

Town of New Glarus

**PUBLIC HEARING FOR A PROPOSED SUBDIVISION OF PROPERTY
BY CERTIFIED SURVEY MAP FOR JENNIFER AND MATTHEW KLEIN
FOR PARCEL 23024 0151.1000 IN SECTION 21, T4N, R7E
WEDNESDAY, MARCH 13, 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; Jennifer and Matthew Klein: applicants; Tim Schleeper: Vierbicher Associates planner; Jim Klosiewski, Paul Burk, Brandon Rupnow, Carol Hustad, Brad Way, Janet Sherven, John Schadewalt, Ron and Kegan French (departed at 6:40 PM), Michael Sweet, George Marotta, Taylor Disch, Mary Anne Oemichen Diana McNulty, Ashley Haffner, and Mark Pernitz: Town of New Glarus residents; Sara ?(joined virtually at 6:04 PM): unknown; Dan Truttmann: Town of York resident; Janet Cook and Randy Burkhalter: Town of Decatur residents; Angie Sweetwood: Town of Mt. Pleasant resident; and Dustin Matzke: Village of New Glarus resident

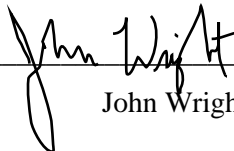
1. **Call to Order:** Chair Narveson called the meeting to order and opened the public hearing at 6:00 PM.
2. **Proof of Posting:** Clerk-Treasurer Wright attested to the proper proof of posting that included neighbor notification by letter (mailed February 22, 2024), posting in three physical locations and to the Town website (February 22, 2024), and publication in the Post Messenger Recorder (February 29, 2024). A notification letter mailed to the Town of New Glarus, along with the others, was received on February 24, 2024.
3. **Open Public Hearing for the Proposed 3-Lot Division by Certified Survey Map** – Chair Narveson stated that the Town New Glarus Plan Commission recommended the conditional approval of the proposed division of land. He further reported that the Joint Town/Village Extraterritorial Zoning Committee reviewed and recommended the proposal as well under their plat review jurisdiction (this property is outside of their zoning jurisdiction). Narveson requested the applicants introduce their proposal to the public.
 - a) Matt Klein stated that he and Jennifer purchased the property and realized that it had the potential to be further divided. They contracted with Kevin Pape to survey the property to ascertain the actual acreage and to lay out three lots and three cluster envelopes. Mr. Klein stated that the Plan Commission granted one joint access and one individual access to Marty Road, but he would like consideration of three separate access points instead. A preliminary Endangered Resources Review (ERR) of the property has been completed by the Wisconsin Department of Natural Resources and the couple are awaiting the results of a more detailed report. The couple intend to build upon proposed Lot 3, to sell the existing residence and 5 acres of land on proposed Lot 2, and to sell 10 acres of undeveloped land with a building site within proposed Lot 1.

Vierbicher planner Schleeper summarized his review of the property that is dated February 13, 2024. Schleeper stated that the land qualifies for subdivision by the cluster option. Town Patrolperson Ronald Roesslein marked locations along Marty Road that had the potential for vehicular access to the property. Schleeper recommended that a joint driveway agreement be recorded at the same time as the Certified Survey map (unless three separate access points are approved by the Board). Schleeper noted that the letter dated February 13, 2024 (included in the packet) includes a draft motion for approval with the exception that it does not reflect the recommendation that the approval be conditioned upon making the cluster envelope in Lot 3 less extreme in its singular connection with the cluster envelope contained within the proposed Lot 2. There was brief discussion as to whether the applicant and their surveyor could take advantage of the acreage in excess of the 40 acres required for a 3-lot subdivision using the cluster option to enlarge the cluster envelope for Lot 3.
 - b) Chair Narveson opened up the floor for public comment. Jim Klosiewski, N8302 Marty Road, stated that the definition of cluster envelope within Chapter 110 of the Land Division and Subdivision Code prevent

the cluster envelope from exceeding 2.0 acres in area. Ron French, N8174 Marty Road stated his opinion that Marty is no longer a rustic road, that whatever people who have economic means to do will be approved by the Town, that his privacy will be reduced by continued development, and that his safety pulling from his driveway onto Marty Road will be diminished due to increased traffic volumes. Janet Sherven, N8810 Marty Road, stated that when she first acquired her property at the north end of Marty Road there were only seven working dairy farms. She recounted past efforts to petition for Marty Road to be classified as a rustic road. Sherven stated that residential development over the prior 20 years has made this a more dangerous thoroughfare. Dan Truttmann, N9637 County Road J, stated that the proposed residential cluster envelope contained within proposed Lot 3 is prime farm land. To preserve arable land, he recommended that the applicant consider arranging the 3 cluster envelopes in a tighter configuration. He noted that it is difficult to navigate implements of husbandry around multiple homesites. Mr. Klosiewski added that he did not feel the Town of New Glarus Plan Commission did their due diligence in recommending the Board consider this for approval. It was noted that the Plan Commission did recommend to the Board a condition that the proposed cluster envelope within Lot 3 be reconfigured. There followed a brief discussion of the definition of a cluster envelope and that that no residential building would fit within the long, tapering shape that established contiguity with the proposed cluster envelope within Lot 2. Chair Narveson noted that other communities attempt to preserve open space without clustering building sites. He further noted that the Town Board must follow what is legal under the current ordinances and statutes when they make their determination. Applicant Matt Klein stated that the proposed location for a future residence within the cluster envelope of proposed Lot 3 was a greenbelt on the ridge that is not cropped.

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 6:44 PM and to adjourn by Supervisor Pauli; seconded by Supervisor Hoesly. Motion carried 5-0.

Approved: April 10, 2024



John Wright, Clerk-Treasurer