

# TOWN OF NEW GLARUS

## LAND DIVISION HEARING NOTICE

WEDNESDAY, FEBRUARY 14, 2024

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

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

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

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

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

Complete Documents may be reviewed on our website: [www.townofnewglarus.com](http://www.townofnewglarus.com) under the Agendas/Minutes heading.

Chris Narveson, Chair  
New Glarus Town Board

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

Meeting ID: 878 6079 2292

Passcode: 854693

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

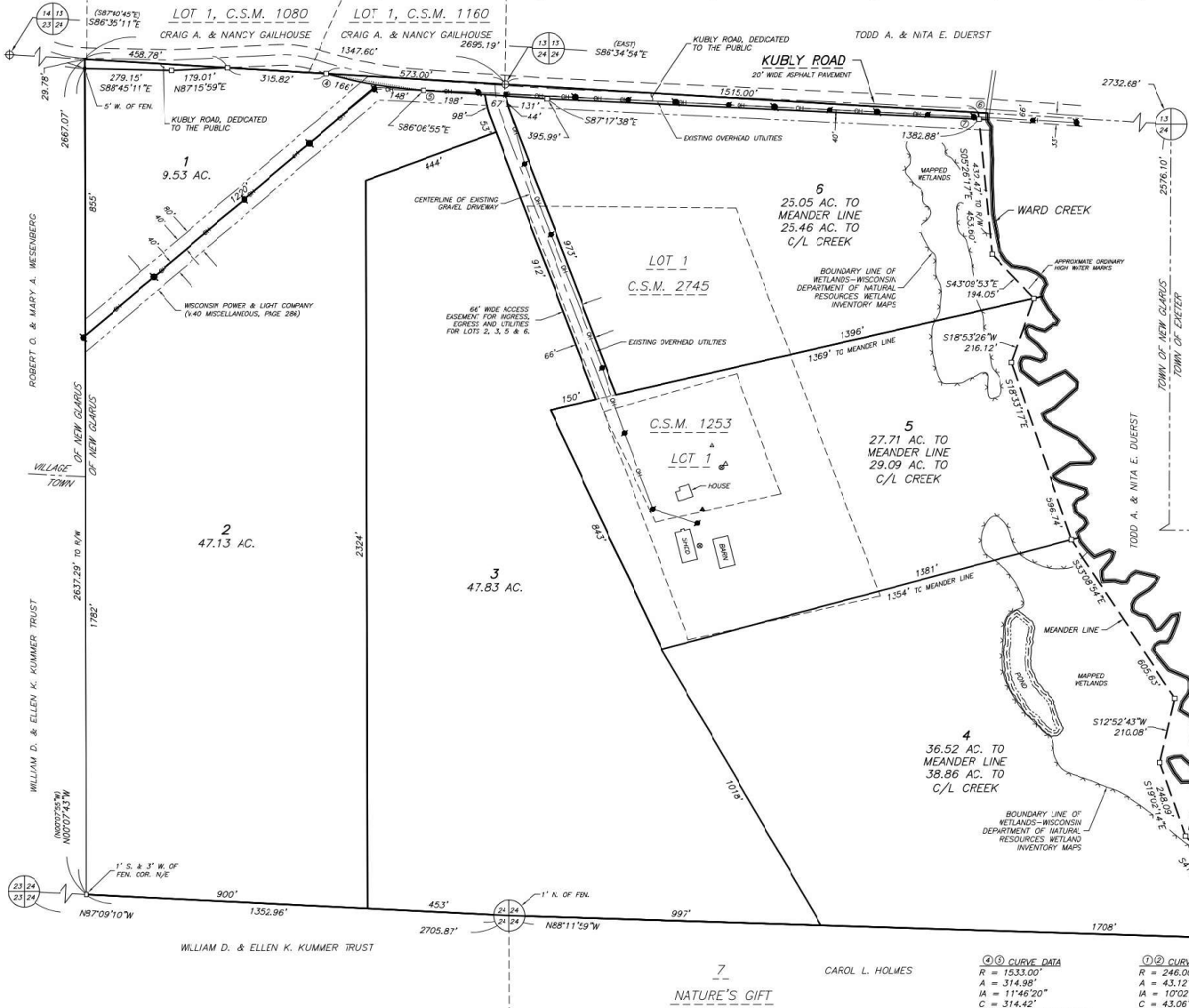
POSTED 01/17/2024: New Glarus Town Hall  
New Glarus Garage  
New Glarus Post Office  
<https://townofnewglarus.com/>

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

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

# TALARCZYKS' PRELIMINARY PLAT

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



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

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

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

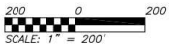
- LEGEND:**
- Concrete monument with brass cap found
  - Cast aluminum monument found
  - Cast aluminum monument with brass cap found
  - 7/8" x 24" solid round iron rod set
  - 3/4" solid round iron rod found
  - 1/4" x 24" solid round iron rod set, weighing 4.30 lbs per lineal foot
  - Well
  - Septic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

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

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

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

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



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

October 31, 2023



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

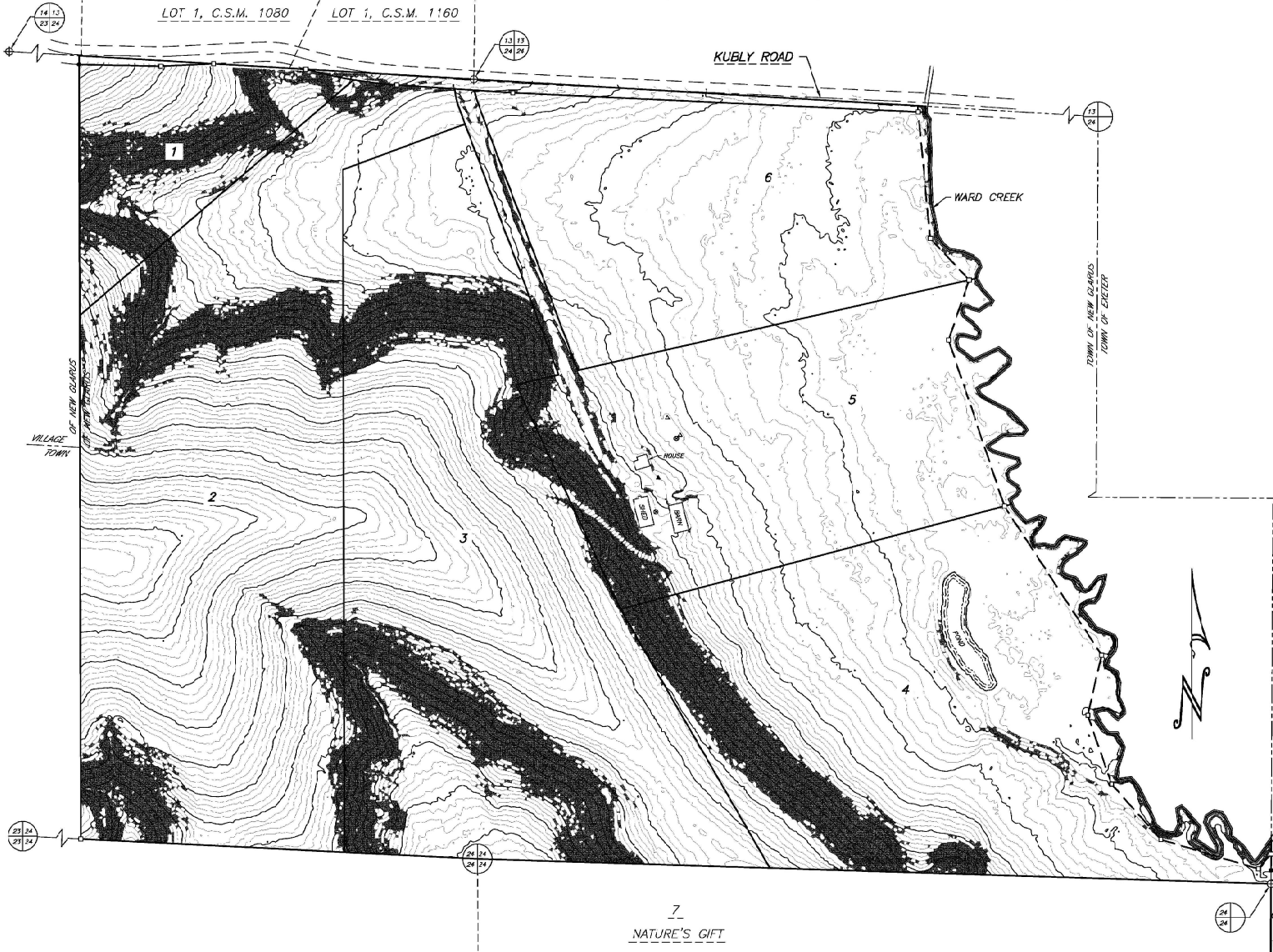
PREPARED FOR  
Karen Talarczyk, Et Al.  
85105 Kubly Road  
New Glarus, WI 53574  
(608) 527-2988

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

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

# TALARCZYKS' PRELIMINARY PLAT

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



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

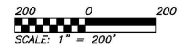
- LEGEND:**
- Slopes of 20% or greater

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

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

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

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



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

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

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

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

200 0 200  
 SCALE: 1" = 200'

SHEET 3 OF 3

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

2/14 LAND DIV HRNG

**Affidavit of Publication**

STATE OF WISCONSIN} SS  
COUNTY OF GREEN}

Elizabeth Sutcliffe, being duly sworn, says:

That she is an authorized representative of the Post Messenger Recorder, a weekly newspaper of general circulation, printed and published in New Glarus, Green County, Wisconsin; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

1/25/2024, 2/11/2024

That said newspaper was regularly issued and circulated on those dates.

SIGNED:

*Elizabeth Sutcliffe*  
Subscribed to sworn to me this 2/11/2024

*A. L. Henning Schlimgen*  
A. L. Henning Schlimgen, Notary Public, State of Wisconsin

My Commission Expires January 31, 2025

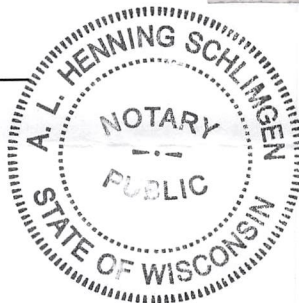
Printers Fee: \$ \_\_\_\_\_

See Monthly Statement for Cost \_\_\_\_\_  
Received Payment \_\_\_\_\_

100702 99076

TOWN OF NEW GLARUS

PO BOX 448  
NEW GLARUS, WI 53574



**TOWN OF NEW GLARUS  
LAND DIVISION HEARING  
NOTICE  
WEDNESDAY, FEBRUARY 14, 2024**

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

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TIME: 6:00 PM

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Chris Narveson, Chair  
New Glarus Town Board

**Join Zoom Meeting:**

[https://us06web.zoom.us/j/87860792292?](https://us06web.zoom.us/j/87860792292?pwd=fRKc7Uu7ageDhbMYUtJogbjBt3Gex.1)  
pwd=fRKc7Uu7ageDhbMYUtJogbjBt3Gex.1  
Meeting ID: 878 6079 2292 Passcode: 854693  
Dial by your location: +1 312 626 6799 US (Chicago)

**POSTED 01/17/2024:**

New Glarus Town Hall  
New Glarus Garage  
New Glarus Post Office  
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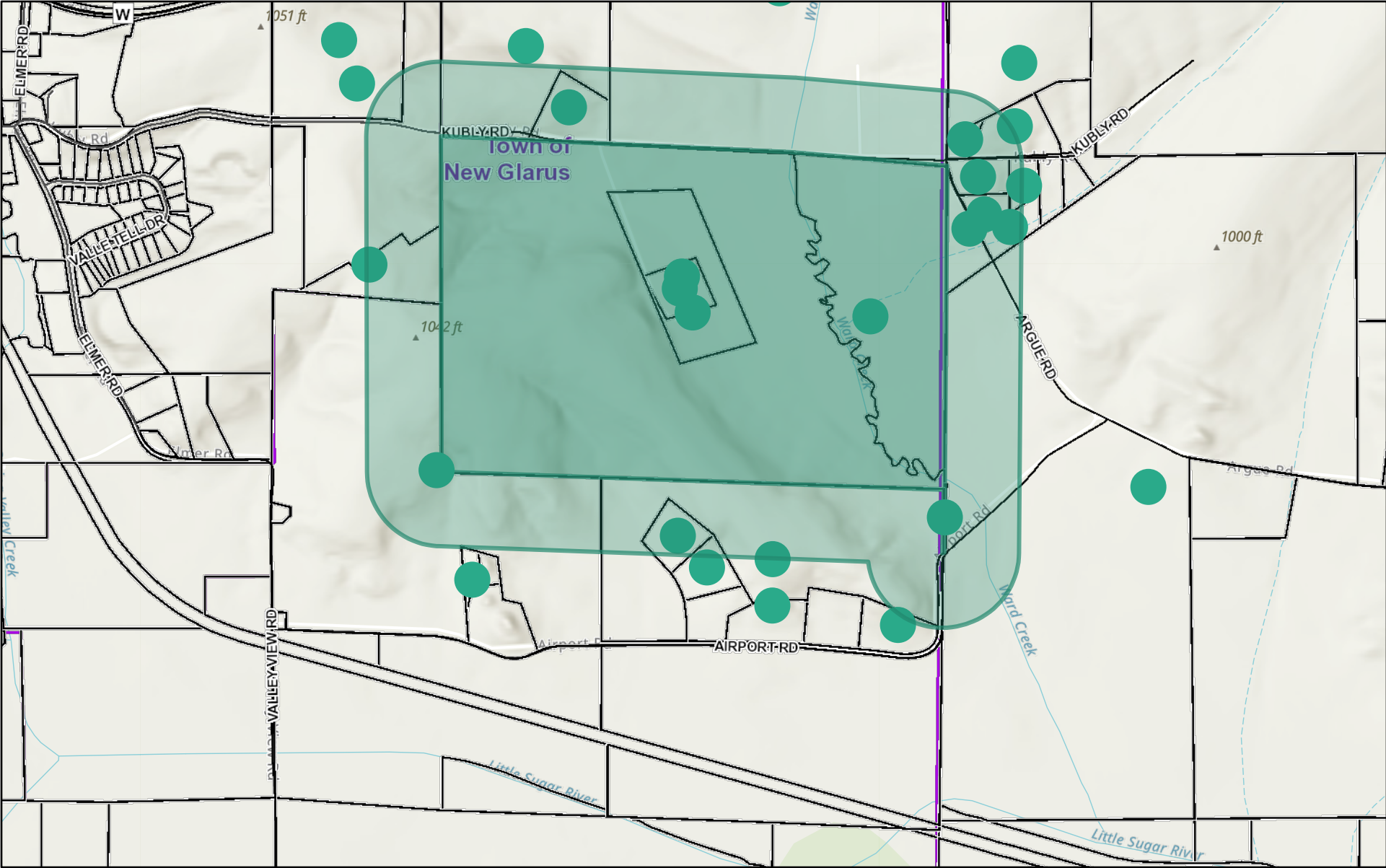
Publish: 1/25/24, 2/1/24 **WNAXLP**

RECEIVED FEB 03 REC'D

TALARCZYK LAND DIVISION  
 MAILED NOTIFICATION LIST

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

# Talarczyk Neighbor Notification



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

Local Roads

Other Road Class

State Hwy

County Hwy

Town Road

Village/City Street

Highways

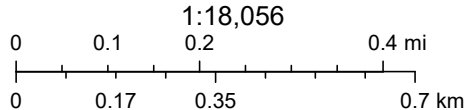
Other Road Class

State Hwy

County Hwy

Parcels

Municipal Boundaries



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

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

OFFICE OF  
**Town of New Glarus**

Town of New Glarus  
PO Box 448  
New Glarus, WI 53574-0448

January 21, 2024

Town of New Glarus  
PO Box 448  
New Glarus, WI 53574-0448

Town of New Glarus staff,

This notification is being sent to all property owners within 600' of tax parcel 23024 0175.0000 in Section 24 within the Town of New Glarus, including the applicants, to make you aware of a public hearing regarding the division of this 175 acre parcel by Plat.

The Preliminary Plat was reviewed by the Town of New Glarus Plan Commission on December 21, 2023 and was recommended to the Town Board to consider for approval following a public hearing at 6:00 PM on Wednesday, February 14, 2024 at the New Glarus Town Hall, 26 5<sup>th</sup> Avenue, New Glarus, WI.

The proposed division of the property is by large lot, which requires at least 35 acres for each proposed building site and deed-restricted open space. There is one existing lot with a residence that was defined prior to the adoption of the Town Land Division Subdivision Ordinance on October 13, 1997. That lot does not require additional open space.

Enclosed is a copy of the public hearing notice and the draft Preliminary Plat to be considered.

Respectfully,  
John

John Wright  
Clerk-Treasurer  
[clerk@townofnewglaruswi.gov](mailto:clerk@townofnewglaruswi.gov)  
608-527-2390  
Town of New Glarus