

Town of New Glarus
PUBLIC HEARING FOR A PROPOSED SUBDIVISION OF PROPERTY
BY PRELIMINARY PLAT FOR THE KAREN TALARCZYK REVOCABLE TRUST
FOR LAND LOCATED NEAR TO W5105 KUBLY ROAD
WEDNESDAY, FEBRUARY 14, 2024
MINUTES

Town Board Attending: Chris Narveson (Chair), Matt Streiff, Jim Hoesly, Robert Elkins and Troy Pauli

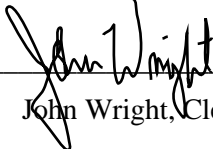
Board Members Absent: None

Also Attending: John Wright: Clerk-Treasurer; Sara Beth Hahner: Deputy Clerk-Treasurer; Robert and Michael Talarczyk: applicants; Tim Schleeper: Vierbicher Associates planner; Olivia Stramara: Landscape Designer, Vierbicher Associates; Harry Pulliam: Chair of Town Park Commission; Kelly Ruschman: Town Park Commissioner; Carol Holmes, Craig Galhouse (arrived at 6:05 PM), Nancy Galhouse (arrived at 6:05 PM): Town of New Glarus residents; Robert Duxstad (virtually): attorney for the applicants; Dan and Shelly Truttmann: Town of York residents; and Amy Trumble: Village of New Glarus Public Library Director

1. **Call to Order:** Chair Narveson called the meeting to order and opened the public hearing at 6:00 PM.
2. **Proof of Posting:** Clerk-Treasurer Wright attested to the proper proof of posting that included neighbor notification by letter (mailed January 21, 2024), posting in three physical locations and to the Town website (January 17, 2024), and publication in the Post Messenger Recorder (January 25 and February 1, 2024). Wright noted that the copy mailed to the Town with the others was received on January 24, 2024.
3. **Open Public Hearing for the Proposed 6-Lot Land Division by Preliminary Plat by Normal Density (35 acre divisor) One of Which is a Re-platting of a Pre-Ordinance Lot** – Chair Narveson requested that Surveyor and applicant Bob Talarczyk explain the reasons for subdividing the family property by Preliminary Plat. Talarczyk stated that the Plat has been prepared as part of family estate planning rather than immediate marketing or sales. It was noted that one of the six proposed lots contains the existing home; this lot was established prior to October 13, 1997 by Certified Survey Map, so does not require an open space obligation. Talarczyk stated that the Final Plat will shift the western boundary of proposed Lot 4 to the west so that it contains 40 or more acres, slightly diminishing Lot 3 to the west.

Town of York Chair Dan Truttmann asked whether there is a provision within the Town of New Glarus Land Division and Subdivision ordinance to protect against the loss of farmland. He stated that this has been an ongoing struggle within the Town of York to balance development with the preservation of agricultural resources.
4. Chair Narveson asked for additional comments from the public attending in person or virtually. No additional comments were offered.
5. **Motion** to close the public hearing at 6:07 PM and adjourn by Supervisor Elkins; **seconded** by Supervisor Hoesly. **Motion carried** 5-0.

Approved: March 13, 2024



John Wright, Clerk-Treasurer