

**TOWN OF NEW GLARUS
PLAN COMMISSION MEETING
THURSDAY, APRIL 18, 2024, 6:00 PM
AGENDA**

Join by Zoom: <https://us06web.zoom.us/j/83997580904?pwd=6wainABWVJbuZiCjKJwAGfNAwKRLl0.1>

Meeting ID: 839 9758 0904

Passcode: 502271

Dial by your location: 312 626 6799

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

DATE: Thursday, April 18, 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 March 21, 2024
3. Update on Roth/Wyittenbach Neighbor Exchange
4. Reminder of Wisconsin Towns Association Training for Comprehensive Plans on May 18, 2024 in Monroe
5. Master Park Plan Update
6. Update on Public Facilities Planning from Vierbicher
7. Discuss Standards for Commercial Development Within Chapter 110 Land Division and Subdivision
8. Continue Discussion of a Portal to be Hosted on the Green County GIS Database
9. Continue Review of Sample Driveway Ordinances that Have Provisions for Field Drive Access and Farm Drive/Commercial Access
10. Inquiries – Larry and Linda Disch about Splitting 2.0 Acres by CSM from Parcel 23024 0110.1800
11. Continue to Discuss Town Process for Development Potential Questions
12. 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: 04/11/2024

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, MARCH 21, 2024
MINUTES

Members Attending: Chris Narveson: Chair; John Freitag, Craig Galhouse, Robert Elkins, Mark Pernitz; and Reg Reis (arrived at 6:03 PM)

Absent: John Ott

Also Attending: John Wright: Clerk-Treasurer; Jennifer and Matthew Klein (departed at 6:37 PM): applicants for land division; Sara Beth Hahner: Deputy Clerk; Ron and Kegan French (departed at 6:22 PM): Town residents; and Tim Schleeper: contract planner from Vierbicher

1. **Call to Order and Proof of Posting:** Chair Narveson called the meeting to order at 6:00 PM. Clerk-Treasurer Wright attested to proper proof of posting.
2. **Approve Minutes from February 15, 2024:** Motion to approve the meeting minutes from February 15, 2024, as presented, was made by Commissioner Freitag; seconded by Commissioner Galhouse. Motion carried 5-0.
3. **Discuss and Possibly Recommend to the Town Board the Approval of the 3-Lot Cluster Division of the Klein Property, by Certified Survey Map, as Referred by the Board to the Plan Commission Following the March 13, 2024 Public Hearing for Plan Commission Review for Compliance with the Definition of Cluster Development per §110-5** – Chair Narveson provided a summary of the discussion held at the March 13, 2024 public hearing and regular Town Board meeting that followed. He noted that Commissioner Galhouse confirmed that the amendment of Chapter 110 in 2020 did place a maximum size upon a cluster envelope of 2.0 acres. Tim Schleeper, planner with Vierbicher, stated that the restriction was to concentrate building sites by drawing them closer together. It was noted that the minimum amount of open space to be preserved is 85%. Schleeper stated that what the Kleins had proposed to the Plan Commission last month is consistent with the current land division and subdivision code. Schleeper noted that an approved cluster division [CSM 4995 approved in 2016] to the southeast of the subject property similarly stretched cluster envelopes to establish contiguity. There followed discussion of and preference for shortening and broadening the link between the cluster envelope within the proposed Lot3 and the cluster envelope in proposed Lot 2 as well as a preference to move the cluster envelope within proposed Lot 3 away from the ridge and towards the grove of trees to the west.

It was noted that when the original configuration was reviewed by the Joint Town/Village of New Glarus Extraterritorial Zoning Committee [who have plat review for this property] expressed a preference for relocating the cluster envelope within proposed Lot 1 further to the east of Marty Road. The preferred standard is 80 feet; the Committee accepted a compromise of 70 feet. It was noted that one of the possible driveway locations sited by the Town Patrolperson would result in the loss of multiple, mature trees, which was discouraged. Schleeper introduced the revised draft Certified Survey Map (CSM) that adjusted the distance and shape of cluster envelopes within proposed Lots 3 and 2 and the setback distance for the cluster envelope within proposed Lot 1. Clerk-Treasurer Wright stated that Attorney Hazelbaker, representing the Town, had indicated that no second public hearing was required if the Plan Commission makes a new recommendation to the Town Board to approve or conditionally approve the revised draft CSM. Schleeper noted that the Plan Commission and Board may want to revise Chapter 110 at a future point in time to avoid these situations again. There followed a brief discussion as to how many access points were requested and their proposed location(s).

A motion to recommend to the Town Board the approval of the land division, by the revised Certified Survey Map, was made by Commissioner Pernitz; seconded by Commissioner Galhouse. Discussion: There was a discussion of the intent of the 1999 amendment to the Land Division and Subdivision code, which allowed for the clustering scenario, was to concentrate building sites and to preserve open space that includes arable farm land. According to Mr. Klein, the proposed building site on the ridge will preserve more farmland than relocation to the west by the grove of trees. Motion carried 6-0.

TOWN OF NEW GLARUS

4. **Consider and Possibly Recommend to the Town Board the Approval of Three Separate Driveway Access Points to Serve the Three Proposed Residential Cluster Lots for Klein** – Chair Narveson stated that the Plan Commission had previously recommended that the Board approve one joint and one individual access. Applicant Matt Klein stated that he met with Patrolperson Roesslein to identify options for access with emphasis on safety. The locations were marked on the pavement and are reflected on the document in tonight's packet. If the secondary goal, beyond safety, is to minimize the stops for services, then the applicant is willing to cluster mailboxes at a single location and to draft a restrictions and covenants document that would identify a singular location for future school bus pickup/drop off. Mr. Klein pointed out the proposed access locations on a projected, aerial image (visible to those in attendance in-person and virtually via Zoom). It was noted that page 3 of the proposed, revised CSM shows the location and dimensions of the access through proposed Lot 2 to proposed Lot 3. Schleeper stated that the shed to be built within the proposed Lot 2 will need to be contained within the cluster envelope [unless dedicated exclusively for agricultural purposes]. It was noted that granting more individual access points on the east side of Marty Road may lead to future conflicts when development occurs on the west side of Marty in the future.

A motion to rescind the recommendation of the Plan Commission to the Town Board approved at the February 14, 2024 meeting for one joint and one individual access and to instead recommend to the Town Board the approval of three separate driveway access points as proposed by the applicant was made by Commissioner Pernitz; seconded by Commissioner Freitag. Motion carried 5-0.

5. **Discussion and Possible Action to Authorize the Town Chair to Sign a Draft CSM for a Neighbor Exchange Between Wyttbach and Roth, Valley View Road** – Tim Schleeper provided a brief overview of what is being proposed. The applicant or agent were not present to answer questions. The neighbor exchange involves the reconfiguration of four pre-Ordinance parcels, each with the potential of a residential building site. Two lots have existing homes. The proposal would eliminate one building through the consolidation of two parcels owned by Wyttbach, one which contains a residence and the other a residential accessory structure. It is the understanding of the Town that this neighbor exchange is requiring a signature by the Town due to a decision by the Green County Zoning Administrator. Ordinarily, the Town has no authority over neighbor exchanges when no new lots are created [§236.45(2)(am)(3)]. Schleeper had requested the item to be added to the Plan Commission agenda to encourage the applicant or their agent to record a joint driveway agreement to provide access to the existing Wyttbach parcels and the proposed buildable lot to the southeast. There followed a brief discussion regarding the preference that the reconfiguration of the existing parcels result in a residential building site that conforms to existing standards (i.e., that it is at least 2.0 acres in size). There was discussion as to whether the Town could withhold signing the Certified Survey Map (CSM) in order to require the reconfigured, buildable lot to be legal/conforming. It was noted that page 2 of the proposed CSM eliminates an access agreement contained within the pre-ordinance CSM. It was further noted that the landowners identify which lot loses a building site.

A motion to recommend to the Town Board that they authorize the Town Chair to sign the proposed 3-lot CSM conditioned upon the proposed Lot 3 conform to current standards for a residential building site, that a joint driveway agreement be recorded with the CSM, and that the loss of a potential residential building site be acknowledged and its locations identified, was made by Commissioner Freitag; seconded by Commissioner Pernitz. Motion carried 5-0.

6. **Update on Public Facilities Planning from Vierbicher** – Tim Schleeper reported that all community input sessions have been completed. Olivia Stramara at Vierbicher will be incorporating this feedback and will base planning documents upon those results. There followed brief discussion of the community input sessions. It was noted that the Town of Exeter donated two portable restrooms to the Town of New Glarus. According to Chair Narveson, those have already been delivered to the future park site. Elliot Buol will continue to lease the arable portions of the property for planting and harvesting purposes. There was brief discussion regarding the interest expressed by the Haffner family to purchase land surrounding the farmette

TOWN OF NEW GLARUS

they purchased from the Town and the possible impact that may have upon the proposed sale of the remaining residential cluster lot potential for the property retained by the Town.

7. **Continued Discussion of a Portal to be Hosted on the Green County GIS Database** – Schleeper stated that there has been no progress on this project. A static map hosted on the Town of Springfield website was presented to those in attendance and was included in the packet. The Town could host a similar map that identifies the contiguous properties at date of ordinance, the number of large lot potential at that time, and the remaining potential, if any. If anyone is interested in the cluster option development potential of a property, they should be referred to the Technical Review Committee. Without objection, Schleeper will provide an update at the April meeting.
8. **Continued Review of Sample Driveway Ordinances that Have Provisions for Field Drive Access and Farm Drive/Commercial Access** – The members stated the need to define commercial and field road drives/access in order to set a policy, permitting, and standards of construction. Schleeper stated that the priorities, in descending order of importance, are safety (sight lines, etc.), stormwater management (culverts, etc.), and the protection of Town rights-of-way. It was noted that field road accesses and permitted non-residential accesses sometimes become residential use without proper permitting or adherence to the standards prescribed in Chapter 36. It was reasoned that any driveway leading to an improvement should require a permit. Schleeper stated that any language used to define these standards needs to be flexible in order to accommodate changes of use in the future. Commissioner Pernitz reviewed standards presented at the December 21, 2023 Plan Commission meeting. He concluded that the first step should be to define what a field road/access is. The members considered whether existing field road access points should be issued a permit without charge, but to possibly add a new permit cost to the fee schedule for those who may request a field road access in the future. Commissioner Reis thought the term utility may be considered to describe non-residential drives and access points. The packet materials included a draft amendment prepared by Mark Hazelbaker, the Town's contracted attorney which the members reviewed.
Motion to combine the attorney draft language, with edits to reduce the length, within the current version of Chapter 36 for review at the April meeting was made by Commissioner Galhouse; seconded by Commissioner Freitag. Motion carried 6-0.
9. **Discussion of Comprehensive Plan implementation Actions** – Commissioner Galhouse provided an update on what steps the Town Plan Commission has taken to date. It was noted that the Master Park Plan will impact the Comprehensive Plan, once that has been completed and approved by the Board. Chair Narveson stated that the Towns Association will have training available at the Law and Justice Center in Monroe, Wisconsin on May 18, 2024 from 9 AM until 2 PM. There originally was to have been a live presenter, but the training will now be by a recording. It was further noted that the Joint Extraterritorial Zoning Committee has an annual reporting requirement.
10. **Inquiries**
 - a. Vike-Steinich about Zentner Road development process – Wright stated that he had received an email inquiry about separating the existing residence on this property from the horse facilities in order to build a second home. That email and Wright's response were contained in the packet.
 - b. Inquiry from Exit Real Estate about Shottliff property – Wright briefly reviewed the request for Town staff to meet with Exit Real Estate staff to discuss the residential development potential of this property. Per the included email exchange, Wright referred Ms. Harris to schedule a meeting with the Technical Review Committee for further guidance.
11. **Update on Plan Commission Terms** – Wright reminded the group that six Commission member terms are set to expire in April of this year. Chapter 110 states the Town policy that there should be three overlapping terms so that a quorum of the body does not lapse in the same year. He presented proposed terms based upon those members who were/will be elected to the Town

TOWN OF NEW GLARUS

Board, regular members appointed to the Commission, and the preference expressed by Commissioner Galhouse to serve until 2025.

12. **Continue to Discuss Town Process for Development Potential Questions** – There was no discussion on this topic this month.
13. **Adjourn**
Motion to adjourn by Commissioner Freitag; seconded by Commissioner Pernitz. Motion carried 6-0 at 8:13 PM. The next meeting will be held on April 18, 2024 at 6:00 PM.

Approved:

John Wright, Clerk-Treasurer

DRAFT

mission STATEMENT

Our mission is to transform agricultural land into a multi-faceted destination, and at the heart of it, our Community Park. Through our Community Park, we aspire to create a harmonious space that not only nurtures biodiversity but also fosters community well-being. Our commitment extends to the establishment of modern municipal facilities, enhancing the Town's infrastructure. We seek to integrate individual group passions ensuring diverse interests contribute to creating value by promoting environmental stewardship, connection, enrichment, and cultural engagement for generations to come.



PROGRAMMING

The community input night and community online survey resulted in an environmental theme of park uses including restoration areas, walking/hiking trails, mature woodlands, picnic areas and interpretive signage. Park uses with lesser mentions include a dog park, an orchard, a playground and sport courts.

With this information, the Town will decide what park uses will suit the 84 acres of land and what will be feasible regarding infrastructure, construction costs and maintenance.

TRAILS
4 MILES

RESTORATION
84 ACRES

PICNIC
4 AREAS

DOG PARK
1 AREA

1
ORCHARD

3
PLAY
AREAS

PHASING

Five zones have been identified and separated into manageable phases of park infrastructure, restoration and program development. Stages with each zone consist of 2-5 acres of restoration and/or development. A preliminary financial cost analysis of each stage can be found on the page entitled "Concept Plan #1 - Preliminary Cost Schedule". Phasing and stages were determined by Town goals, implementation of programming (i.e. trail systems & feature areas) and a logical phase-out of agricultural activity.



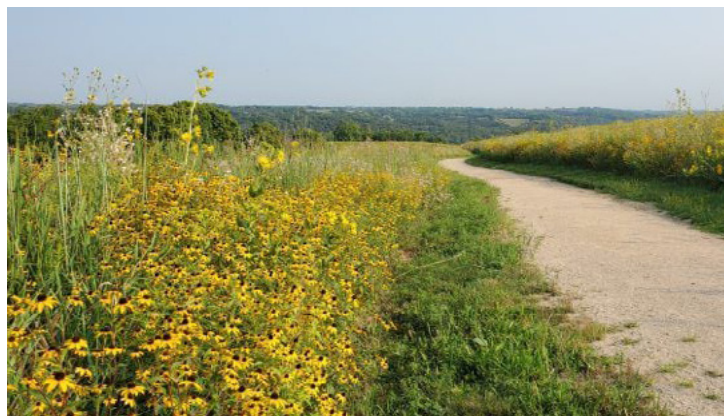
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**84
ACRES**



WALK
:
HIKE
:
RUN
:
PLAY
:
SEE
:
LISTEN
:
HEAR

3 VISTAS
:
:
**14 TRAIL
LOOPS**
:
:
1 CREEK

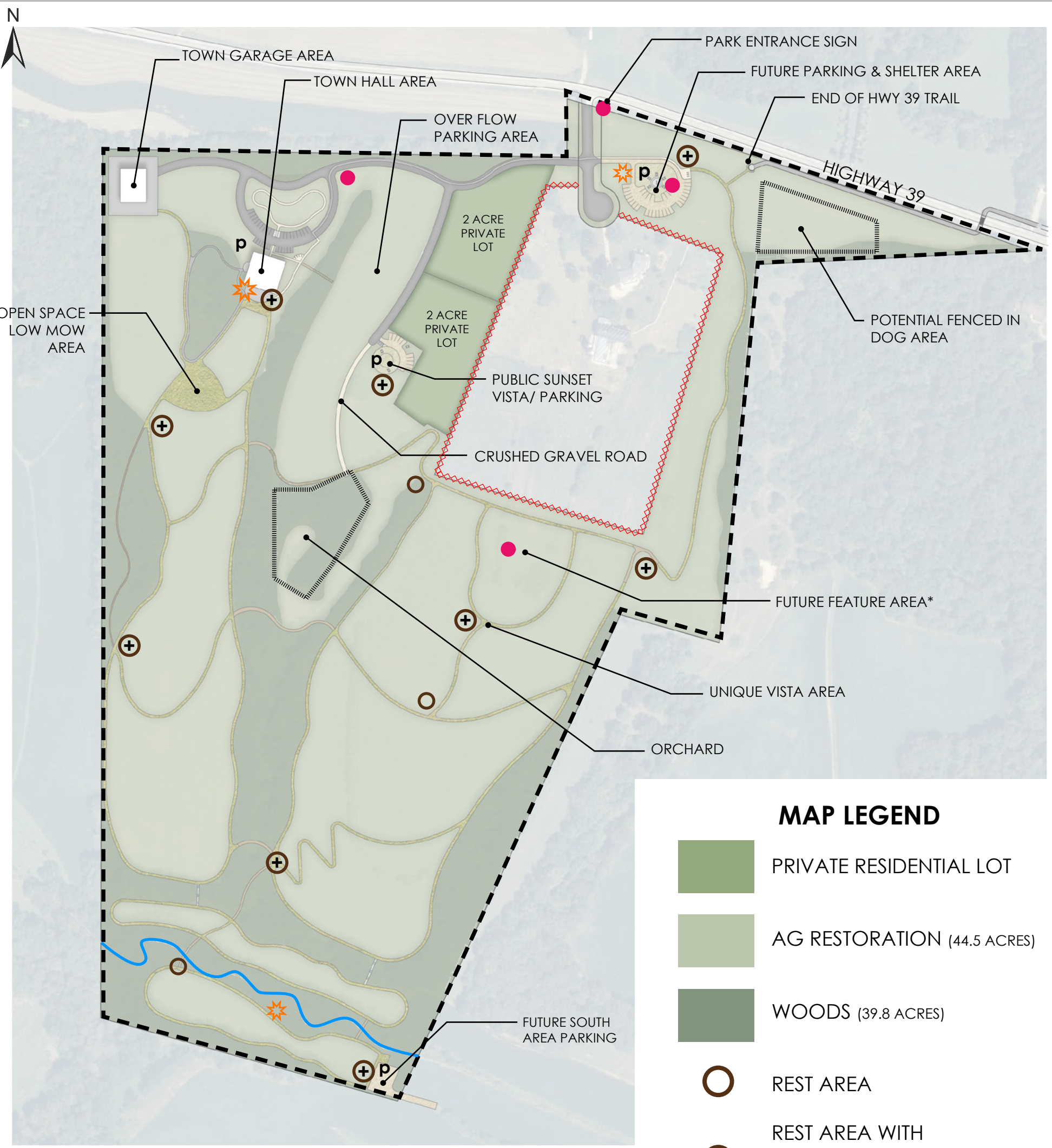


Concept Plan #1 - Vision Palette

Town of New Glarus, WI
April 17th, 2024

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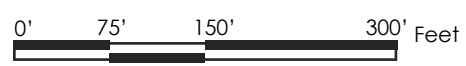




MAP LEGEND

-  PRIVATE RESIDENTIAL LOT
-  AG RESTORATION (44.5 ACRES)
-  WOODS (39.8 ACRES)
-  REST AREA
-  REST AREA WITH EDUCATIONAL & WAY FINDING SIGNAGE
-  FENCE
-  ARTISTIC SCULPTURE AREA
-  PICNIC AREA
-  STRONG PHYSICAL BOUNDARY
-  LEGLER SCHOOL BRANCH
-  PLAYGROUND AREA

*SEE PAGE "CONCEPT PLAN #1 - FUTURE FEATURE AREA" FOR DESIGN INTENT



Concept Plan #1 - Overall Plan
 Town of New Glarus, WI
 April 17th, 2024



M:\NewGlarus\2024\CommunityParticipation\DesignDevelopment\LandscapeArchitecture\ConceptDesign\ConceptPlan#1

future FEATURE AREAS

The park use ideas that did not fall into the general environmental theme which shaped the park programming could be useful as a feature or highlight throughout the park instead. The following are a summary of the most feasible park features for future implementation (these could be implemented in more than one location).

wildlife housing



Bird House



Rock Pile



Bee Box

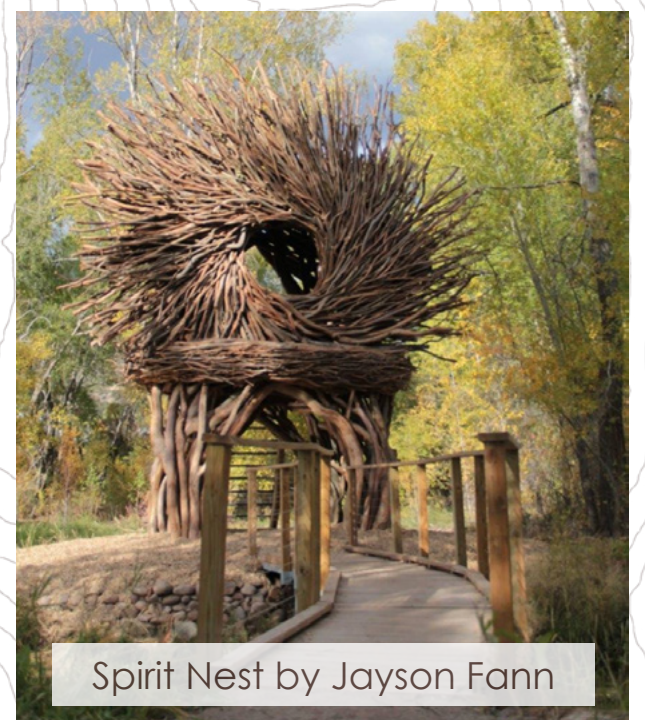
artistic creations



Updraft by Mike Burns



Prairie Labyrinth by Toby Evans



Spirit Nest by Jayson Fann

memorial trees



Young Oak Tree



New Glarus Arbor Day 2021



Young Apple Tree

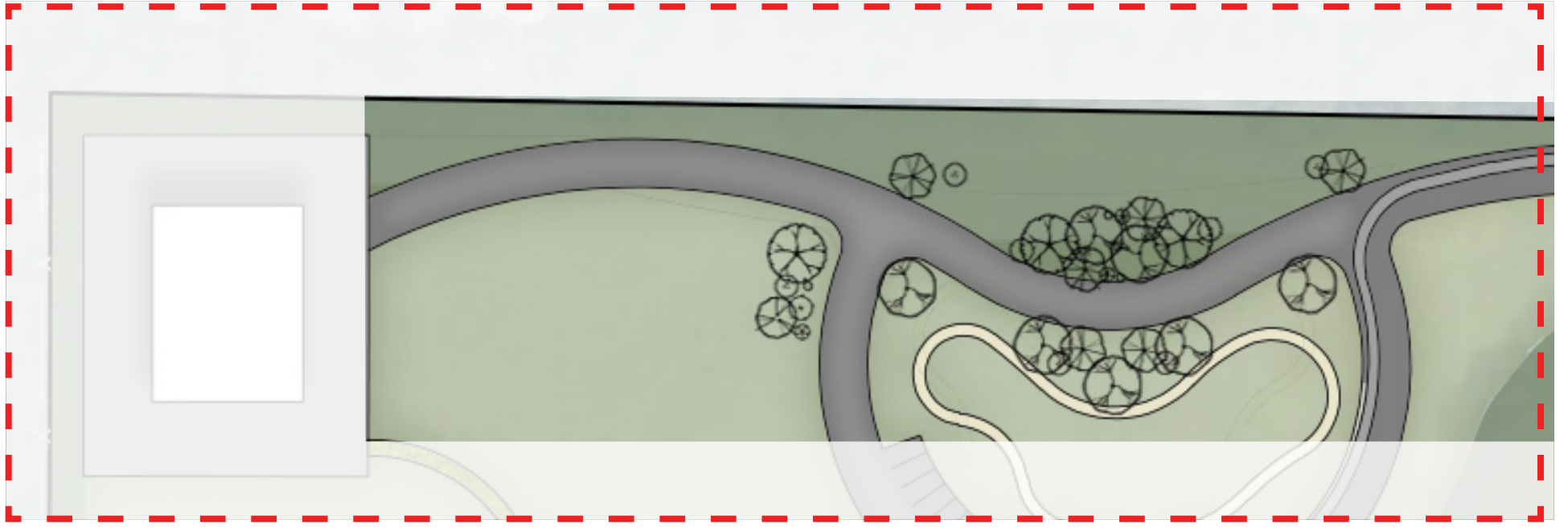
Concept Plan #1 - Future Feature Area

Town of New Glarus, WI
April 17th, 2024

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WEST



a new approach **SENSE OF PLACE**

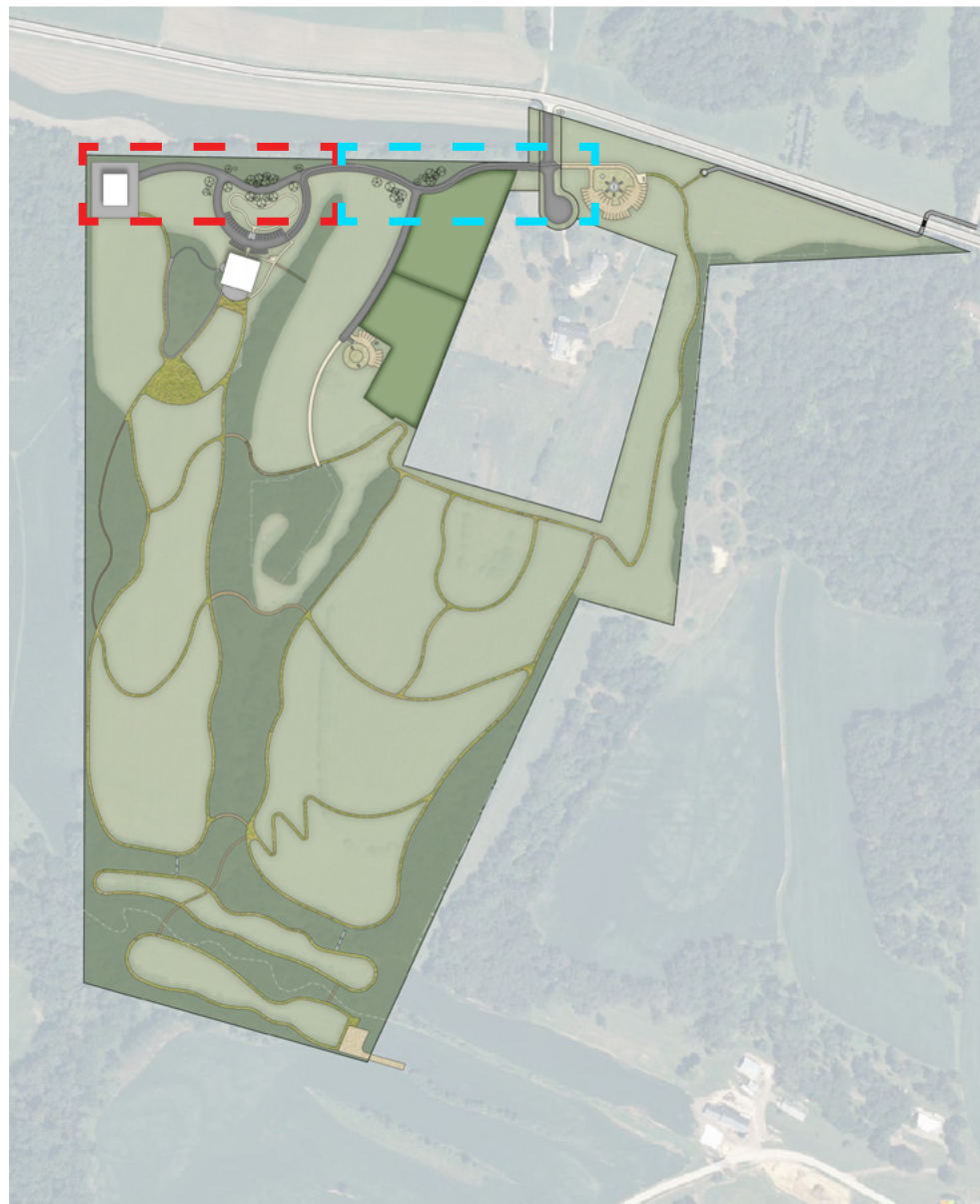
A path of navigation.

An experience across landform.

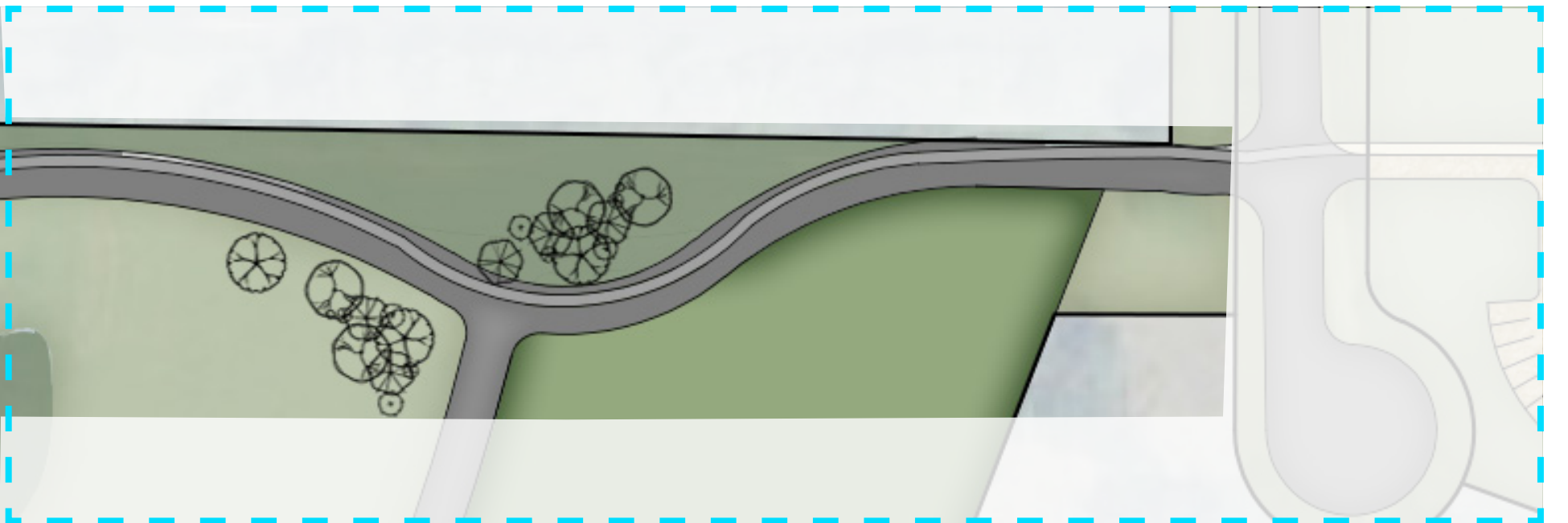
The identity of a place.

The driftless landform demands to be experienced. This experience starts with the road to the Town Garage and future Town Hall. A path of navigation that curves with the land allows visitors to slow down and signals their arrival in a unique place; one that is rooted in local identity and respects the sensuous nature of the landform.

The new road shall be designed to maneuver visitors along the curvature of each ridge it traverses. Future plantings along the road shall integrate with the environmental restoration theme of the Community Park, highlighting heritage to trees, plants and local materials while camouflaging the Town Garage area.



EAST

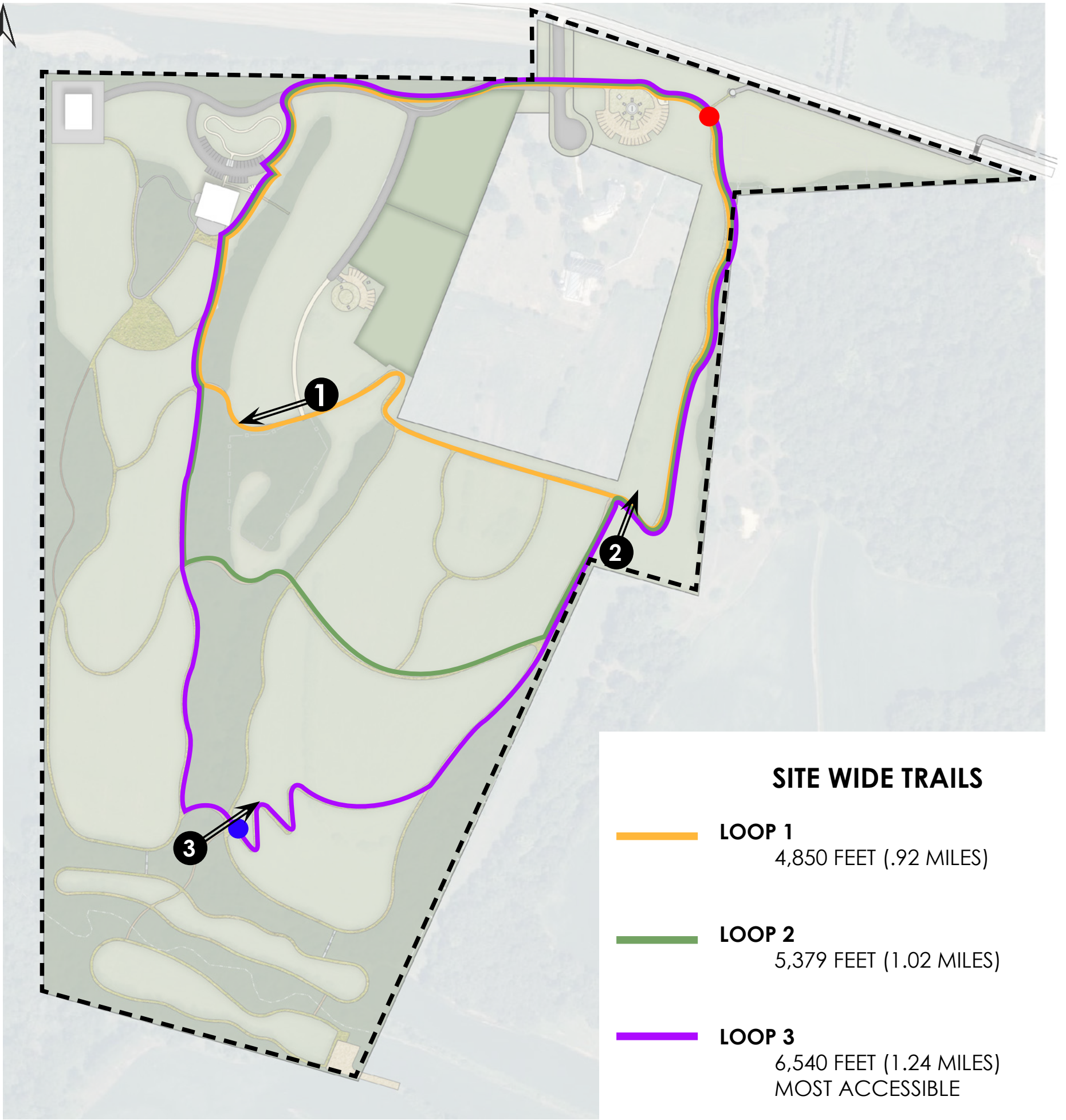


Concept Plan #1 - Road Infrastructure & Seeding Plan






Town of New Glarus, WI
April 17th, 2024

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SITE WIDE TRAILS

-  **LOOP 1**
4,850 FEET (.92 MILES)
 -  **LOOP 2**
5,379 FEET (1.02 MILES)
 -  **LOOP 3**
6,540 FEET (1.24 MILES)
MOST ACCESSIBLE
-  HIGH: 1,138 FT
 LOW: 1,002 FT

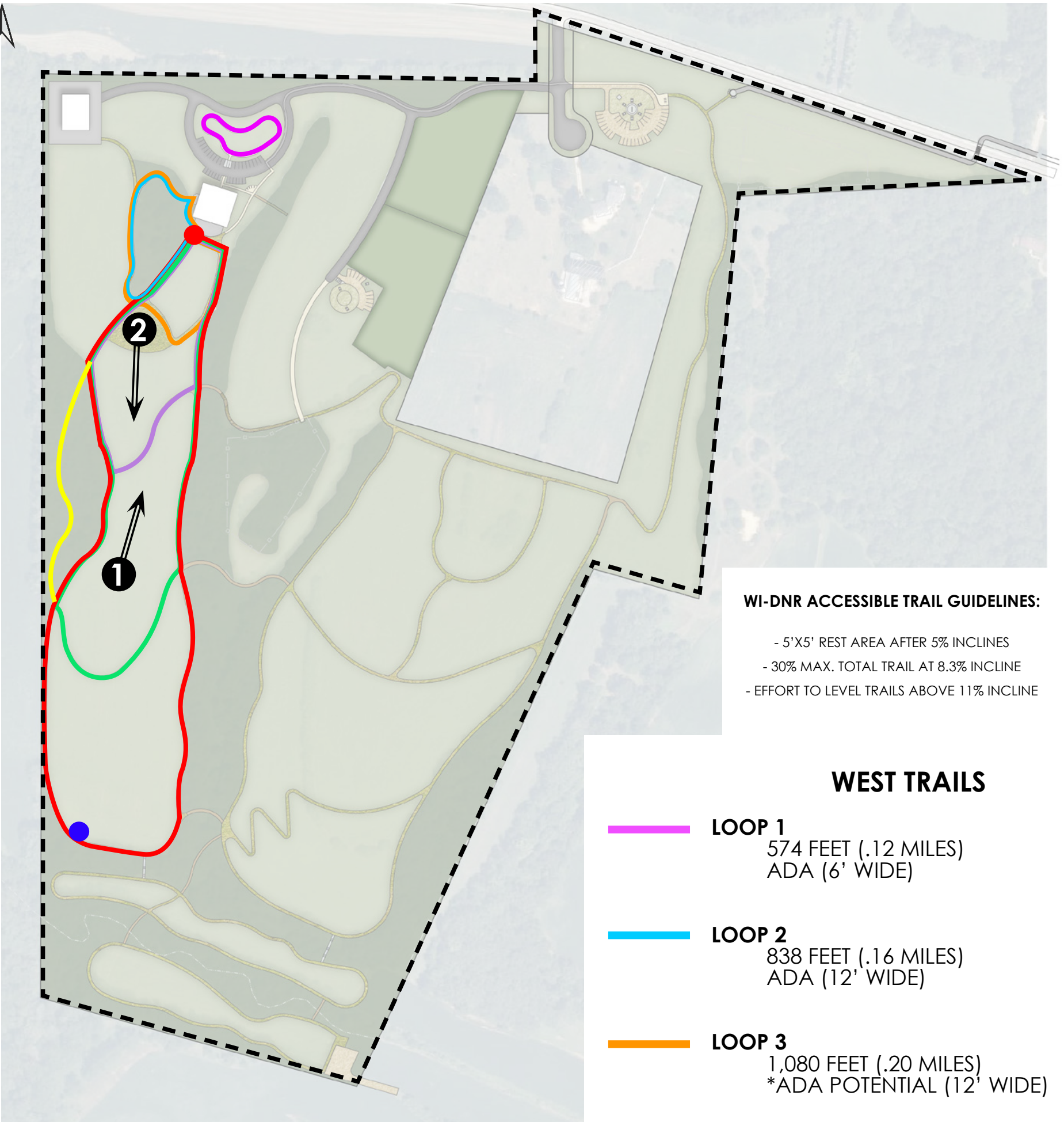


0' 75' 150' 300' Feet

Concept Plan #1 - Site Wide Trails

Town of New Glarus, WI
April 17th, 2024














WI-DNR ACCESSIBLE TRAIL GUIDELINES:

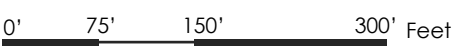
- 5'X5' REST AREA AFTER 5% INCLINES
- 30% MAX. TOTAL TRAIL AT 8.3% INCLINE
- EFFORT TO LEVEL TRAILS ABOVE 11% INCLINE

WEST TRAILS

-  **LOOP 1**
574 FEET (.12 MILES)
ADA (6' WIDE)
-  **LOOP 2**
838 FEET (.16 MILES)
ADA (12' WIDE)
-  **LOOP 3**
1,080 FEET (.20 MILES)
*ADA POTENTIAL (12' WIDE)
-  **LOOP 4**
1,540 FEET (.29 MILES)
(8' WIDE)
-  **LOOP 5**
2,740 FEET (.52 MILES)
(6' WIDE)
-  **LOOP 6**
3,787 FEET (.72 MILES)
(6' WIDE)
-  **WOODS SEGMENT**
690 FEET (.13 MILES)
(2'-4' WIDE)

-  HIGH: 1,100 FT
-  LOW: 998 FT

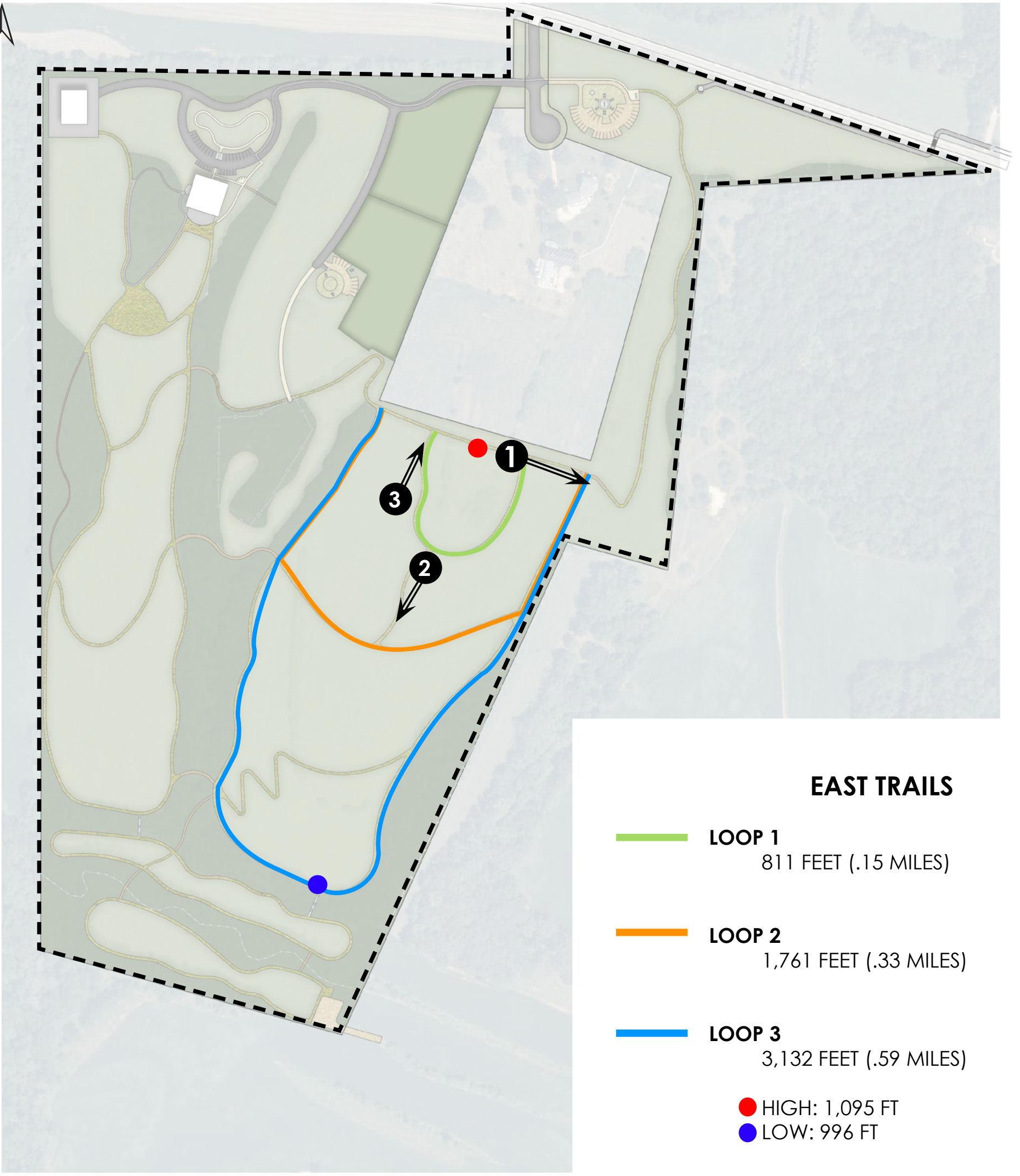
*NOT INCLUDED IN TOTAL ADA ACCESSIBLE TRAIL MILES








Concept Plan #1 - West Trails

Town of New Glarus, WI
April 17th, 2024





EAST TRAILS

-  **LOOP 1**
811 FEET (.15 MILES)
-  **LOOP 2**
1,761 FEET (.33 MILES)
-  **LOOP 3**
3,132 FEET (.59 MILES)
-  HIGH: 1,095 FT
-  LOW: 996 FT

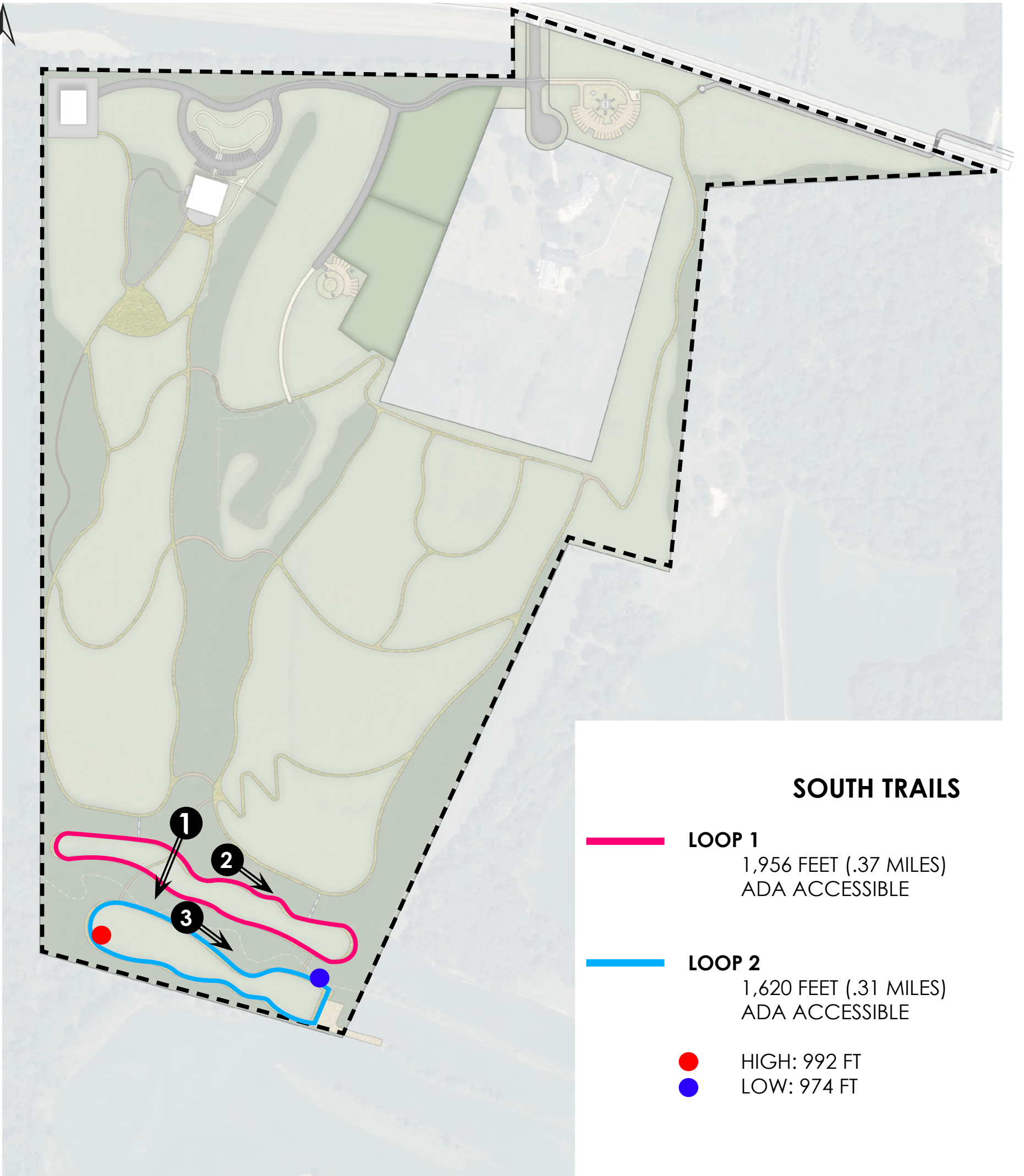


Concept Plan #1 - East Trails

Town of New Glarus, WI
April 17th, 2024

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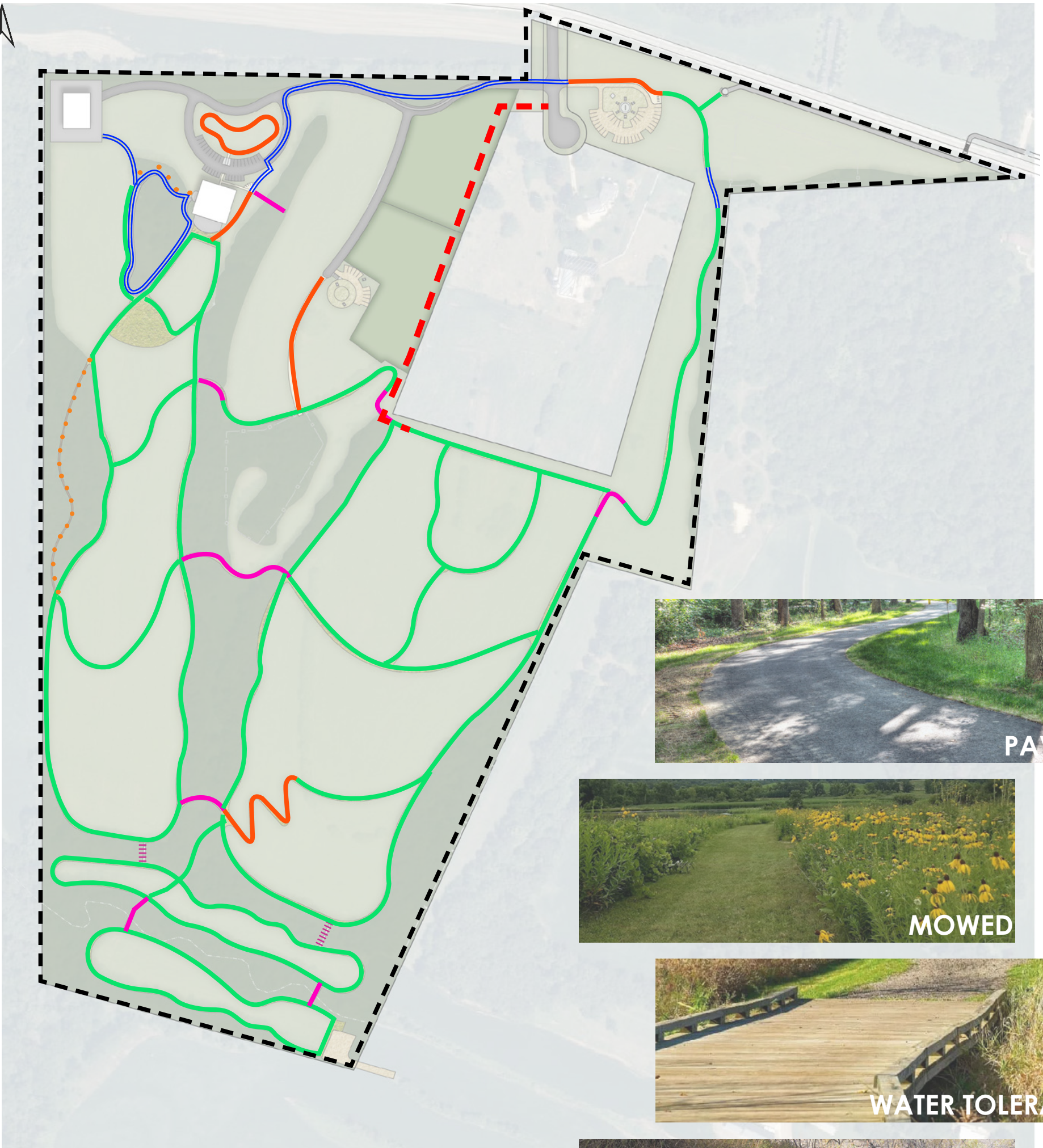
SOUTH TRAILS

- LOOP 1**
1,956 FEET (.37 MILES)
ADA ACCESSIBLE
- LOOP 2**
1,620 FEET (.31 MILES)
ADA ACCESSIBLE
- HIGH: 992 FT**
- LOW: 974 FT**



Concept Plan #1 - South Trails
Town of New Glarus, WI
April 17th, 2024





TRAIL TYPES

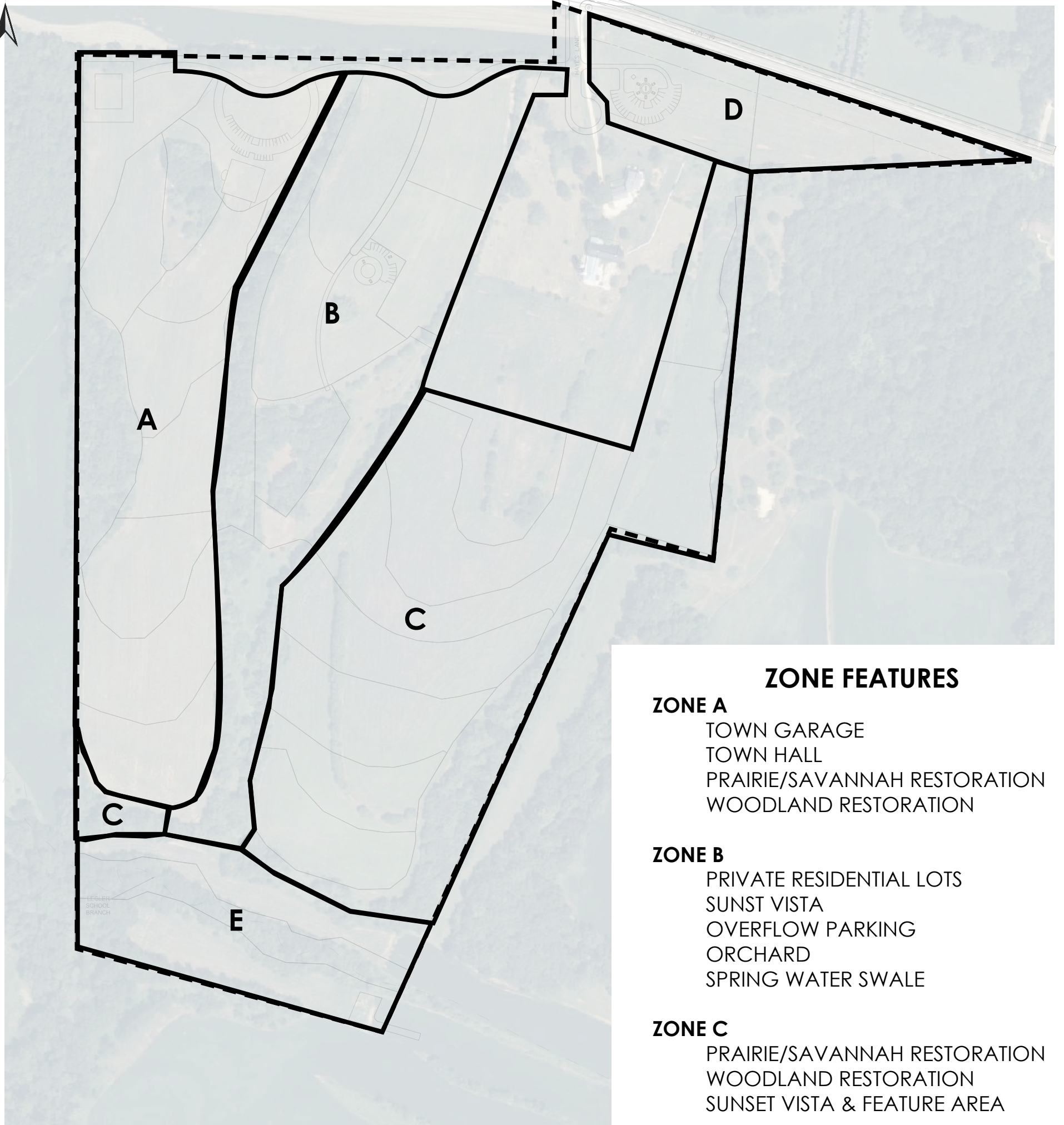
-  PAVED
-  MOWED
-  WATER TOLERANT
-  NATURAL STAIRWAY
-  CRUSHED LIMESTONE
-  WOODLAND
-  AG EASEMENT

0' 75' 150' 300' Feet

Concept Plan #1 - Trail Types

Town of New Glarus, WI
April 17th, 2024





ZONE FEATURES

ZONE A

- TOWN GARAGE
- TOWN HALL
- PRAIRIE/SAVANNAH RESTORATION
- WOODLAND RESTORATION

ZONE B

- PRIVATE RESIDENTIAL LOTS
- SUNST VISTA
- OVERFLOW PARKING
- ORCHARD
- SPRING WATER SWALE

ZONE C

- PRAIRIE/SAVANNAH RESTORATION
- WOODLAND RESTORATION
- SUNSET VISTA & FEATURE AREA

ZONE D

- PARK ENTRANCE
- HWY 39 TRAIL EXPANSION
- PARKING
- PRAIRIE/SAVANNAH RESTORATION
- WOODLAND RESTORATION
- PICNIC/PLAY AREA
- POSSIBLE DOG AREA

ZONE E

- LEGLER SCHOOL BRANCH
- RIPARIAN AREA
- PARKING
- PICNIC/PLAY AREA

ZONES CAN BE IMPLEMENTED IN ANY ORDER.
HOWEVER, CONCEPT PLAN #1 ENCOURAGES
ZONE A TO BE EXECUTED FIRST.

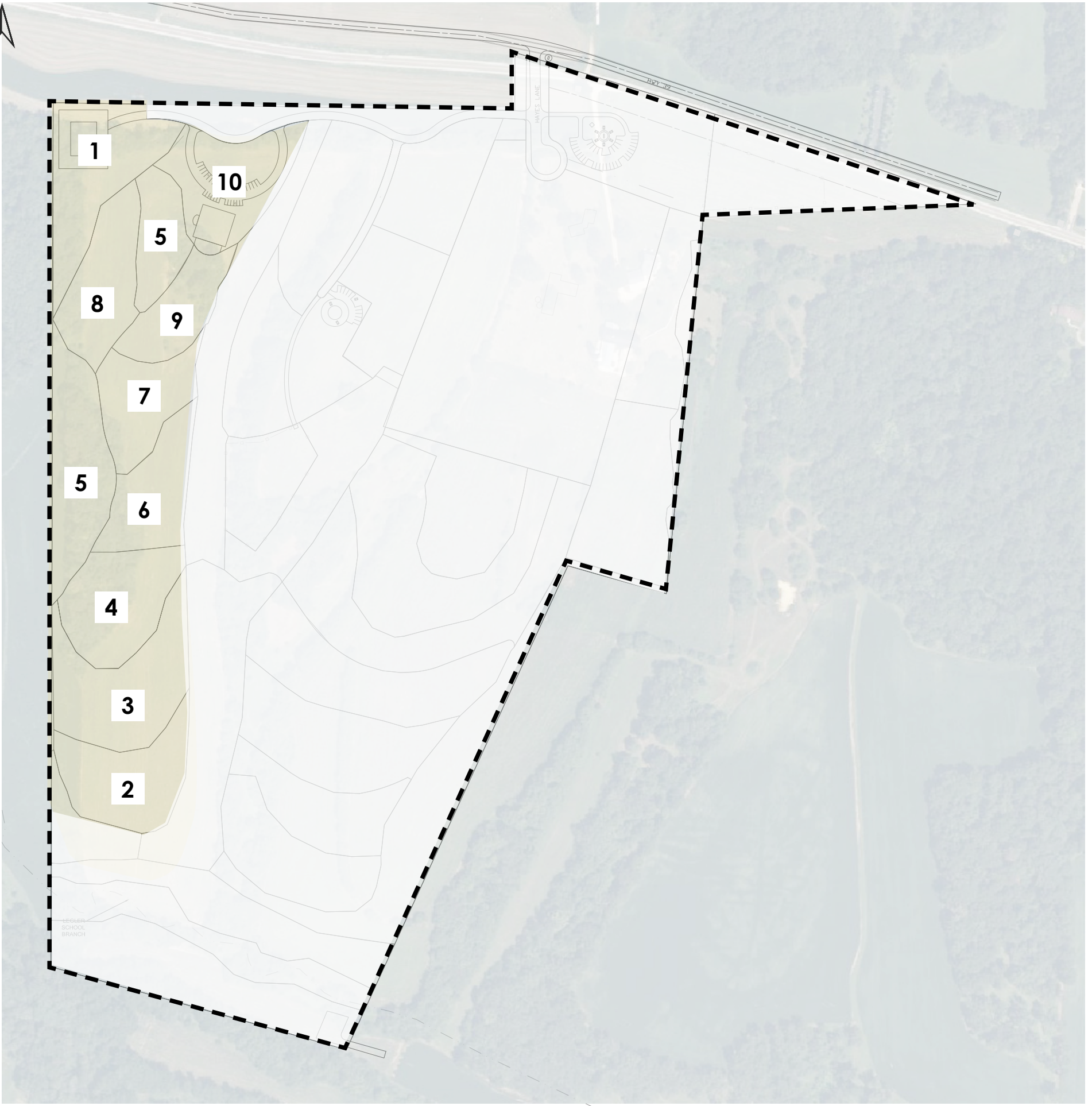
HAYES LANE EXTENSION IS OMITTED FROM ANY
ZONE AS IT WILL BE THE FIRST INFRASTRUCTURE
REQUIREMENT FOR THE SITE OVERALL.

0' 75' 150' 300' Feet

Concept Plan #1 - Phasing Zones

Town of New Glarus, WI
April 17th, 2024





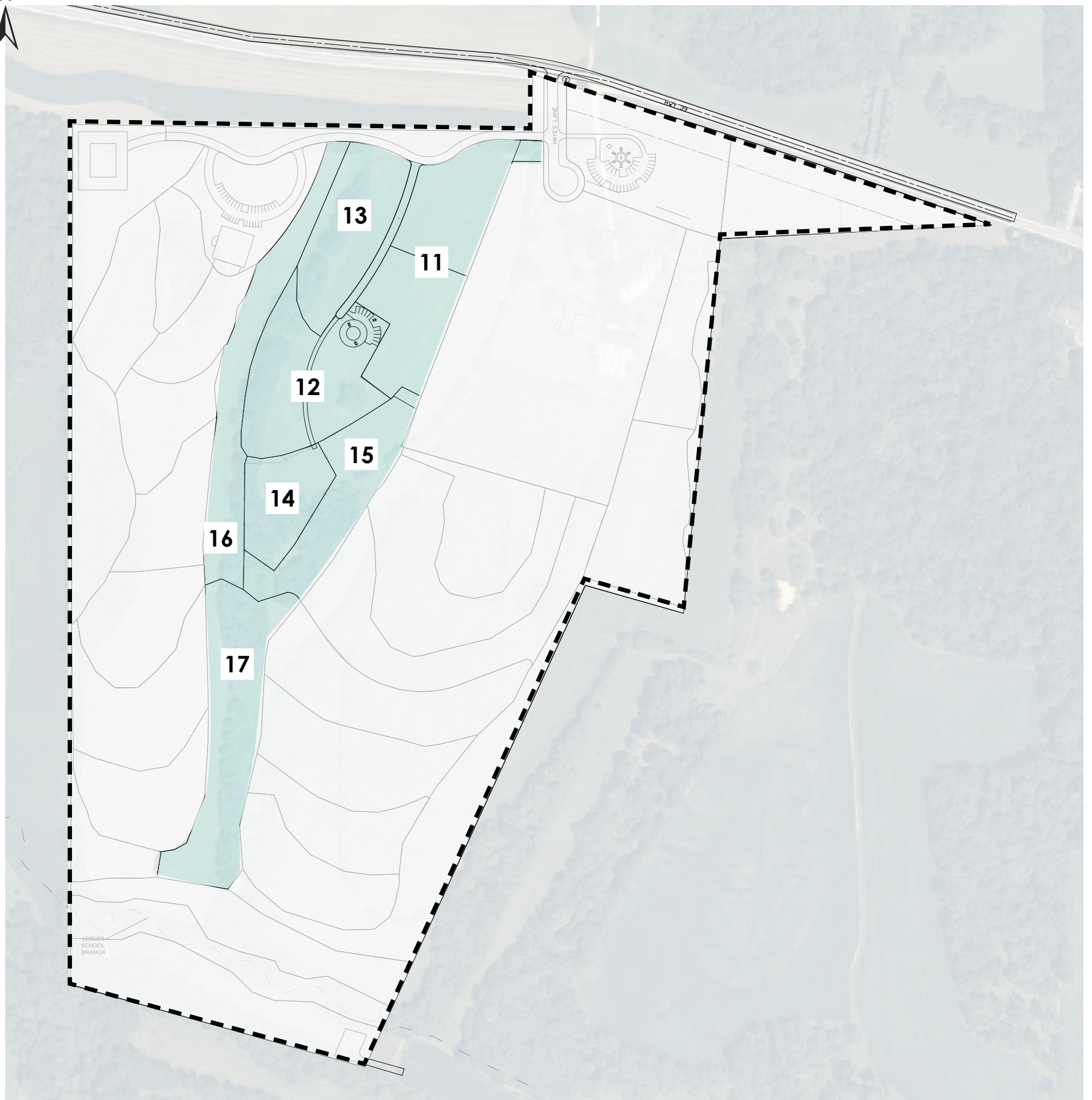
Restoration Areas	Area Acres	Year	Constructed Features per Year per Area														
			Trail Construction (Feet)						Restoration (Acres)			Picnic Areas	Dog Park	Orchard	Play Area	General Amenity	
			Paved	Mowed	Limestone	Woodland (Dir)	Boardwalk	Timber Stairs	Amenity	Cover Crop Seed	Rest. Seed	Woodland	(Each)	(Sq. Ft.)	(Acres)	(Each)	(Each)
Zone A	21.03		1067	5349	776	690	0	0	3	15.24	21.03	3.35	1	0	0.01	1	0
Area 1	2.44	Year 1									2.44						
Area 2	2.01	Year 1 Year 2		914						2.01	2.01						
Area 3	2.63	Year 2 Year 3		768						2.63	2.63						
Area 4	2.05	Year 3 Year 4		864				1		2.05	2.05						
Area 5	3.35	Year 4	191			690				3.35	3.35						
Area 6	1.63	Year 4 Year 5		1032						1.63	1.63						
Area 7	1.59	Year 5 Year 6		833					1	1.59	1.59						
Area 8	1.82	Year 6 Year 7	490	310						1.82	1.82						
Area 9	1.29	Year 7 Year 8	232	628						1.29	1.29						
Area 10	2.22	Year 8 Year 9	154		776				1	2.22	2.22		1	0.01		1	Feature/Patio



Concept Plan #1 - Zone A

Town of New Glarus, WI
April 17th, 2024





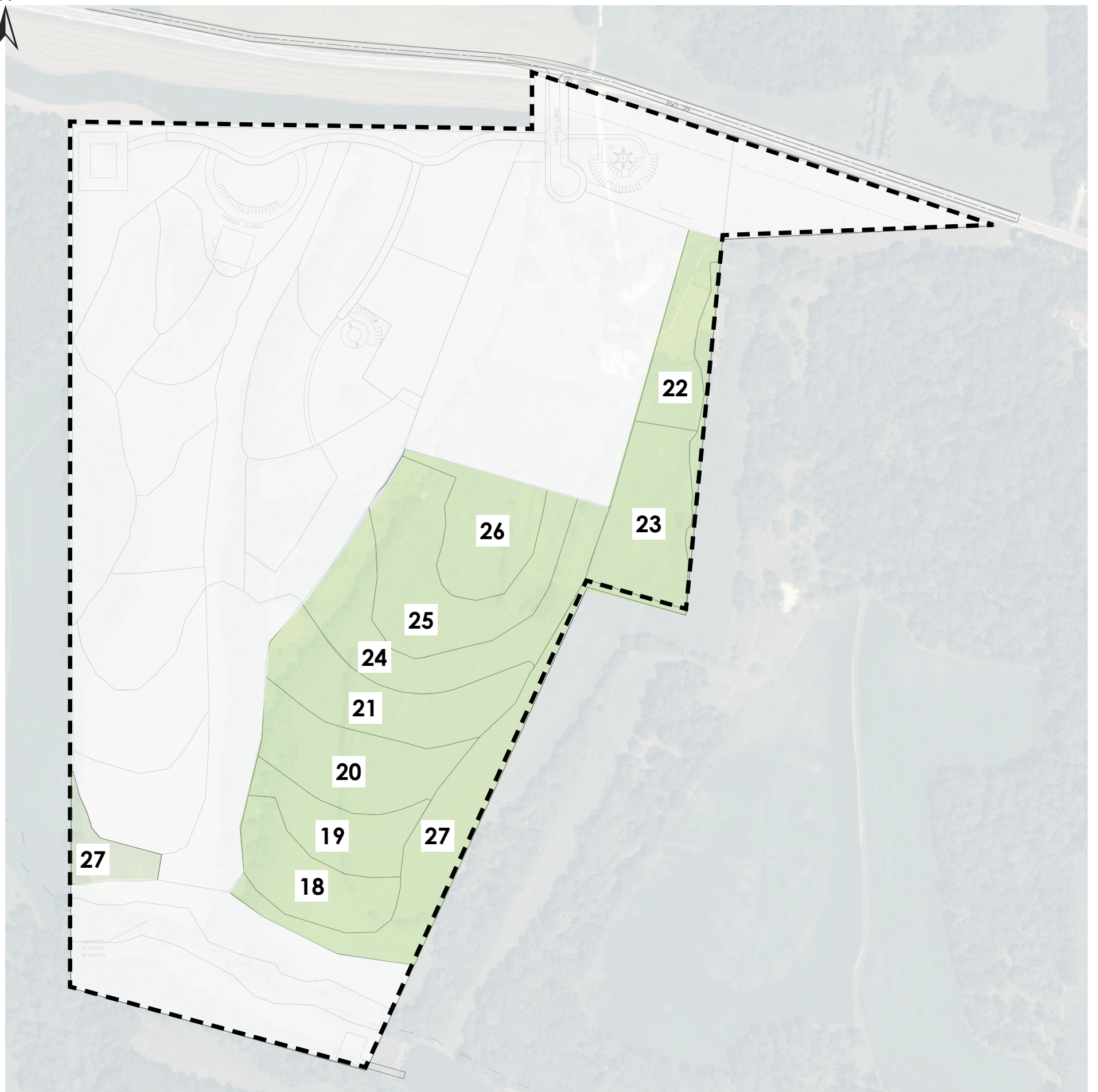
Restoration Areas	Area Acres	Year	Constructed Features per Year per Area														
			Trail Construction (Feet)							Restoration (Acres)			Picnic Areas	Dog Park	Orchard	Play Area	General Amenity
			Paved	Mowed	Limestone	Woodland (Dirt)	Boardwalk	Timber Stairs	Amenity	Cover Crop Seed	Rest. Seed	Woodland	(Each)	(Sq. Ft.)	(Acres)	(Each)	(Each)
Zone B	21.09		0	859	405	0	550	1	0	5.47	16.77	8.98	1	0	1.47	0	1
Area 11	4.32	Year 1															Road
Area 12	3.21	Year 1		281	405					3.21							
		Year 2									3.21		1				Sunset Vista
Area 13	2.26	Year 2								2.26							
		Year 3								2.26							Extra Parking
Area 14	1.47	Year 1									1.47	1.47					
		Year 2													1.47		
		Year 4															Fencing
Area 15	2.32	Year 5		382			80				2.32						1
Area 16	4.08	Year 6								4.08	4.08						
Area 17	3.43	Year 7		196			470	1		3.43	3.43						



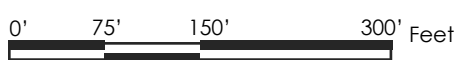
Concept Plan #1 - Zone B

Town of New Glarus, WI
April 17th, 2024





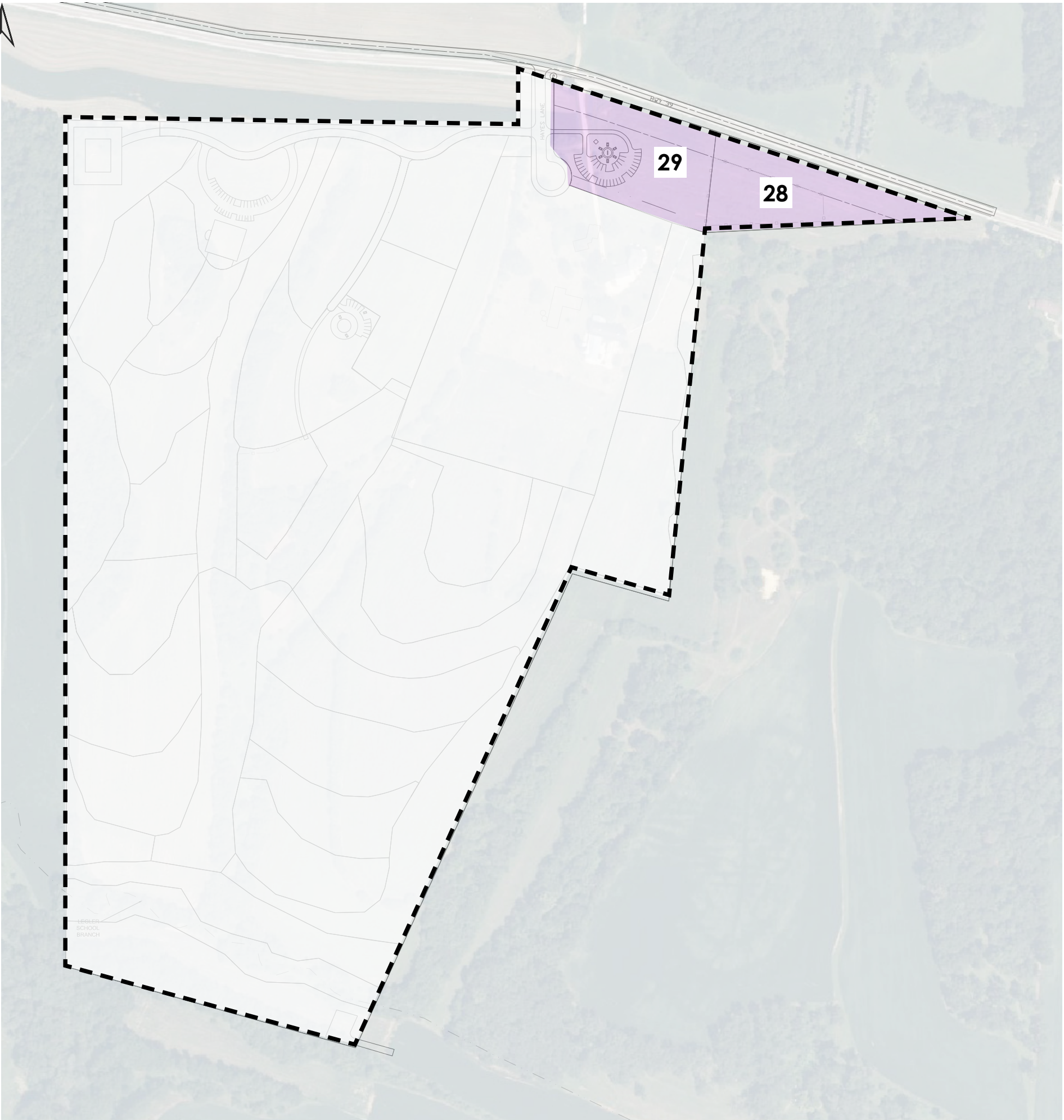
Restoration Areas	Area Acres	Year	Constructed Features per Year per Area													
			Trail Construction (Feet)						Restoration (Acres)			Picnic Areas	Dog Park	Orchard	Play Area	General Amenity
			Paved	Mowed	Limestone	Woodland (Dirt)	Boardwalk	Timber Stairs	Amenity	Cover Crop Seed	Rest. Seed	Woodland	(Each)	(Sq. Ft.)	(Acres)	(Each)
Zone C	28.23		116	6520	493	0	196	0	1	23.37	28.23	4.86	0	0	0	0
Area 18	2.10	Year 1		820	270					2.10						
		Year 2							1	2.10	2.10					
Area 19	1.75	Year 2		750	223					1.75						
		Year 3								1.75	1.75					
Area 20	2.74	Year 3		439						2.74						
		Year 4								2.74	2.74					
Area 21	2.98	Year 4		1377						2.98						
		Year 5								2.98	2.98					
Area 22	1.67	Year 5	116	462						1.67						
		Year 6								1.67	1.67					
Area 23	2.68	Year 6		449						2.68						
		Year 7					196			2.68	2.68					
Area 24	3.45	Year 7		766						3.45						
		Year 8								3.45	3.45					
Area 25	3.81	Year 8		1024						3.81						
		Year 9								3.81	3.81					Sunset Vista
Area 26	2.19	Year 9		433						2.19						
		Year 10								2.19	2.19					Unique Feature
Area 27	4.86	Year 10								4.86	4.86					



Concept Plan #1 - Zone C

Town of New Glarus, WI
April 17th, 2024





Restoration Areas	Area Acres	Year	Constructed Features per Year per Area														
			Trail Construction (Feet)						Restoration (Acres)			Picnic Areas	Dog Park	Orchard	Play Area	General Amenity	
			Paved	Mowed	Limestone	Woodland (Dirt)	Boardwalk	Timber Stairs	Amenity	Cover Crop Seed	Rest. Seed	Woodland	(Each)	(Sq. Ft.)	(Acres)	(Each)	(Each)
Zone D	5.95		0	421	268	0	0	0	0	5.95	5.95	0	1	43560	0	1	0
Area 28	3.18																
		Year 1								3.18							
		Year 2									3.18			43560			
Area 29	2.77																
		Year 1								2.77							
		Year 2		421	268						2.77						Entrance Sign
		Year 3											1			1	

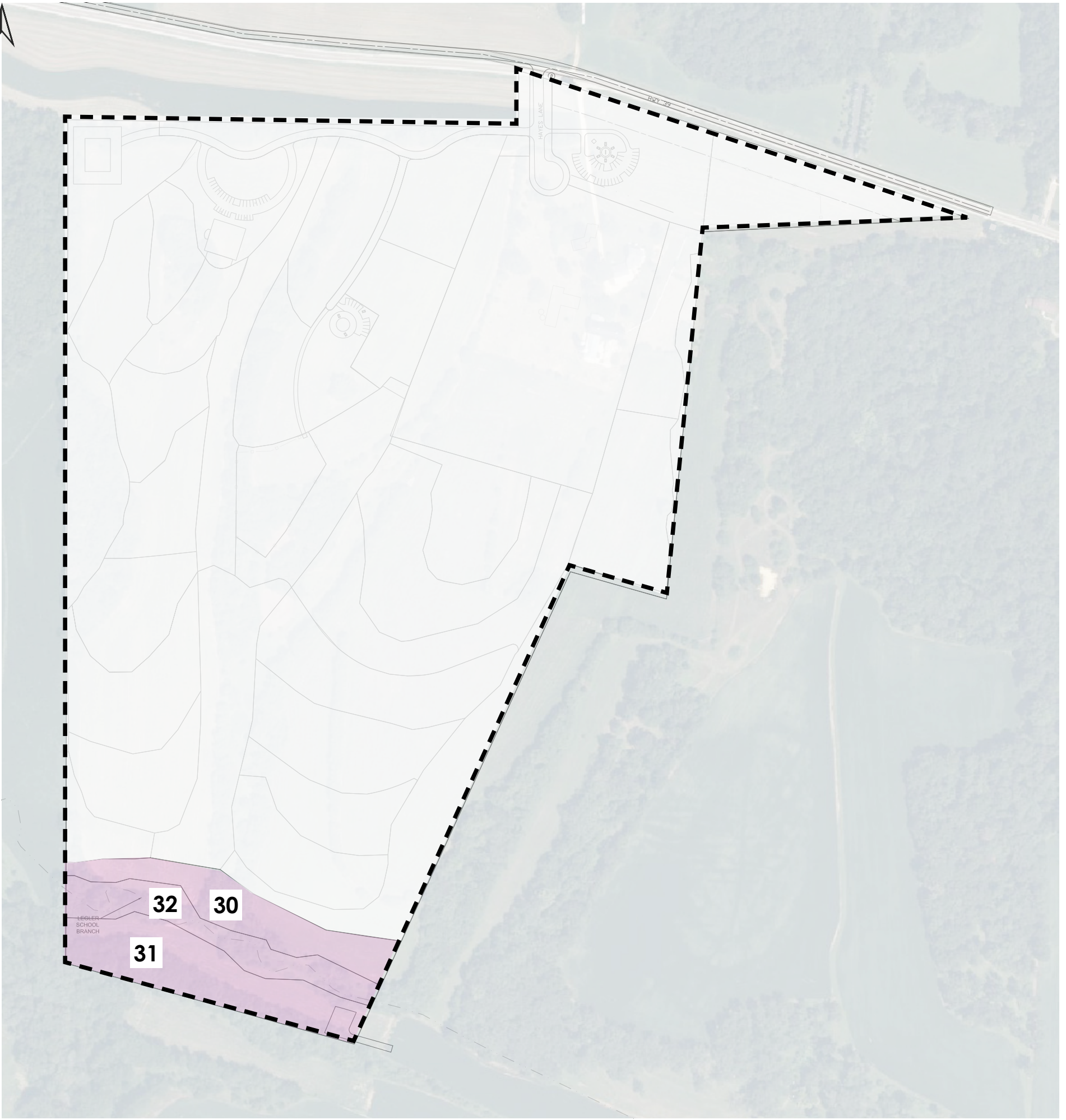


Concept Plan #1 - Zone D
 Town of New Glarus, WI
 April 17th, 2024

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K:\NewGlarus\2024\Community\Development\Design\Development\Landscapes\Structure\ConceptDesign\ConceptPlan#1



Restoration Areas	Area Acres	Year	Constructed Features per Year per Area														
			Trail Construction (Feet)						Restoration (Acres)			Picnic Areas	Dog Park	Orchard	Play Area	General Amenity	
			Paved	Mowed	Limestone	Woodland (Dirt)	Boardwalk	Timber Stairs	Amenity	Cover Crop Seed	Rest. Seed	Woodland	(Each)	(Sq. Ft.)	(Acres)	(Each)	(Each)
Zone E	7.57		0	3576	0	0	106	0	0	0	7.57	3.19	1	0	0	1	0
Area 30	2.31	Year 1		1956							2.31						
Area 31	3.25	Year 2		1620							2.07						
		Year 3						Lot		1.18	1.18		1				
Area 32	2.01	Year 4					106				2.01	2.01				1	



Concept Plan #1 - Zone E

Town of New Glarus, WI
April 17th, 2024



Restoration Areas	Area Acres	Year	Constructed Features per Year per Area														Construction Budget*																
			Trail Construction (Feet)					Restoration (Acres)			Picnic Areas (Each)	Dog Park (Sq. Ft.)	Orchard (Acres)	Play Area (Each)	General Amenity (Each)	Trail Construction (Feet)					Restoration (Acres)			Picnic Areas (Allowance)	Dog Park (Allowance)	Orchard (per acre)	Play Area (Allowance)	General Amenity (Allowance)					
			Paved	Mowed	Limestone	Woodland (Dirt)	Boardwalk	Timber Stairs	Amenity	Cover Crop Seed	Rest. Seed	Woodland	(Each)	(Sq. Ft.)	(Acres)	(Each)	(Each)	Paved \$35	Mowed \$5	Limestone \$20	Woodland \$5	Boardwalk \$40	Timber Stairs \$5	Amenity (\$var.)	Cover Crop \$1,200	Rest. Seed \$1,453	Woodland \$1,500	(Allowance) \$4,500	(Allowance) \$2	(per acre) \$4,000	(Allowance) \$5,000	(Allowance) (\$var.)	
Zone A	21.03		1067	5349	776	690	0	0	3	15.24	21.03	3.35	1	0	0.01	1	0	\$37,500	\$27,100	\$15,600	\$3,500	\$0	\$0	\$0	\$18,700	\$31,100	\$5,100	\$4,500	\$0	\$100	\$5,000	\$0	
Area 1	2.44	Year 1									2.44																						
Area 2	2.01	Year 1		914						2.01																							
Area 3	2.63	Year 2		768						2.63																							
Area 4	2.05	Year 3		864						2.05																							
Area 5	3.35	Year 4	191			690																											
Area 6	1.63	Year 4		1032						1.63																							
Area 7	1.59	Year 5		833						1.59																							
Area 8	1.82	Year 6	490	310						1.82																							
Area 9	1.29	Year 7	232	628						1.29																							
Area 10	2.22	Year 8	154		776					2.22																							
		Year 9								2.22			1		0.01	1	Feature/Patio	\$5,400		\$15,600					\$2,700	\$3,300	\$4,500		\$100	\$5,000		?	

Restoration Areas	Area Acres	Year	Constructed Features per Year per Area														Construction Budget*																
			Trail Construction (Feet)					Restoration (Acres)			Picnic Areas (Each)	Dog Park (Sq. Ft.)	Orchard (Acres)	Play Area (Each)	General Amenity (Each)	Trail Construction (Feet)					Restoration (Acres)			Picnic Areas (Allowance)	Dog Park (Allowance)	Orchard (per acre)	Play Area (Allowance)	General Amenity (Allowance)					
			Paved	Mowed	Limestone	Woodland (Dirt)	Boardwalk	Timber Stairs	Amenity	Cover Crop Seed	Rest. Seed	Woodland	(Each)	(Sq. Ft.)	(Acres)	(Each)	(Each)	Paved \$35	Mowed \$5	Limestone \$20	Woodland \$5	Boardwalk \$40	Timber Stairs \$5	Amenity (\$var.)	Cover Crop \$1,200	Rest. Seed \$1,453	Woodland \$1,500	(Allowance) \$4,500	(Allowance) \$2	(per acre) \$4,000	(Allowance) \$5,000	(Allowance) (\$var.)	
Zone B	21.09		0	859	405	0	550	1	0	5.47	16.77	8.98	1	0	1.47	0	1	\$0	\$4,500	\$8,100	\$0	\$22,000	\$100	\$0	\$6,700	\$24,600	\$13,700	\$4,500	\$0	\$5,900	\$0	\$10,000	
Area 11	4.32	Year 1																															?
Area 12	3.21	Year 1		281	405					3.21																							?
Area 13	2.26	Year 2								2.26																							?
Area 14	1.47	Year 1								1.47	1.47																						
Area 15	2.32	Year 5		382			80			2.32																							?
Area 16	4.08	Year 6								4.08	4.08																						
Area 17	3.43	Year 7		196			470	1		3.43	3.43																						



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Restoration Areas	Area Acres	Year	Constructed Features per Year per Area														Construction Budget*															
			Trail Construction (Feet)						Restoration (Acres)			Picnic Areas	Dog Park	Orchard	Play Area	General Amenity	Trail Construction (Feet)						Restoration (Acres)			Picnic Areas	Dog Park	Orchard	Play Area	General Amenity		
			Paved	Mowed	Limestone	Woodland (Dirt)	Boardwalk	Timber Stairs	Amenity	Cover Crop Seed	Rest. Seed	Woodland	(Each)	(Sq. Ft.)	(Acres)	(Each)	(Each)	Paved \$35	Mowed \$5	Limestone \$20	Woodland \$5	Boardwalk \$40	Timber Stairs \$5	Amenity (\$var.)	Cover Crop \$1,200	Rest. Seed \$1,453	Woodland \$1,500	(Allowance) \$4,500	(Allowance) \$2	(per acre) \$4,000	(Allowance) \$5,000	(Allowance) (\$var.)
Zone C	28.23		116	6520	493	0	196	0	1	23.37	28.23	4.86	0	0	0	0	0	\$4,100	\$33,000	\$9,900	\$0	\$7,900	\$0	\$0	\$28,500	\$41,500	\$7,300	\$0	\$0	\$0	\$0	\$0
Area 18	2.10			820	270					2.10	2.10							\$4,100	\$5,400						\$2,600	\$3,100						
		Year 1																														
		Year 2							1		2.10																					
Area 19	1.75			750	223					1.75	1.75							\$3,800	\$4,500						\$2,100	\$2,600						
		Year 2																														
		Year 3																														
Area 20	2.74			439						2.74	2.74							\$2,200							\$3,300	\$4,000						
		Year 3																														
		Year 4																														
Area 21	2.98			1377						2.98	2.98							\$6,900							\$3,600	\$4,400						
		Year 4																														
		Year 5																														
Area 22	1.67		116	462						1.67	1.67						\$4,100	\$2,400						\$2,100	\$2,500							
		Year 5																														
		Year 6																														
Area 23	2.68			449						2.68	2.68							\$2,300			\$7,900			\$3,300	\$3,900							
		Year 6																														
		Year 7					196																									
Area 24	3.45			766						3.45	3.45							\$3,900						\$4,200	\$5,100							
		Year 7																														
		Year 8																														
Area 25	3.81			1024						3.81	3.81							\$5,200						\$4,600	\$5,600							
		Year 8																														
		Year 9																			Sunset Vista											
Area 26	2.19			433						2.19	2.19							\$2,200						\$2,700	\$3,200							
		Year 9																														
		Year 10																			Unique Feature											
Area 27	4.86									4.86	4.86													\$7,100	\$7,300							
		Year 10																														
Zone D	5.95		0	421	268	0	0	0	0	5.95	5.95	0	1	43560	0	1	0	\$0	\$2,200	\$5,400	\$0	\$0	\$0	\$30,000	\$7,300	\$8,800	\$0	\$4,500	\$87,200	\$0	\$5,000	\$0
Area 28	3.18									3.18	3.18			43560										\$3,900	\$4,700		\$87,200					
		Year 1																														
		Year 2																														
Area 29	2.77			421	268					2.77	2.77							\$2,200	\$5,400				\$30,000	\$3,400	\$4,100		\$4,500			\$5,000	?	
		Year 1																														
		Year 2																														
		Year 3																														
Zone E	7.57		0	3576	0	0	106	0	0	7.57	3.19	1	0	0	0	1	0	\$0	\$17,900	\$0	\$0	\$4,300	\$0	\$45,000	\$0	\$11,300	\$4,900	\$4,500	\$0	\$0	\$5,000	\$0
Area 30	2.31			1956						2.31								\$9,800						\$3,400								
		Year 1																														
Area 31	3.25			1620						2.07	1.18		1					\$8,100					\$45,000	\$3,100	\$1,800	\$1,800	\$4,500					
		Year 2																														
		Year 3																														
Area 32	2.01						106			2.01	2.01										\$4,300			\$3,000	\$3,100					\$5,000		
		Year 4																														
Totals			1183	16725	1942	690	852	1	4	50.03	79.55	20.38	4	43560	1.48	3	1	\$41,600	\$84,700	\$39,000	\$3,500	\$34,200	\$100	\$75,000	\$61,200	\$117,300	\$31,000	\$18,000	\$87,200	\$6,000	\$15,000	\$10,000



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Concept Plan #1 - Preliminary Cost Analysis

Town of New Glarus, WI
April 17th, 2024

§ 110-34 Nonresidential land divisions.

A. General.

- (1) If a proposed land division includes land that is zoned for commercial or industrial purposes, or will be used for a Municipal purpose, the layout of the land division with respect to such land shall make such provisions as the Town may require. **[Amended 4-12-2023]**
- (2) A nonresidential land division, or Municipal Use lands, shall also be subject to all the requirements of site plan approval set forth in the Town Building Code. A nonresidential land division shall be subject to all the requirements of this chapter as well as such additional standards required by the Town and shall conform to the proposed land use standards established by any Town Master, Land Use Plan, the Green County Zoning Code, or ETZ Ordinance as applicable. **[Amended 4-12-2023]**

B. Standards. In addition to the principles and standards in this chapter, which are appropriate to the planning of all land divisions, the applicant shall demonstrate to the satisfaction of the Town Board that the street, parcel and block pattern proposed is specifically adapted to the uses anticipated and takes into account other uses in the vicinity. The following principles and standards shall be observed:

- (1) Proposed industrial parcels shall be suitable in area and dimensions to the types of industrial development anticipated.
- (2) Street rights-of-way and pavement shall be adequate to accommodate the type and volume of traffic anticipated to be generated thereupon.
- (3) Special requirements may be imposed by the Town Board with respect to street design and construction.
- (4) Special requirements may be imposed by the Town Board with respect to the installation of public utilities, including water, sewer, and stormwater drainage.
- (5) Every effort shall be made to protect adjacent residential areas from potential nuisance from a proposed commercial or industrial land division, and land used for municipal purposes, including the provision of extra depth in parcels backing up on existing or potential residential development and provisions for permanently landscaped buffer strips when necessary. **[Amended 4-12-2023]**
- (6) Streets carrying nonresidential traffic, especially truck traffic, shall not normally be extended to the boundaries of adjacent existing or potential residential areas.

§ 110-35 Normal and cluster density.

A. Normal density, 91% open space.

- (1) C. Commercial or industrial development as allowed in areas of normal density does consume a building site and may not occur in open space. Municipal Use in areas of normal or cluster density does not consume a building site and may occur in open space. **[Amended 4-12-2023]**

§ 110-39 Private road standards.

D. Commercial, Industrial and Municipal Use enterprises along a private road should be counted the same as a residence for the purposes outlined above. **[Amended 4-12-2023]**

Clerk Treasurer

From: Robert Talarczyk <bob@talarczyksurveys.com>
Sent: Thursday, March 21, 2024 3:21 PM
To: Mark Roffers
Cc: Clerk Treasurer; Drake Daily; lldisch@tds.net
Subject: Re: Larry & Linda Disch Land Divsion, New Glarus ETZ

Follow Up Flag: Follow up
Flag Status: Flagged

Mark,

Yes, this is the area along Durst Road that captures the drainage from the valley, similar to the Roger Arn property. The landowners did not want the lot to go to Durst Road. Might it be better to leave this area out of the lot to accommodate infrastructure along Durst Road in the future? Just a thought.

Bob Talarczyk

Professional Land Surveyor

Talarczyk Land Surveys

517 2nd Avenue
New Glarus, WI 53574
608.527.5216 office
bob@talarczyksurveys.com
www.talarczyksurveys.com



On Thu, Mar 21, 2024 at 2:59 PM Mark Roffers <Mark@mdroffers.com> wrote:

Hello Bob—

Here are my preliminary comments:

- Under A-T zoning, division enabling up to four dwelling units total is allowed on Disch property. This seems to conform.
- I like the lot location at the edge of the property.
- Sharing a driveway via easement makes sense to me.
- Still, Village ordinance requires that all new lots front on a public street. Why not just shift the new lot south so it abuts Durst Road?

- Make sure to not create nonconforming building setbacks with new lot line placement. Show existing buildings on CSM and their nearest distance to nearby lot lines.
- Does that same wide drainageway that runs in front of the Arn division also run alongside the road here? If so, provide public drainage easement with CSM please.
- Division would otherwise carry similar interests and concerns regarding on home placement and design, stormwater flow, preservation of utility routes, and resource preservation applied to the recent Arn divisions to the west.
- I think I understand, but please with the CSM application please briefly explain the point and desired outcome or problem being solved with this division.

Thanks for sharing.

Mark

From: Robert Talarczyk <bob@talarczyksurveys.com>
Sent: Monday, March 18, 2024 1:34 PM
To: Mark Roffers <Mark@mdroffers.com>
Cc: Clerk Treasurer <clerk@townofnewglaruswi.gov>; Drake Daily <administrator@newglarusvillage.com>; lldisch@tds.net
Subject: Larry & Linda Disch Land Divsion, New Glarus ETZ

Hi Mark,

I have attached a pdf which shows, conceptually, the land division that Larry & Linda Disch wish to do on their property. Their property is located at W5844 Durst Road, New Glarus, just West of the village. They wish to convey the second home that's on their property to a family member and were told by the town clerk that the lot must be two acres. As you can see, it is a two acre lot, which will be accessed by a 66' access easement centered on the existing driveway.

You will be reviewing the Certified Survey Map, but before we proceed with surveying and producing a more or less final map, which will also be reviewed by the town and county, I think it would be best, if you're willing, to take a quick look at the concept now to identify any early pitfalls and to make sure we are on the right path to approval.

Thanks.

Bob Talarczyk

Professional Land Surveyor

Talarczyk Land Surveys

517 2nd Avenue

New Glarus, WI 53574

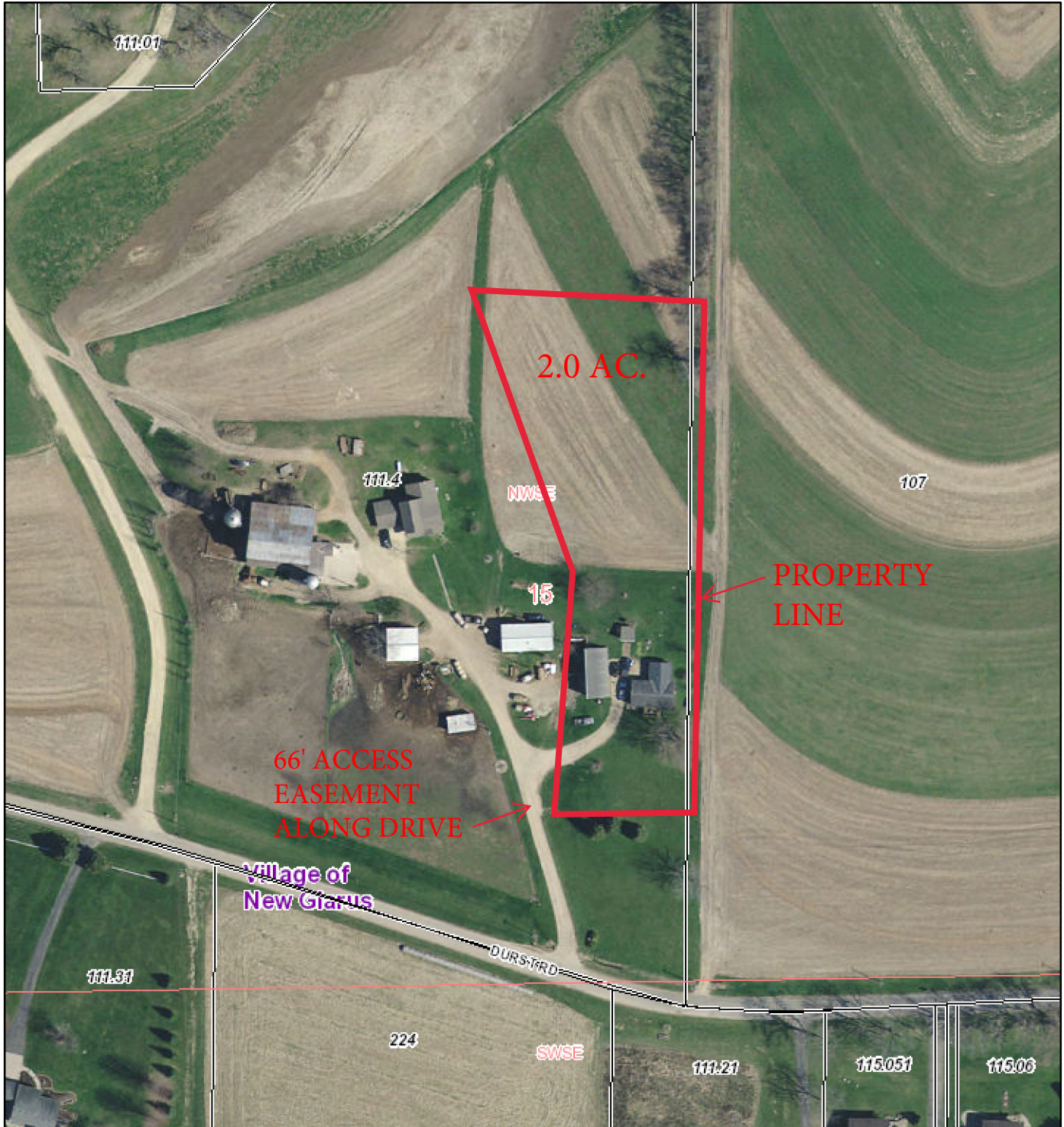
608.527.5216 office

bob@talarczyksurveys.com

www.talarczyksurveys.com



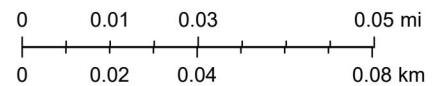
Green County Map



3/18/2024, 11:40:08 AM

1:2,257

- | | |
|-----------------------|------------------------------|
| Local Roads | Highways |
| — Other Road Class | — Other Road Class |
| — State Hwy | — State Hwy |
| — County Hwy | — County Hwy |
| — Town Road | — Railroads and State Trails |
| — Village/City Street | □ Parcels |
| | □ Municipal Boundaries |



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau,

Clerk Treasurer

From: Clerk Treasurer
Sent: Thursday, April 11, 2024 1:26 PM
To: Lauren Freeman
Cc: tsch@vierbicher.com; Chris Narveson; Chris Narveson
Subject: RE: Larry and Linda Disch proposed land division within the AT-District

Lauren,

Thank your for your detailed and thoughtful reply. I believe this should help the Town Plan Commission if and when Larry and Linda Disch decide to propose a concept plan for their property in this location.

John

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

From: Lauren Freeman <administrator@newglarusvillage.com>
Sent: Thursday, April 11, 2024 12:33 PM
To: Clerk Treasurer <clerk@townofnewglaruswi.gov>
Cc: tsch@vierbicher.com
Subject: Re: Larry and Linda Disch proposed land division within the AT-District

Hi John,

Sending along our Planner Mark Roffers' thoughts:

At some point, it may make sense to revisit what the Village and Town want to accomplish—and which of their regulations it can leave behind—in the ETZ area. In 2006, the Town agreed to the ETZ ordinance and map and they have not changed since.

As described in the ETZ ordinance, lands in the A-T district “shall be generally located in proximity to the Village of New Glarus, in areas where future urban development is anticipated in municipal comprehensive plans. It is intended that intensive development be deferred in such areas until it is economically and financially feasible to provide public services and facilities for uses other than those permitted in the A-T zoning district, such as public sewer and water services.”

Consistent with this purpose, and in advance of this more intensive development with sewer and water, rural clusters are not allowed, permanent open space is not required (and I would say discouraged), and new housing units on well and septic are limited to four. The idea is to keep as much of this land as practical ready for denser neighborhood development on sewer and water when the time comes.

Relatedly, the Village ordinance does not require that all lots allowed while the land remains zoned A-T be included in a CSM or otherwise indicated at this time. Ideally, while allowed, those other rural lots would never be divided, based on the A-T's intent that this land is ultimately better developed more intensively on public sewer and water in the future. Village ordinance does not require that all lots while the lands remain A-T be contiguous, though that may not be a bad idea to keep as much contiguous land elsewhere in the ownership available for future development on sewer and water.

I haven't requested a utility easement over this area. I have indicated that any new lot should front on a public street given the Village subdivision ordinance requirement to this effect, which my experience and research suggests does apply here. I asked Bob why the lot being proposed couldn't just be shifted south to join Durst Road to meet this frontage requirement. Particularly if it does shift to the south—in whole or in part—there should be a drainage easement though the wide drainageway along Durst Road. I did, therefore, suggest a public drainage easement. I believe that any part of a CSM lot that would extend through that drainageway would be unsuitable for development (e.g., home construction) under the "land suitability" provisions of Village ordinance.

Each land division should be reviewed on its own merits and with understanding of its setting, with relation to applicable municipal plans and ordinance. Prior divisions do not set any precedent for future divisions, except that to the extent they were reviewed and approved against the same plans and ordinances, they provide examples and tools for what may work to meet requirements on future divisions with some similarities.

Lauren Freeman

Village Administrator
Village of New Glarus
319 2nd Street, New Glarus, WI 53574
Office: 608-527-5971
Cell: 608-636-3651

From: Clerk Treasurer <clerk@townofnewglaruswi.gov>
Sent: Wednesday, April 10, 2024 9:58 AM
To: Lauren Freeman <administrator@newglarusvillage.com>
Cc: tsch@vierbicher.com <tsch@vierbicher.com>
Subject: Larry and Linda Disch proposed land division within the AT-District

Lauren,

I have spoken on a number of occasions with Larry and Linda Disch about splitting off one lot on their property at W5844 within the Village ETZ authority:

<https://ascent.greencountywi.org/LandRecords/PropertyListing/RealEstateTaxParcel#/Details/29952>.

Initially, based upon the number of acres (assessed acres are assumed to be 72.39) that the owners could have exercised the cluster option, but that is not allowed within the A-T District.

Before scheduling this as a presentation before the Town Plan Commission as a concept plan, it would be helpful for the Town to know the Village's interpretation of your code that controls land divisions within this district.

Should the Town, for example assume that there is no open space obligation? Should the Town assume there is no need for lots to be contiguous, or that all 4 be defined at the same time by Certified Survey Map? What

ordinance has the Village adopted that would require that the property owner grant an easement for future utilities? If the property owner petitions for a fifth lot, then I see that 305-112 D. (2)(d) would apply:

(b) Execution of an agreement between the affected property owner and the appropriate utility or sanitary district to provide public sanitary sewerage service and public water service to the fifth or greater dwelling unit, fifth or greater other principal structure, or some combination, at the time of initial development.

The attached email conversation between surveyor Talarczyk and Mark Roffers regarding this property is attached. I don't see that they addressed the items I have listed above other than the precedent set by the Roger Arn agreement. Does the Village consider that to establish precedent for all future land divisions along Durst or does each stand on its own?

Thanks,
John

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