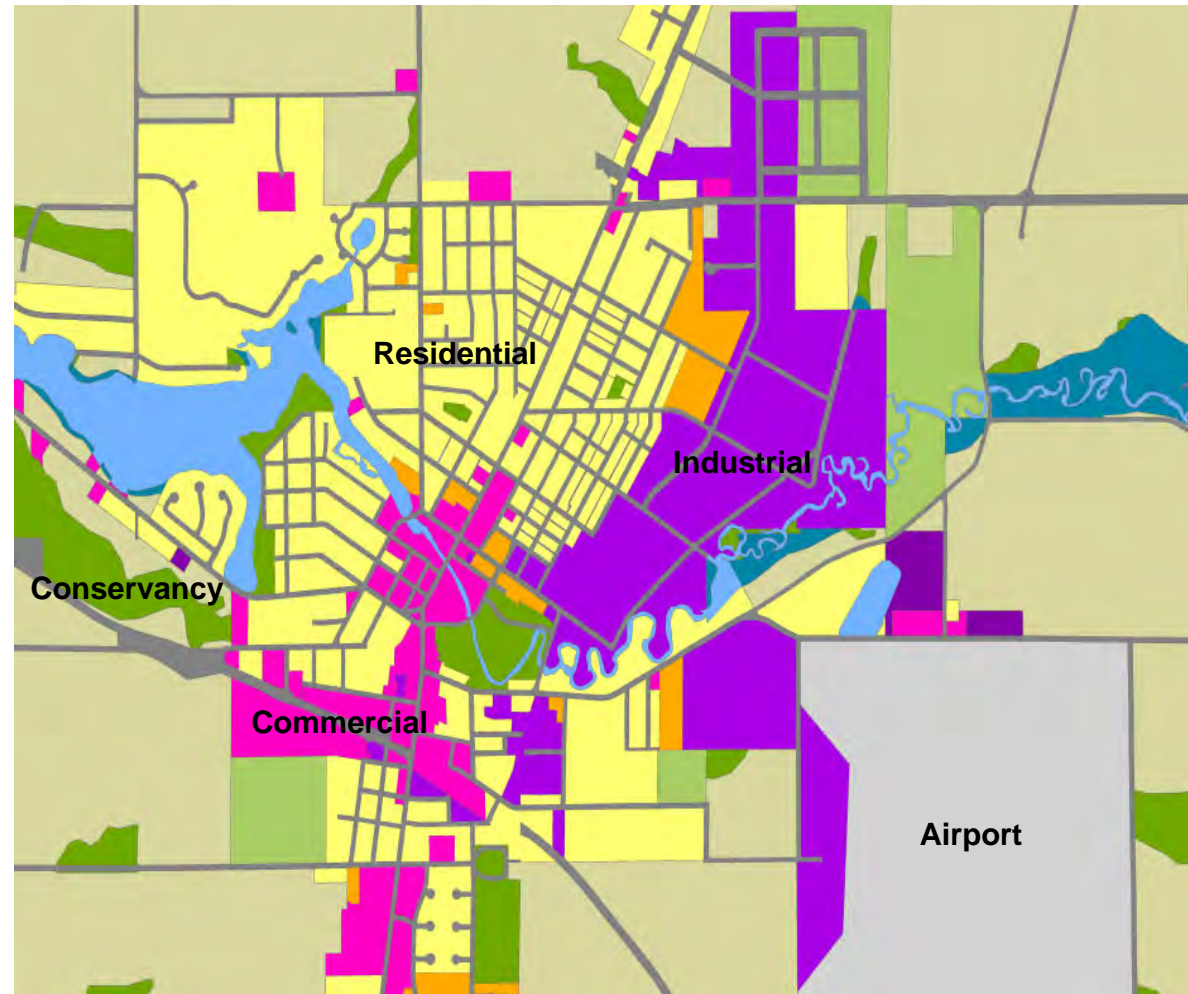
Who administers zoning in your community?

- City, village or town zoning
- County zoning
- No zoning



A zoning ordinance contains two parts:

Zoning map
divides the
community into
districts



residential districts

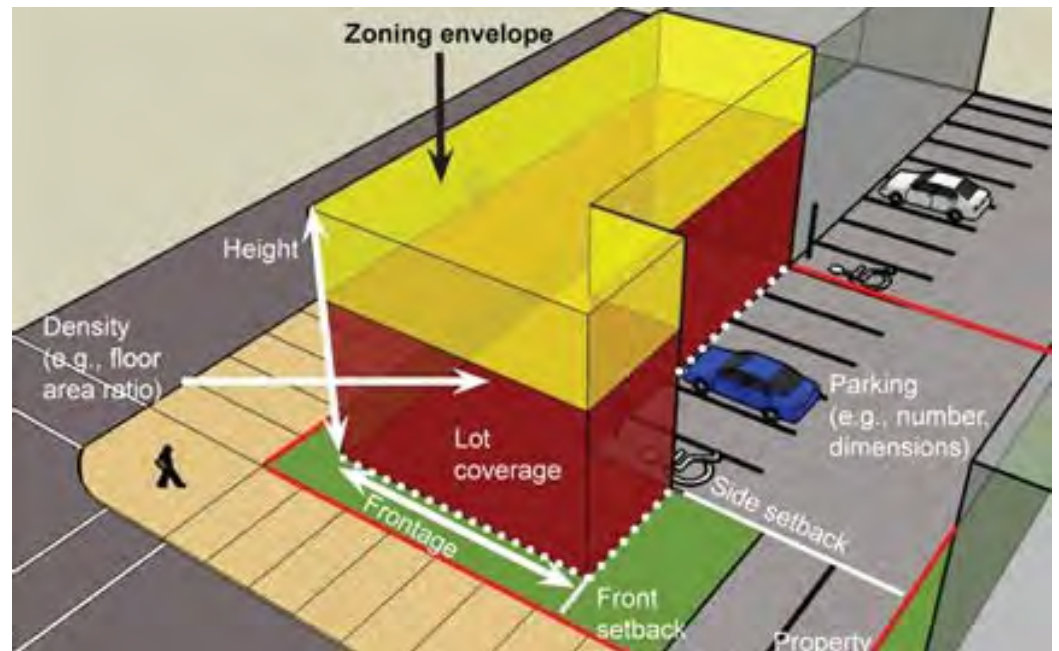
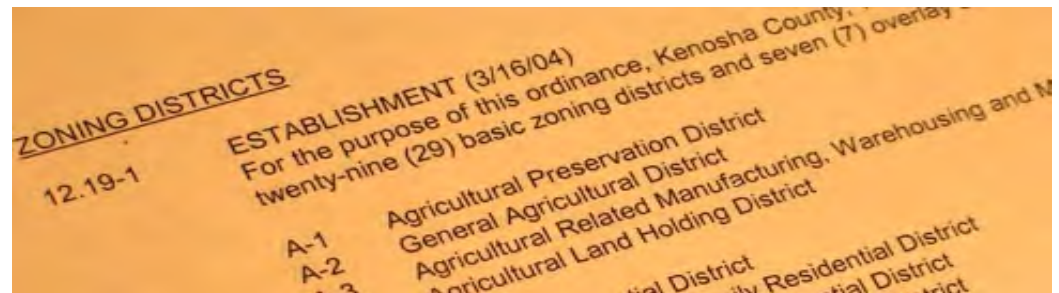
<p>Residential 1 Family R-1</p> 	<p>Regional Commercial C-3</p> 
<p>Residential 1-2 Family R-2</p> 	<p>Light Industrial I-1</p> 
<p>Residential 1-3 Family & Town House R-3</p> 	<p>Medium Industrial I-2</p> 
<p>Residential Low-Rise Multifamily R-4</p> 	<p>Heavy Industrial I-3</p> 
<p>Residential Mid-Rise Multifamily R-5</p> 	<p>Mixed Use 1 Residential & Commercial MX-1</p> 
<p>Residential High-Rise Multifamily R-6</p> 	<p>Mixed-Use 2 Residential, Commercial, Industrial MX-2</p> 
<p>Neighborhood Commercial C-1</p> 	<p>Port PORT</p> 
<p>Community Commercial C-2</p> 	<p>Airport & Airport Support EWR & EWR-S</p> 
	<p>Redevelopment Zone/ Special District RDV/SD</p> 

Residential	
	R-1 One Family
	R-2 1-2 Family
	R-3 1-3 Family/Townhouse
	R-4 Multifamily Low-Rise
	R-5 Multifamily Mid-Rise
	R-6 Multifamily High-Rise
Commercial	
	C-1 Neighborhood
	C-2 Community
	C-3 Regional
Industrial	
	I-1 Light
	I-2 Medium
	I-3 Heavy
Mixed-Use	
	MX-1 Low-Density RES/COMM
	MX-2 Med-Density Res/Comm/Ind
	MX-3 High-Density Res/Comm/Ind
Other	
	INST Institution
	PARK Parks/Open Space
	CEM Cemetery
	EWR/-S Aiport/Airport Support
	PORT Port Industrial
	RDV Redevelopment Zone

A zoning ordinance contains two parts:

Zoning text

- Purpose and authority
- Uses allowed in each district
- Dimensional standards (i.e. lot size, setbacks, lot coverage, height, etc.)
- Development standards (i.e. parking, signage, landscaping, etc.)
- Administrative procedures



Single-Family Residential District (R1)

- I. **Purpose.** This district is established to preserve areas for the development of single-family residences and related uses.
- II. **Uses.**
 1. Permitted Uses.
Single-Family Detached Home.
 2. Conditional Uses.
Duplex, Bed & Breakfast, Home Occupation, Child Care.
- III. **Development Standards.**
 1. Lot size. Lots served by public sewer and water shall not be less than 0.25 acres.
 2. Lot width. New lots shall not be less than 50 feet in width.
 3. Building height. Structures shall not exceed 35 feet or 2.5 stories.
 4. Setbacks. Structures must be set back the following distance from lot lines.
Front yard: 20 feet
Side yard: 10 feet
Rear yard: 15 feet

Uses for each district

Permitted Use

Use is listed and allowed by right in all parts of the zoning district

Granted by zoning administrator

Conditional Use

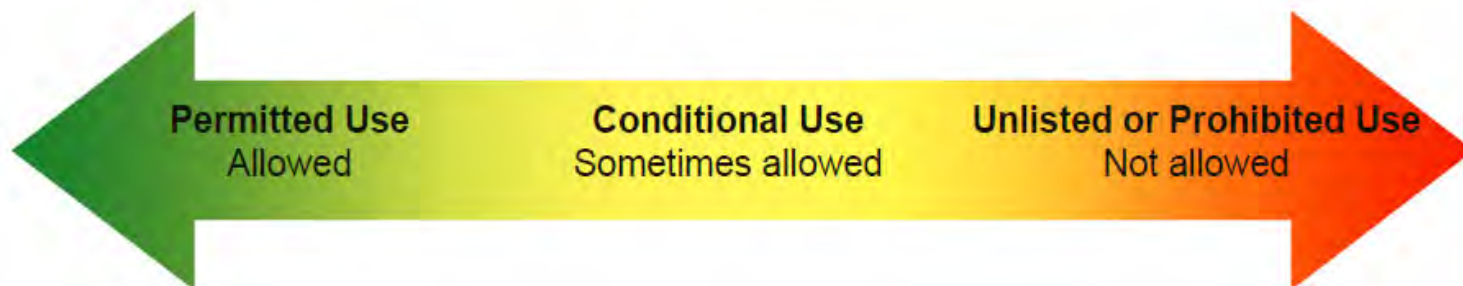
Use is listed for the district and may be allowed if suited to the location

Decided by zoning board, plan commission, or governing body

Prohibited Use

Use is not listed for the district or is expressly prohibited

May apply for rezone or use variance, if allowed



Example: Residential District

Permitted Uses



Conditional Uses



Prohibited Uses



Example: Residential District

Principal Use



Accessory Use



Land use, activity or structure customarily incidental to a primary use.

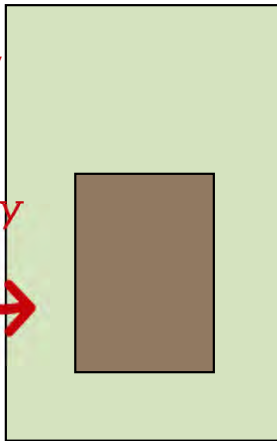
Ex. detached garage, shed, solar panels, etc.

Simple View of Housing

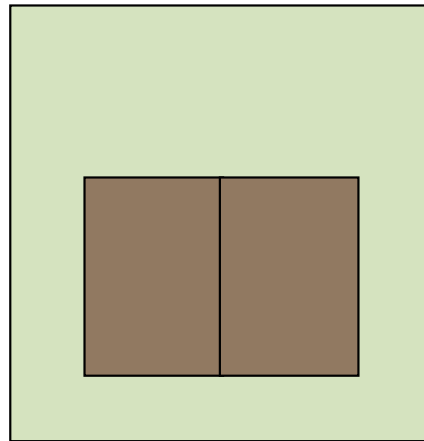
In average community, 70% of land zoned for single-family



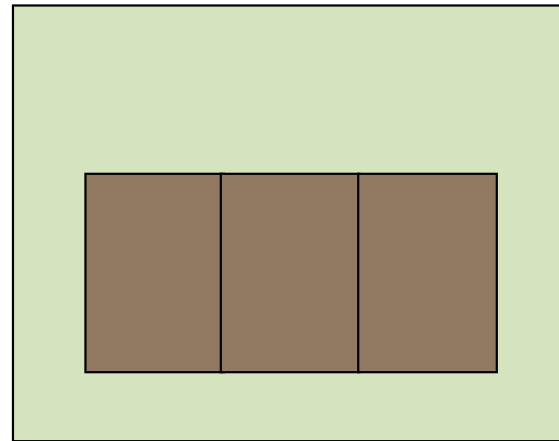
Single Family



Two-Family (Duplex)

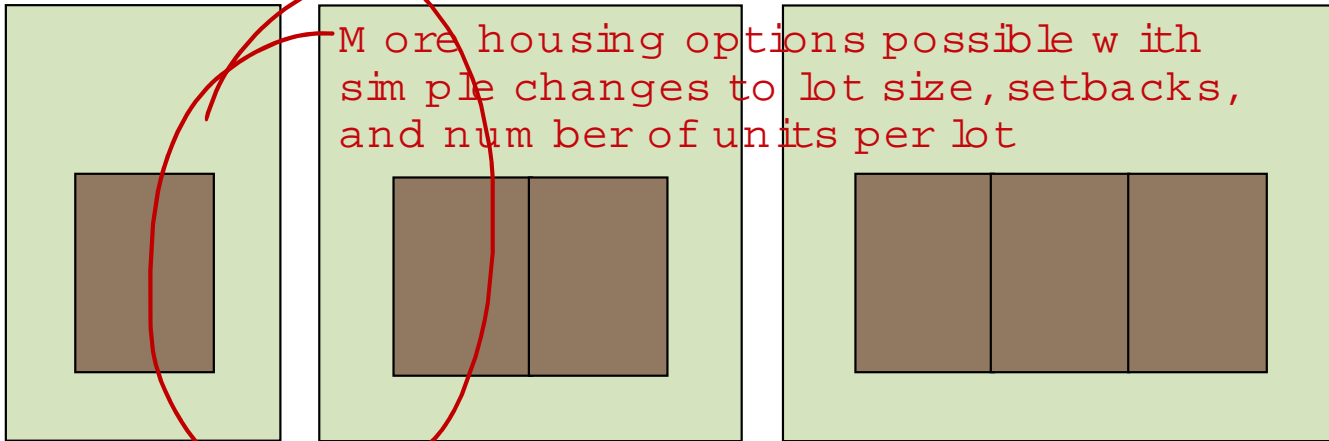


Multi-Family (Apartment)



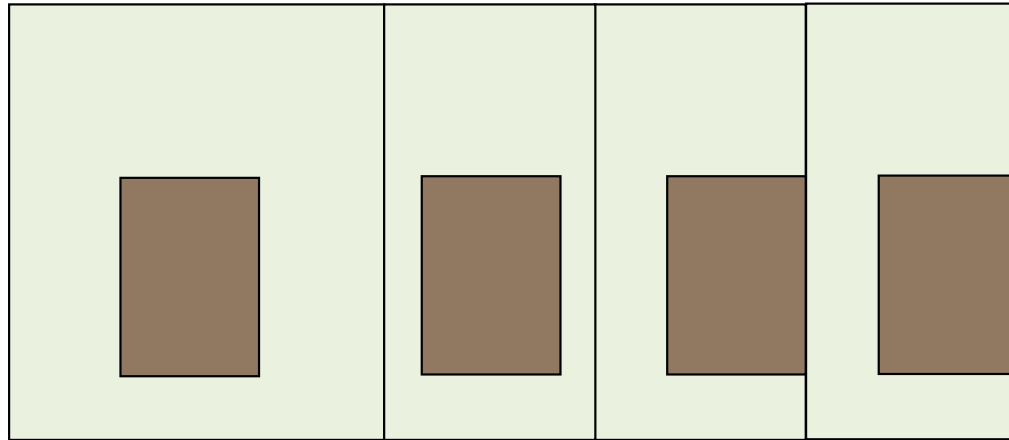
Simple View of Housing

Single Family Two-Family (Duplex) Multi-Family (Apartment)



A More Complex View

Detached Homes

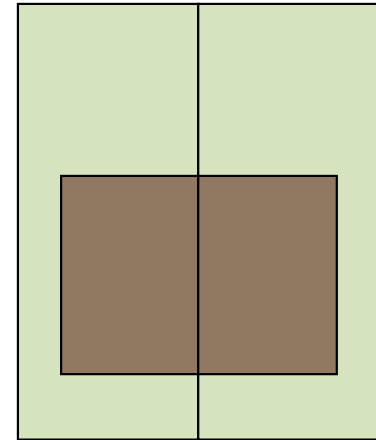


Large lot
and setbacks

Smaller lot
and setbacks

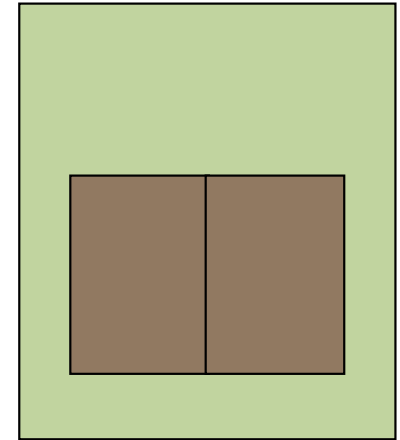
Zero lot line

Twinhome



Zero lot line,
attached

Duplex

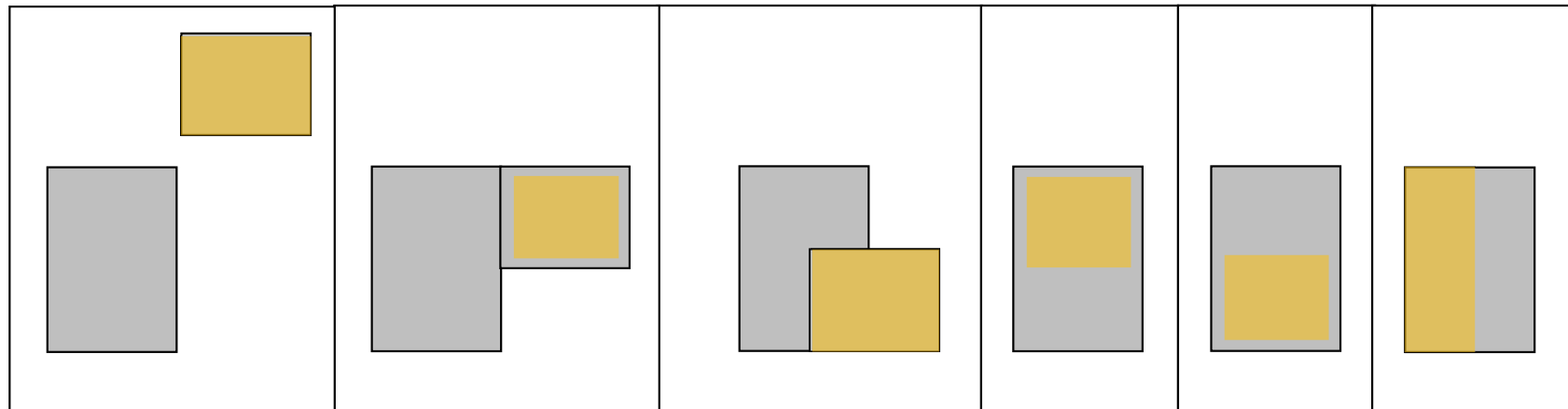


Two units per lot,
attached



Accessory Dwelling Units (ADU)

Backyard Cottage Carriage House Attached Suite Upper Basement Side-by-Side



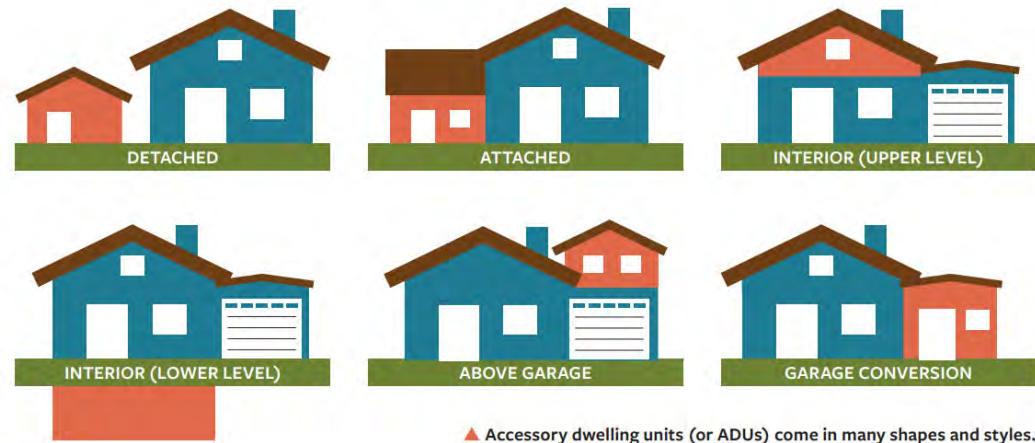
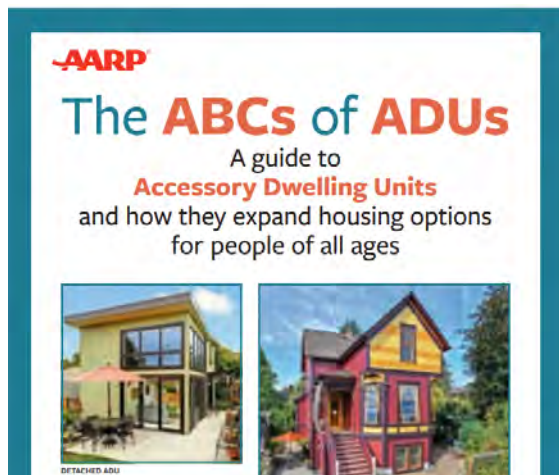
Accessory Dwelling Units

ADU Defined

Examples and Benefits

What are accessory dwelling units?

- An ADU is a small residential unit that shares a single-family lot with a larger, primary dwelling.
- An ADU is an independent, self-contained living space with its own kitchen, bathroom and sleeping area.
- An ADU can be located within, attached to, or detached from the main residence.





ADU Type:
DADU



approximately
\$127,000-
\$132,000


600 sq. ft.

A DETACHED ADU WITH ENERGY-EFFICIENT OPTIONS:

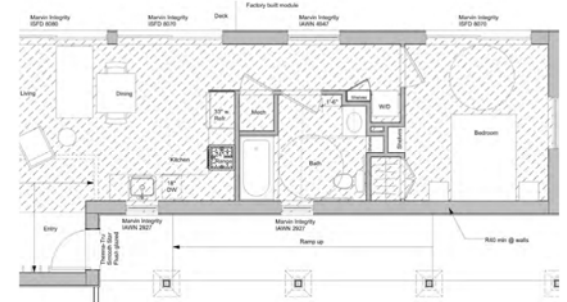
Homeowner's Guide to ADUs, 2018 <https://www.nhhfa.org/housing-challenges-solutions/accessory-dwelling-units/>



This doorway will connect the ADU to the rest of the house.



Jill in front of the garage which will be converted to an ADU.



FROM 2-CAR GARAGE TO ADU: PLAINFIELD

Homeowner's Guide to ADUs, 2018 <https://www.nhhfa.org/housing-challenges-solutions/accessory-dwelling-units/>



ADU Type:
Side Addition


400 sq. ft.

 approximately
\$50,000

MAKE ROOM FOR MOM: PORTSMOUTH

Homeowner's Guide to ADUs, 2018 <https://www.nhhfa.org/housing-challenges-solutions/accessory-dwelling-units/>



ADU Type:
Addition


730 sq. ft.

 **\$25,000**
for materials

FAMILY UNIT ABOVE THE GARAGE: CONCORD

Homeowner's Guide to ADUs, 2018 <https://www.nhhfa.org/housing-challenges-solutions/accessory-dwelling-units/>



ADU Type:
Addition


700 sq. ft.

 **\$1,000**/mo.
plus utilities

A HOME WITH A RENTAL ADU: ROCKINGHAM COUNTY

Homeowner's Guide to ADUs, 2018 <https://www.nhhfa.org/housing-challenges-solutions/accessory-dwelling-units/>

Why ADUs?

- **NO** new infrastructure
- Ability to increase area for housing **immediately**
- **Accommodate** a variety of family structures
- **Maintain** the aesthetics and ambiance of existing development
- **Customizable** to the unique needs of your community



Why ADUs?

- **Aging in Place** the established homeowner can relocate to a more appropriately-sized accessible residence
- Support homeowners in being able to financially **stay in their home** by providing a source of revenue
- Provide a more **affordable** option in costly neighborhoods or communities



AARP Home and Community Preferences Survey

In 2021, adults age 18 or older who would consider creating an ADU said they'd do so in order to:

- provide a home for a loved one in need of care (86%)
- provide housing for relatives or friends (86%)
- have a space for guests (82%)
- create a place for a caregiver to stay (74%)
- increase the value of their home (69%)
- feel safer by having someone living nearby (67%)
- earn extra income from renting to a tenant (63%)



Community Examples

See handout for community ordinance examples



EAU CLAIRE, WISCONSIN

CENTURY CODE UPDATE

Neighborhood Zoning Workshop

Land Use Game



Housing type: _____

Name: _____

Should this use be allowed in our community?

- Yes
- No

What standards are needed?

- Setback from neighboring uses
- Building height or size
- Off-street parking or loading
- Landscaping or screening
- Signage and lighting
- Building materials and design
- Other:

What are the most appropriate locations for this use?

(Think about compatible land uses, infrastructure needs, other factors)

Who makes decision?

What locations are not appropriate?

(Why not? Could this be overcome with regulatory standards?)

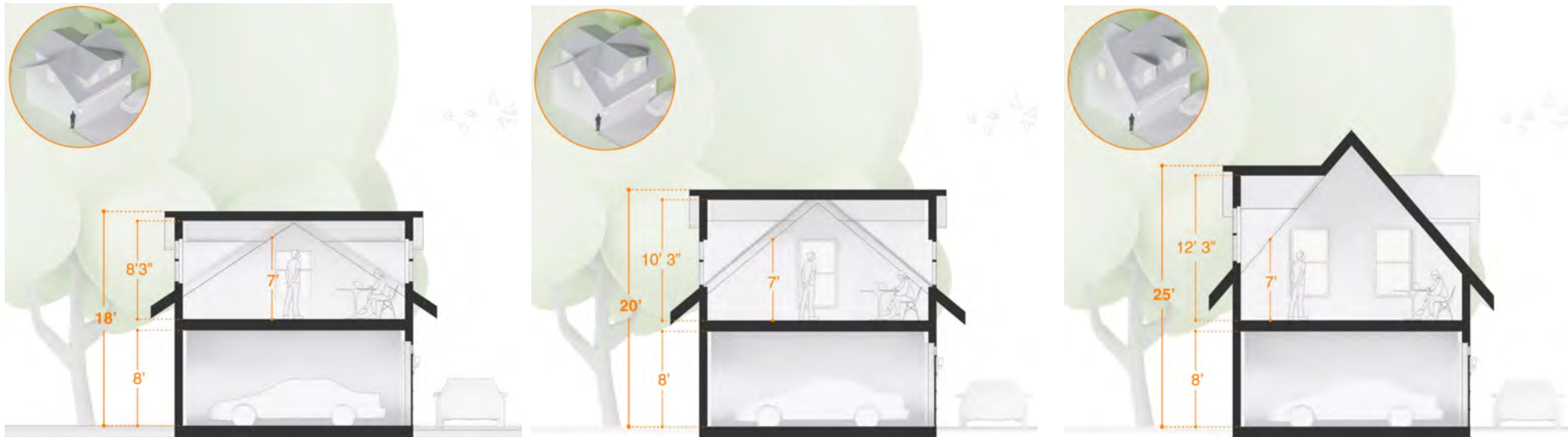
- Local officials craft ordinance standards
- Staff review and apply ordinance standards
- Local officials hold public hearing and may grant, deny, or attach conditions

EAU CLAIRE, WISCONSIN

CENTURY CODE UPDATE

Neighborhood Zoning Workshop

Visualizations / Ordinance Testing



EAU CLAIRE, WISCONSIN

CENTURY CODE UPDATE

Neighborhood Zoning Workshop

Feedback

Type of housing	How many respondents think it should be allowed?	Where should they be allowed within the city?	What standards should be focused on?	Who decides/approves of these?
ADU's	8/9	Residential areas; mixed use areas; large lots (2+ acres); single family neighborhoods; high/medium density residential areas; anywhere/everywhere – especially in historic neighborhoods	Setbacks and parking were main concerns.	The majority of respondents think that staff should approve of ADUs.

My Community

- Village of Amherst (population 1,125)
- Dated zoning code, no dedicated staff

- Resident request
- Informal discussion – village board / plan commission open to idea
- Staff helped identify existing examples in community
- Volunteered to draft ordinance language
- Presented to plan commission and village board – few changes
- Scheduled for public hearing

Questions to address in zoning ordinance

- What is an accessory dwelling unit? (definition)
- Where are they allowed? (districts)
- Under what circumstances? (development standards)
- What is the approval process? (administration)

Scan existing ordinance

Allowed uses by district

9.04B “R-2” SINGLE FAMILY RESIDENTIAL DISTRICT

- A. Intent: This district is established to provide locations for and maintain values of single family residential development. Single family residences in this District are intended to be served by Village sanitary sewer and water facilities. This district is to be located consistent with the Village’s Comprehensive Plan.
- B. Permitted Uses:
- (1) Single family dwellings.
 - (2) Day care and nursery schools (up to 8 children).
 - (3) Railroad rights-of-way exclusive of switching, storage, freight yards, sidings.
 - (4) Signs as permitted by the Village Sign Ordinance.
- C. Conditional Uses:
- (1) Bed and Breakfast establishments (Subject to criteria in Section 9.14A F.)
 - (2) Cemeteries.
 - (3) Churches, convents, chapels, temples, synagogues, parish/rectory houses.
 - (4) Community garden plots.
 - (5) Day care and nursery schools (greater than 8 children).
 - (6) Fire stations.
 - (7) Group homes exclusive of half-way houses, but not to exceed 2,000 sq. feet.
 - (8) Home occupations and professional home offices.

Scan existing ordinance

Compare across districts

P - Permitted
 C - Conditional
 A - Accessory

Use Category										
Use Subcategory										
Specific Use Type										
Residential	R1	R2	R3	R4	B1	B2	M	A	C	Requirements
Household Living										
Detached home	P	P	P	P	-	-	-	P	-	
Secondary suite (attached)	A	A	A	A	-	P	-	-	-	
Backyard suite (detached)	A	A	A	A	-	-	-	P	-	
Twinhome (zero lot line)	-	-	C	C	-	-	-	-	-	
Attached home (duplex)	-	-	P	P	-	-	-	-	-	
Three+ unit building	-	-	-	-	P	-	-	-	-	
Group Living										
Community living arrangement	-	C	C	C	C	-	-	-	-	
Institutional	-	-	-	C	P	-	-	-	-	

Scan existing ordinance

Dimensional standards – lot and principal structure

	R1-Low Density	R2-Single Family	R-3 One/Two Family	R-4 Multiple Family
Min lot size:	1.25 acres	11,000 sq ft	15,000 sq ft (7,500 zero lot line)	Based on number of units
<u>Setbacks:</u>				
Street	50'	25'	25'	25'
Side yard	30'	10'	10'	10'
Rear yard	50'	20% lot depth (min 15'-max 30')	20% lot depth (min 15'-max 30')	20% lot depth (min 15'-max 30')
Other	75' OHWM 100' Conservancy	75' OHWM	75' OHWM	75' OHWM
Height limit:	35' (2.5 stories)	35' (2.5 stories)	35' (2.5 stories)	35' (2.5 stories)
Parking:	2 spaces per dwelling unit. Other uses subject to 9.11A			

Primary residential units must be a minimum of 900 sq ft.

Building height is measured from grade to midpoint of sloped roof.

Scan existing ordinance

Dimensional standards – accessory buildings

	Accessory dwelling unit	Accessory building >300 sq ft (ex. detached garage)	Accessory building <300 sq ft (ex. shed)	Carport storage structure
Districts allowed	Any residential district w/ <u>single-unit</u> detached home served by municipal sewer and water	Any district	Any district	Located in rear yard of R1, R2, or R3 district. Located in rear or side yard of A, B1, or M1 district.
Height limit	20' (2 stories) measured from ground to eave	15' (1 story)	15' (1 story)	
Setback for detached structures	10' any structure 10' side yard 15' rear yard 20' behind front façade of home	10' from any lot line	3' from any lot line	
Building permit	Yes	Yes	No	No

Accessory building may be completed 18 months prior to dwelling unit in R2 district.

Recommended ADU standards

- Accessory use allowed on same lot as single-unit, detached home
- Must provide independent shelter, heating, cooking and sanitation
- Must be served by municipal sewer and water
- Limit of 1 internal or external ADU per lot
- New construction, detached ADUs:
 - Height: 2 stories or 20' measured from ground to eave
 - Rear yard setback: 15'
 - Front yard setback: 20' from front façade of principal structure**
 - Visible width limited to 60% of principal structure**
 - Building materials and roof pitch to match primary residence**
- Building permit required for new construction / additions

More importantly, what did I leave out?

- No discretionary review (i.e. conditional use)
- No additional parking requirements
- No residency requirement
- No dwelling unit size (i.e. min/max sq ft)
- No limit on lot coverage
- No limit on pre-existing nonconforming structures

Strategic choices

- All requirements fit on 1 page
- Used language that would survive future updates
- Focused on familiar standards that are easy to administer

Input at plan commission/village board meeting:

- Landowner/builder – we can meet those requirements
 - Fire chief – review fire number/addressing requirements
 - Public works director – require separate water meter
-
- Next Step: Class 2 notice and public hearing

Example: Green County

Let's look at an ordinance that does not allow ADUs

Definition

Districts and Uses

Development Regulations

Definition

4-6-4: DEFINITIONS

For the purposes of this Title, certain terms or words used herein shall be interpreted as follows: words used in the present tense include the future; words in the singular number include the plural number, and words in the plural number include the singular number. The word "shall" is mandatory and not directory. All distances, unless otherwise specified, shall be measured horizontally. The word "building" includes the word "structure".

ACCESSORY BUILDING: A subordinate building or portion of the main building, the use of which is incidental to the permitted use of the main building.

ACCESSORY USE: A use incidental to the principal use of a building. In buildings restricted to residential use, the office of a professional person, customary family occupation, and workshops not conducted for compensation shall be deemed accessory uses.

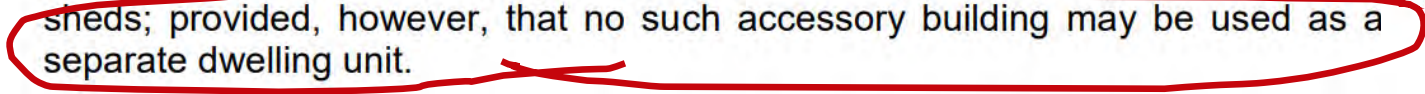
 Add definition for Accessory Dwelling Unit

Districts and Uses

4-3-1-1: RESIDENTIAL DISTRICT

- A. Use: In the Residential District no building or structure or premises shall hereafter be erected or structurally altered, unless otherwise provided in this Chapter, except for one or more of the following uses:
1. Single-family, two-family and multiple-family residences, except dwellings or single-wide manufactured homes.
 2. Churches, public and parochial schools.
 3. Lodging house, boarding house, or bed-and-breakfast establishments, restricted to not over three (3) boarders or lodgers not members of the resident family. If the boarded population exceeds over three (3) persons, a conditional use permit will be required.
 4. Public buildings, except sewage disposal plants, garbage incinerators and buildings for the repair or storage of road building or maintenance equipment.
 5. Accessory buildings, including, but not limited to, private garages and storage sheds; provided, however, that no such accessory building may be used as a separate dwelling unit.

Delete



Districts and Uses

4-3-1-1: RESIDENTIAL DISTRICT

A. Use:



Add accessory dwelling unit and any standards specific to that use

10. Home occupation, when such occupation is incidental to the residential use of the premises and does not involve any external alteration that would effect a substantial change in the residential character of the building; provided further, and that no person other than a member of the resident family is employed on the premises. Documentation must be provided that the private on-site wastewater treatment system serving the structure is adequate to accommodate any increase in wastewater load that is generated by such use. (Ord. 22-0301, 3/8/2022)

Development Regulations

B. Other Requirements

1. Lot Area:
 - a. Unsewered: 100 ft wide and 20,000 sq ft for 1-2 dwelling units plus 3,000 sq ft each additional dwelling unit
 - b. Sewered: 80 ft wide and 10,000 sq ft
2. Floor Area: 750 sq ft main floor
3. Height: 2.5 stories or 35 feet
4. Side Yard: 10 feet
5. Rear Yard: 25 ft main structure, 3 ft accessory building

Rear Yard: There shall be a rear yard of not less than twenty five feet (25') in depth for any main building. Accessory buildings shall be provided with a minimum rear yard of not less than three feet (3').

6. Highway or Street Setback Line: 25 feet
7. Waterfront Setback Line: See Section 4-7-5

Modify



Districts and Uses

4-3-1-2: AGRICULTURAL DISTRICT

- A. Use: In the Agricultural District no building or premises shall be used and no building shall hereafter be erected, moved or structurally altered, unless otherwise provided in this Chapter, except for one or more of the following uses:
1. a. Any use permitted in the Residential District; manufactured single-wide homes converted into dwellings.
 - b. Storage of recreational vehicles provided that the unit is not occupied for more than 14 days a year during a one-year period. The recreational vehicle may be occupied for an additional 14 days per year upon issuance of a zoning and land use permit. (Ord. 24-0102, 1/11/2024)

Consider how to handle ADUs in other districts

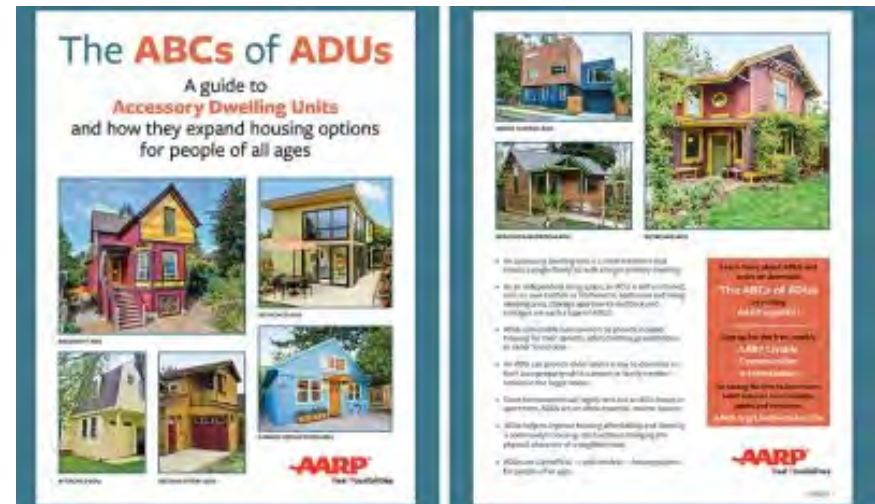
Questions?

Recommended resources
Next steps for your community

AARP Livable Communities

All About Accessory Dwelling Units

- Primer for elected officials, policy makers, homeowners, and consumers
- State and local level resources
- Factsheets, guides and videos



▲ Accessory dwelling units (or ADUs) come in many shapes and styles.

<https://www.aarp.org/livable-communities/housing/info-2019/accessory-dwelling-units-adus.html>

American Planning Association

Knowledge Base Collection: ADUs

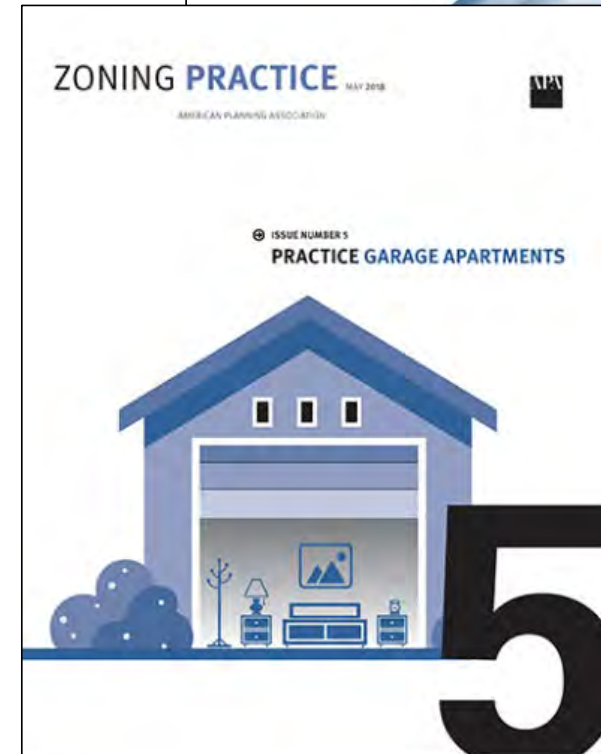
<https://www.planning.org/knowledgebase/accessorydwellings/>

(links to external resources)

Zoning Practice

<https://www.planning.org/zoningpractice/previous/>

(subscription required)



League of Wisconsin Municipalities



ENABLING BETTER PLACES:
A USER'S GUIDE TO WISCONSIN
NEIGHBORHOOD AFFORDABILITY



<https://lwm-info.org/1473/Housing>

Accessory Dwelling Units

Accessory dwellings could add thousands of more attainable housing units with little strain on infrastructure or additional maintenance expense to local municipalities. Additionally, ADUs have little impact on the character of neighborhoods and can help subsidize mortgages for property owners. However, it is not uncommon for ADU's to face resistance from the community. One common concern is noise and maintenance; a solution is to require owner-occupancy in one of the two units. Each community will likely face different fears from residents, but clear and objective standards will help alleviate many, if not all concerns. A sample ordinance is included here for local revisions.

Sample Accessory Dwelling Unit Code Amendment

It is the policy of a **MUNICIPALITY** to permit accessory dwelling units in a manner that enhances residential neighborhoods and helps residents meet their housing needs. The following standards apply:

1. Accessory dwelling units are a permitted use in any zoning district that permits single-family dwellings.
2. The property owner must occupy either the primary dwelling or accessory dwelling unit as their principal residence.
3. A maximum of one accessory dwelling unit is permitted per residential lot.
4. An accessory dwelling unit may be incorporated within an existing dwelling, an existing accessory building, or a new accessory building.
5. When proposed as a new structure separate from the existing dwelling unit, an accessory dwelling unit must comply with the following standards:
 - a. The facade of the accessory dwelling must be at least 20 feet further from the street than the facade of the principal dwelling.
 - b. The width of the accessory dwelling unit parallel to the street may not exceed 60% of the width of the single-family dwelling.

Missing Middle Housing

Duplex: Stacked

Overview

Idealized

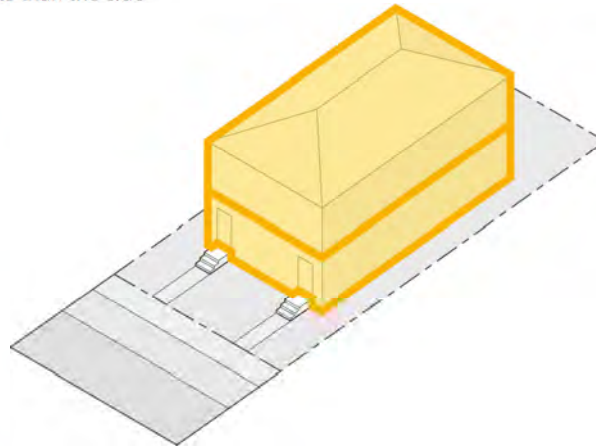
Documented

Description

A small (2 to 2.5-story), detached structure that consists of two dwelling units arranged one above the other, each with an entry from the street. This type has the appearance of a small-to-medium single-unit house, may include a rear yard and fits on narrower lots than the side-by-side duplex.

Ideal Specifications

Lot	
Width	35 feet
Depth	100 feet
Area	3,500 sq. ft. 0.08 acres
Units	
Number of Units	2 units
Typical Unit Size	1,008 sq. ft.
Density	
Net Density	25 du/acre
Gross Density	18 du/acre
Parking	
Parking Ratio	1.5 per unit



Gallery of Stacked Duplexes



Missing Middle Housing, Opticos Design <https://missingmiddlehousing.com/types>

Thank You!

Rebecca Roberts
rroberts@uwsp.edu
715-346-4322

www.uwsp.edu/cnr-ap/clue
fyi.extension.wisc.edu/landusetraining



Center for Land Use Education
College of Natural Resources
University of Wisconsin - Stevens Point



Extension
UNIVERSITY OF WISCONSIN - MADISON

ADUs Are Good for People and Places

Communities that understand the benefits of ADUs allow homeowners to create them

ADUs are an economical housing option

- ADUs can generate rental income to help homeowners cover mortgage payments or simply make ends meet. The income provided by an ADU tenant can be especially important for older people on fixed incomes.
- Since the land on which an ADU is built already belongs to the homeowner, the expense to build a secondary residence is for the new structure only.
- Many ADUs are created for family members or friends to reside in for free or at a discounted rate. In fact, when a loved one is in need of care or can't live alone, an ADU can be a viable alternative to a costly assisted-living facility.
- Although market rate rents for ADUs tend to be slightly more than for similarly sized apartments, they often represent the *only* affordable rental choices in single-family neighborhoods, which typically contain few or no small or rental housing options at all.
- The state of California and some municipalities are boosting ADUs by providing grants and other incentives as part of affordable housing and anti-displacement strategies to help lower-income households build ADUs or reside in them at reliable rents.

ADUs are community-compatible

- ADUs offer a way to include smaller, relatively affordable homes in established neighborhoods with minimal visual impact and without adding to an area's sprawl.
- ADUs provide a more dispersed and incremental way of adding homes to a community than other options, such as multistory apartment buildings.
- ADUs are typically managed by homeowners who live on the premises. Such landlords are less likely to tolerate a destructive tenant.

ADUs are good for the environment

- ADUs require fewer resources to build and maintain than full-sized homes.
- ADUs use significantly less energy for heating and cooling. (Of all the ADU types, internal ones tend to have the lowest building and operating costs.)

ADUs are just the right size

- Generally measuring between 600 and 1,000 square feet, ADUs work well for the one- and two-bedroom homes needed by today's smaller, childless households, which now account for nearly two-thirds of all households in the United States.

ADUs are able to house people of all ages

- ADUs offer young people entry-level housing choices.
- ADUs enable families to expand beyond their primary home.
- ADUs provide empty nesters and others with the option of moving into a smaller space while renting out their larger house or letting an adult child and his or her family reside in it.
- An ADU's use can be adapted for different household types, income levels, employment situations and stages of life. ■

Big houses are being built, small houses are needed

Do we really need more than three times as much living space per person as we did in 1950? Can we afford to buy or rent, heat, cool and care for such large homes?

YEAR	1950	2020
Median square footage of new single-family homes	983	2,261
Number of people per household	3.8	2.5
Square feet of living space per person	292	904

FACT: ADUs house more people per square foot of living area than single-family homes do.

Creating (or Understanding) an ADU Zoning Code

The ADU section of a community’s zoning code needn’t be overly complicated. It just needs to establish clear, objective and fair rules for the following:

1. A Definition: A good zoning code clearly defines its terminology. Here, for example, is a useful outline for what, in the real world, is a very fluid term: “An ADU is a smaller, secondary home on the same lot as a primary dwelling. ADUs are independently habitable and provide the basic requirements of shelter, heat, cooking and sanitation.”

2. The Purpose: This is where the code describes key reasons a community allows ADUs. They should:

- increase the number of housing units while respecting the style and scale of the residential neighborhood
- bolster the efficient use of existing housing stock and infrastructure
- provide housing that’s affordable and responds to the needs of smaller, changing households
- serve as accessible housing for older adults and people with disabilities

3. Eligibility: Who can build an ADU and on what type of lot? A statement in this part of the code clarifies that an ADU can be placed only on a “residentially zoned lot.” (Some communities provide lot size standards.)

4. Creation: The code sets out how an ADU can be built. For instance: “An ADU may be created through new construction, the conversion of an existing structure, as an addition to an existing structure or as a conversion of a qualifying existing house during the construction of a new primary dwelling on the site.”

5. Quantity: Most municipalities that permit ADUs allow one per lot. Those allowing two typically permit one internal and one external. Some allow duplexes or townhomes to have an ADU, either in the backyard or on the ground floor.

6. Occupancy and Use: A code should state that the use-and-safety standards for ADUs match those used for the main dwelling on the property. (See page 17 for more.)

Visit [AARP.org/ADU](https://www.aarp.org/ADU) to download **Accessory Dwelling Units: Model State Act and Local Ordinance**, a free publication that can be used by state and local officials to develop ADU policies.

7. Design Standards:

- **Size and height:** A zoning code might specify exactly how large and tall an ADU is allowed to be. For instance: “An ADU may not exceed 1,000 square feet or the size of the primary dwelling, whichever is smaller.” Codes often limit detached ADUs to 1.5 or 2 stories in height. An example of that language: “The maximum height allowed for a detached ADU is the lesser of 25 feet at the peak of the roof or the height of the primary dwelling.”
- **Parking:** Most zoning codes address the amount and placement of parking. Some don’t require additional parking for ADUs, some do, and others find a middle ground — e.g., allowing tandem parking in the driveway and/or on-street parking. (See page 16 for more about parking.)
- **Appearance:** Standards can specify how an ADU’s roof shape, siding type and other features need to match the primary dwelling or neighborhood norms. Some codes exempt one-story and internal ADUs from such requirements. (See page 16 for more.)

8. Additional Design Standards for Detached ADUs:

- **Building setbacks:** Many communities require detached ADUs to either be located behind the primary dwelling or far enough from the street to be discreet. (A code might exempt preexisting detached units that don’t meet that standard.) Although such a rule can work well for neighborhoods of large properties with large rear yards, communities with smaller lot sizes may need to employ a more flexible setback-and-placement standard.
- **Building coverage:** A code will likely cap the combined lot coverage of a detached ADU and the primary dwelling to a specific percentage.
- **Yard setbacks:** Most communities have rules about minimum distances to property lines and between buildings on the same lot. ADUs are typically required to follow the same rules. ■

COMMUNITY EXAMPLE

Village of Amherst, WI

Chapter 9 - Zoning

9.10 A GENERAL STANDARDS

B. Accessory Buildings and Uses:

- (1) Accessory Buildings
- (2) Carport Storage Structures
- (3) Accessory Dwelling Units
 - a. Defined. An accessory dwelling unit (ADU) is a small, secondary home located on the same lot as a detached, single-unit dwelling. ADUs are independently habitable and provide the basic requirements of shelter, heating, cooking and sanitation.
 - b. Where allowed. ADUs are allowed in all residential zoning districts served by municipal sewer and water. An ADU may be incorporated within an existing dwelling unit, an existing accessory building, or a new accessory building.
 - c. Number. A maximum of one ADU is allowed per lot.
 - d. New detached structures. When proposed as a new structure detached from the existing dwelling unit, an ADU must comply with the following standards:
 - i. The façade of the ADU must be located at least 20 feet further from the street than the façade of the principal dwelling.
 - ii. The ADU must be setback 10' from all side lot lines, 15' from the rear lot line, and 10' from other structures.
 - iii. The height of the ADU may not exceed 2 stories or 20' as measured from the ground to the eave of the ADU.
 - iv. The width of the ADU visible from the street may not exceed 60% of the width of the principal dwelling unit.
 - v. Roof pitch and facade materials must substantially match those used on the principal dwelling unit.
 - vi. A separate water meter must be provided for the ADU.
 - vii. A detached ADU may be constructed 18 months prior to the principal dwelling unit.
 - viii. These requirements do not apply to preexisting buildings converted to ADUs.
 - e. Parking. No additional parking is required for the ADU beyond that required for the principal dwelling unit.
 - f. Code Compliance. The ADU must comply with all applicable building codes. Water supply and sewage disposal facilities must be adequate for the projected number of residents.

COMMUNITY EXAMPLE

City of Monroe, WI

Title 5, Zoning Regulations Chapter 5-3, Land Use Regulations

§ 5-3-17 Accessory land uses and structures.

(7) Accessory dwelling unit: Residential dwellings located directly above the ground floor of a building used for an office, commercial, or institutional land use, or a residential dwelling unit located on the same lot as a single-family dwelling unit, either in the same building as the single-family dwelling unit or in a detached building.

Regulations:

(a) The number of occupants of the accessory dwelling unit shall not exceed one family plus one roomer or two unrelated individuals.

(b) Additional entrances shall not be added to the front elevation of an existing building but may be added to side or rear or street side elevations.

(c) Accessory dwelling units shall adhere to the setback requirements and standards for the underlying zoning district.

(d) Accessory dwelling unit entryways within a rear or side yard shall be connected to a street frontage by a paved walkway or driveway.

(e) For accessory dwelling units located on the same lot as a single-family dwelling unit, the following additional regulations shall apply:

1. The principal building must be owner-occupied.

2. The accessory dwelling unit shall not be sold separately from the principal dwelling.

3. The maximum size of an accessory dwelling unit shall not exceed 75% of the principal dwelling's floor area, up to a maximum size of 700 square feet.

4. The appearance or character of the principal building must not be significantly altered so that its appearance is no longer that of a single-family dwelling.

5. The exterior finish material must match in type, size and placement, the exterior finish material of the principal dwelling unit.

6. The roof pitch must match the predominant roof pitch of the principal dwelling unit or structure.

7. Exterior trim must match the trim used on the principal dwelling unit.

8. Projecting eaves must match those of the principal dwelling unit or structure.

9. Windows must match those in the principal dwelling unit in both proportion (relationship of width to height) and orientation (horizontal or vertical).

(8) In-family suite: An area within a dwelling unit that may contain separate kitchen, dining, bathroom, laundry, living, and sleeping areas, including exterior porches, patios, and decks. In addition to the required internal physical connection, separate outdoor access or separate access to the garage may be provided. However, external entries serving as the primary or only access to the in-family suite are prohibited.

Regulations:

- (a)** In-family suites may not be occupied by a nonfamily member.
- (b)** In-family suites shall be considered and regulated as part of a single-family dwelling unit.
- (c)** The principal dwelling unit and the in-family suite shall together appear as a single-family dwelling.
- (d)** A separate walled garage area or driveway is not permitted.
- (e)** A separate address for the in-family suite is not permitted.
- (f)** A separate utility connection or meters are not permitted.
- (g)** A physical all-weather connection between the main living area and the in-family suite must be present. This required connection may not occur through an attic, basement, garage, porch, or other nonliving area. A door may be used to separate the in-family suite from the principal dwelling, but may not be locking, except that a locking door may be used for the bedroom and bathroom doors of the in-family suite.
- (h)** When an application is submitted for a building permit to accommodate what is explicitly listed as, or could possibly serve as, an in-family suite, the building plan shall be marked as "not a separate dwelling unit or apartment," and a signed letter from the applicant stating agreement with this condition shall be filed.

§ 5-3-5 Table of Land Uses.

Rural Holding (RH-35)	Single Family Residential - 3 (SR-3)	Single Family Residential - 4 (SR-4)	Single Family Residential - 5 (SR-5)	Single Family Residential - 7 (SR-7)	Duplex Residential - 8 (DR-8)	One & Two-Family Res. - 10 (TR-10)	Multi-Family Residential - 15 (MR-15)	Multi-Family Residential - 30 (MR-30)	Mobile Home Residential - 7 (MH-7)	Neighborhood Mixed Use (NMU)	Institutional (I)	Suburban Mixed Use (SMU)	Urban Mixed Use (UMU)	Central Mixed Use (CMU)	Intensive Outdoor Activity (IOA)	Business Park (BP)	Light Industrial (LI)	Heavy Industrial (HI)	Extraction (EX)	Land Uses Permitted: Refer to the detailed definitions following pages. P: By Right C: By conditional use permit P/C: Refer to specific requireme use permit is required
C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	C					(7) Accessory dwelling unit
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C					(8) In-family suite

See § 5-10-28 Conditional use permit procedures.

COMMUNITY EXAMPLE

Outagamie County, WI

Chapter 54 – Zoning

Article V. Special Provisions

Sec. 54-466. - Accessory dwellings.

- (a) *Intent.* It is the intent of this article to provide for housing options for the extended family and certain specified segments of the population. These regulations are established to permit modification of single-family dwellings to include the accessory dwelling unit to be occupied by no more than two persons who are handicapped, over the age of 60 years old, or related to the owner-occupant.
- (b) *Mandatory owner occupancy.* The owner of the single-family residence must occupy either the principal residence or the accessory residence.
- (c) *Nature and scale of accessory unit.* An accessory dwelling may be a separate, complete housekeeping unit provided, however, that it is substantially contained within the structure of the single-family dwelling and clearly a subordinate part thereof. Permissible modifications to the structure are a limited extension of the structure to the rear and the creation of a separate entrance at the side or rear. The accessory apartment shall not exceed 600 square feet of floor area or 25 percent of the entire floor area of the dwelling, whichever is greater. Any external modification shall be done with a design and materials similar in appearance to the principal structure such that to the maximum extent possible, the external appearance of the dwelling will remain as a single-family dwelling.
- (d) *Dimensional requirements.* Maximum lot coverage and maximum height requirements, as well as minimum yard requirements in the RSF single-family residential district, shall be met.

Accessory dwellings are a special exception (conditional use) in the following districts:

- **RSF SINGLE-FAMILY RESIDENTIAL DISTRICT**
- **RTF RESIDENTIAL TWO-FAMILY DISTRICT**
- **RMF MULTIFAMILY RESIDENTIAL DISTRICT**

RECOMMENDED RESOURCES

AARP Livable Communities: All About Accessory Dwelling Units

Contains guide, handouts, videos, PowerPoint, and model ordinance language.

Designed for general audiences.

<https://www.aarp.org/livable-communities/housing/info-2019/accessory-dwelling-units-adus.html>

<https://www.aarp.org/livable-communities/housing/info-2021/adu-model-state-act-and-local-ordinance.html>

APA Knowledge Base Collection: Accessory Dwelling Units

Contains research, policy guide, model state act, and local ordinance.

Geared to professional planning and zoning audience. Some resources restricted to members of the American Planning Association.

<https://www.planning.org/knowledgebase/accessorydwellings/>

League of Wisconsin Municipalities: Housing Resources

Enabling Better Places: A Users Guide to Neighborhood Affordability helps communities diagnose and adjust their zoning code to remove obstacles to affordable housing. Website contains Guide, PowerPoint, description of new housing bills / funding package, and variety of housing resources.

Designed for local government audience.

<https://lwm-info.org/1473/Housing>

<https://lwm-info.org/DocumentCenter/View/5566/WI-Zoning-Guide-Final-2-2022>

<https://www.lwm-info.org/DocumentCenter/View/3989/Housing-22-Accessory-Dwelling-Units>

Clerk Treasurer

From: Clerk Treasurer
Sent: Monday, January 29, 2024 1:24 PM
To: 'Lexie D. Harris'
Subject: RE: Questions on Schotlift Land
Attachments: CSM_5637_Shotliff.pdf; 2023-06-15 Shotliff-GCH Exhibit Review.pdf; 23076_Shotliff_Preliminary_V1.pdf; 231019 Plan Commission minutes approved.pdf; Plat of Survey for Richard Hefty.pdf

Lexie,

Randall Shotliff owns three parcels in the Town of New Glarus. This is the largest one:
<https://ascent.greencountywi.org/LandRecords/PropertyListing/RealEstateTaxParcel#/Details/30684>. It is 42.81 acres in size and excludes the 11.88 acres, Lot 1 of CSM 5637, sold to Green County:
<https://ascent.greencountywi.org/LandRecords/PropertyListing/RealEstateTaxParcel#/Details/30682>. The smallest parcel he owns is 0.3100 acres:
<https://ascent.greencountywi.org/LandRecords/PropertyListing/RealEstateTaxParcel#/Details/30683>.

There is one parcel that is 33.780 acres to the south and east of the ones nearest to STH 39:
<https://ascent.greencountywi.org/LandRecords/PropertyListing/RealEstateTaxParcel#/Details/30683>.

I am uncertain what piece of land is 31.5 acres in size that is owned by Mr. Shotliff.

Minutes are attached from the October 19, 2023 Town of New Glarus Plan Commission meeting that includes the bulk of this information. The one aerial map with four lots defined is a concept plan only; it has not been approved at this point in time.

Many thanks,
John

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

From: Lexie D. Harris <realtorlexiedharris@gmail.com>
Sent: Friday, January 26, 2024 9:32 AM
To: Clerk Treasurer <clerk@townofnewglaruswi.gov>
Subject: Questions on Schotlift Land

Hi John,

I have a Buyer with some possible interest on Randy Schotlifts 31.5 acre parcel. It appears there are 4 sites and then the rest of the land would be deeded as open space. Here is the link: <https://s.paragonrels.com/goto/ZeKD0z>

Could we build duplexes?
Could we create a condo association to create a Cohousing community?

Are there options or is there already a conservation deed on that land?

Would they just come up that field drive? I'm assuming that would need to be brought up to current driveway specs if it isn't already off of Hwy 39?

Thank you for any information you may have!

Best Regards,

Lexie D. Harris

EXIT PROFESSIONAL REAL ESTATE

Real Estate Consultant/Owner

608.513.4577

SoWisconsinRealEstate.com

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



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