

**TOWN OF NEW GLARUS  
PLAN COMMISSION MEETING  
THURSDAY, MAY 16, 2024, 6:00 PM  
AGENDA**

**Join by Zoom:** <https://us06web.zoom.us/j/81163445115?pwd=CiLgYiWH7C3paKS7bZPoYVgYRrbpqM.1>

**Meeting ID:** 811 6344 5115

**Passcode:** 677861

**Dial by your location:** 312 626 6799

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

DATE: Thursday, May 16, 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 April 18, 2024
3. Discussion Regarding the Development Potential for Parcel 23024 0255.0000 That Contains Approximately 153.0 Acres
4. Update on Roth/Wytenbach Neighbor Exchange
5. Reminder of Wisconsin Towns Association Training for Comprehensive Plans on May 18, 2024 in Monroe
6. Discussion Regarding Village Response to Extraterritorial Plat Review
7. Master Park Plan Update
8. Update on Public Facilities Planning from Vierbicher
9. Continued Discussion Regarding Standards for Commercial Development Within Chapter 110 Land Division and Subdivision
10. Continue Discussion of a Portal to be Hosted on the Green County GIS Database
11. Continue Review of Sample Driveway Ordinances that Have Provisions for Field Drive Access and Farm Drive/Commercial Access
12. Inquiries
  - a) Interest in Tuttle Lane property and rules governing razing and rebuilding
  - b) Exit Realty inquiry regarding razing Arn homesite on Durst Road and rebuilding
13. 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: 05/09/2024

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, APRIL 18, 2024  
MINUTES

Members Attending: Chris Narveson: Chair, Craig Galhouse, Robert Elkins, Mark Pernitz, John Freitag (arrived 6:33PM)

Absent: Reg Reis, John Ott

Also Attending: Sara Beth Hahner: Deputy Clerk; Tim Schleeper: contract planner from Vierbicher; Ashley Haffner

1. **Call to Order and Proof of Posting:** Chair Narveson called the meeting to order at 6:00PM. Deputy Clerk Hahner attested to proper proof of posting by Clerk-Treasurer Wright.
2. **Approve Minutes from March 21, 2024:** Motion to approve the meeting minutes from March 21, 2024, as presented, was made by Commissioner Pernitz. Second by Commissioner Elkins. Motion carried 4-0.
3. **Update on Roth/Wytenbach Neighbor Exchange:** Chair Narveson reported that the Town Board authorized the Chair to sign the draft Certified Survey Map (CSM) and to grant the same residential building rights afforded the legal non-conforming pre-ordinance parcel that will be enlarged by the proposed CSM on the undeveloped Lot 2 of the CSM.
4. **Reminder of Wisconsin Towns Association Training for Comprehensive Plans on May 18, 2024, in Monroe:** Chair Narveson provided an update. A speaker has been booked to present the training in-person. Chair Narveson encouraged Commissioners to attend the training.
5. **Master Park Plan Update:** Chair Narveson stated that Concept Plan #1 of the Master Park Plan was presented at the Parks Commission Meeting on April 17, 2024. Commissioner Pernitz stated that a “Walk Around” at the future park site is scheduled for May 11, 2024, and that Concept Plan #2 will be presented at the next Parks Commission Meeting on May 15, 2024. Pernitz pointed out the opportunity to utilize the Concept Plan to further support grant applications. There was a discussion about expanding the Town budget to include the development and ongoing maintenance of the property. Commissioner Galhouse stated there could be certain items eligible for coverage by impact fees. Galhouse questioned if the Town would consider protecting park views/vistas when the Comprehensive Plan is reviewed.
6. **Update on Public Facilities Planning from Vierbicher:** Tim Schleeper, Contract Planner from Vierbicher, reported that the facilities planning is pending the Town’s anticipated timeline for construction of the roadways and the location of new Public Works building on the property. Schleeper pointed out that in Concept Plan #1 of the Master Park Plan, the roadways are designed to be curved as opposed to straight roadways, and that he approves of the intended curved design of the roadways. Schleeper also pointed out that, with the current lot shape of the farmette, the Town may want to consider a neighbor exchange between the Town and the farmette property owner, depending on final plans for roadways and buildings.

- 7. Discuss Standards for Commercial Development Within Chapter 110 Land Division and Subdivision:** Chair Narveson stated there is a need for updating open space in Chapter 110 and to have a plan for commercial development. There followed a discussion about what would be considered suitable types of commercial development (retail, small business, contractor, industrial) and if commercial development should be restricted to only certain areas or corridors. During this discussion, the Commissioners reviewed a map called “Village of New Glarus – Town of New Glarus Extraterritorial Zoning” (ETZ). Chair Narveson pointed out the ETZ extents within the Town as well as focusing upon the Agricultural Transition (AT) District locations immediately surrounding the Village on the map. There followed a discussion about Green County commercial zoning and what is currently permitted under agricultural zoning. Commissioner Galhouse indicated it would be possible to consider amending the Comprehensive Plan and hold a public hearing. Chair Narveson stated that any location considered for commercial development have access to public utilities or a plan to provide them. Motion by Commissioner Galhouse to review and discuss the current Comprehensive Land Use plan at the May 16, 2024, Plan Commission Meeting. Second by Commissioner Freitag. Motion carried 5-0.
- 8. Continue Discussion of a Portal to be Hosted on the Green County GIS Database:** Tim Schleeper, Contract Planner from Vierbicher, stated he would present cost estimates at the May 16, 2024, Plan Commission Meeting.
- 9. Continue Review of Sample Driveway Ordinances that Have Provisions for Field Drive Access and Farm Drive/Commercial Access:** Commissioner Galhouse provided a brief history of the review to date. Currently, Chapter 36 only defines a residential driveway. There followed a discussion of private driveway types (dwelling driveway, field road, field access, commercial) and what types of driveways should be defined if they connect to a Town road. Also discussed was which type of driveway would then require a permit based on its use; if a driveway leads to an improvement on the property would that further define the type of driveway. Tim Schleeper suggested provisions be included that protect the Town roads, such as culvert requirements per driveway type, as well as provisions for safety, traffic sight lines when determining the location of the driveway, depending on the driveway type. There followed a discussion as to whether amendments to Chapter 36 might affect Chapter 110. Motion by Commissioner Galhouse to continue with current driveway definitions in the redline copy of Chapter 36 and propose language specifications for “field access” to review at the next Plan Commission meeting. Second by Commissioner Pernitz. Motion carried 5-0.
- 10. Inquiries – Larry and Linda Disch about Splitting 2.0 Acres by CSM from Parcel 23024 0110.1800:** Chair Narveson provided a summary of the communication received by the Town. Commissioner Galhouse stated that it appears what is needed is an easement. Tim Schleeper stated that the matter appears to be an inquiry at this time.
- 11. Continue to Discuss Town Process for Development Potential Questions:** Tim Schleeper stated there is a process in place that involves using a checklist and submitting a proposal, and interested parties should be encouraged to utilize that process instead of repeated inquiries. Commissioner Elkins requested a hard copy of the current Chapter 110. There

followed requests from other Commissioners for a hard copy of Chapter 110 as well as the current Comprehensive Plan. Deputy Clerk Hahner offered to make hard copies of both documents for all seven members and include them in the meeting packets for the May 16, 2024 meeting.

- 12. Adjourn:** Motion to adjourn by Commissioner Freitag. Second by Commissioner Pernitz. Motion carried 5-0 at 8:00 PM. The next meeting will be held on May 16, 2024, at 6:00 PM.

Approved:

\_\_\_\_\_  
Prepared by: Sara Beth Hahner, Deputy Clerk

DRAFT



## Clerk Treasurer

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**From:** Clerk Treasurer  
**Sent:** Tuesday, May 7, 2024 6:07 AM  
**To:** Lexie D. Harris  
**Cc:** Chris Narveson; Timothy Schleeper (tsch@vierbicher.com); Chris Narveson ; Deputy Clerk  
**Subject:** RE: Hefty-Blum Homestead Farms Appx. 153 Acres Town of New Glarus  
**Attachments:** 2023 HBHF Tax Bill Est 153 Acres.pdf; HBHF 153 Acres Town of New Glarus.pdf

Lexie,

Plan Commission begins at 6:00 PM and is typically in session for 2 hours. For visitors, we try to schedule them early on the agenda so they do not need to stay for the entire meeting. In order for or contract planner, Vierbicher, to adequately review materials, we ask that the Town receive them two weeks prior to the meeting date. Consequently, the Plan Commission will likely consider this an introduction and may not be able to provide a definitive answer to the development potential question.

Thanks,  
John

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

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**From:** Lexie D. Harris <realtorlexiedharris@gmail.com>  
**Sent:** Monday, May 6, 2024 10:01 PM  
**To:** Clerk Treasurer <clerk@townofnewglaruswi.gov>; Chris Narveson <cnarveson@townofnewglaruswi.gov>  
**Cc:** Jana Crandall <janawirealtor@gmail.com>  
**Subject:** Hefty-Blum Homestead Farms Appx. 153 Acres Town of New Glarus

Hi John,

I spoke with Chris this evening about a new project Jana and myself are working on. We need to figure out how many building sites come with this property, Chris said the best way to go about this would be getting in front of the plan commission to get it on record. Chris said he will put us on the Plan Commission Meeting Agenda for Thursday, June 16th. What time shall we be there?

I have the property tax bill and an aerial attached!

Please let me know if you need anything at all and I look forward to working with you both on this!

Would you confirm receipt?

Thank You!

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Best Regards,

**Lexie D. Harris**

**EXIT PROFESSIONAL REAL ESTATE**

Real Estate Consultant/Owner

608.513.4577

[SoWisconsinRealEstate.com](http://SoWisconsinRealEstate.com)

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[Board of Directors, Realtors Association of South Central Wisconsin](#)



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## Hefty-Blum Homestead Farms

## Legal Description

A parcel of land in the Township of New Glarus, Green County, Wisconsin, and being part of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section 33, Town 4 North, Range 7 East, more particularly described as follows: Commencing at the Southwest (SW) corner of Section 33, Town 4 North, Range 7 East, thence North 2,640 feet to center of gravel road, thence along center line of gravel road East 1,111.13 feet, thence South 86° 21' East 310 feet, thence North 77° 16' East 119.95 feet, thence East 947.55 feet, thence again along centerline of gravel road a series of bearings and distances as follows: South 0° 54' East 852.45 feet, South 11° 34' East 234 feet, South 7° 06' West 92.7 feet, South 13° 13' West 165.7 feet, South 0° 08' West 326.3 feet, South 6° 04' East 290.34 feet, South 11° 23' East 214.65 feet, South 9° 38' East 268.1 feet, South 5° 01' East 200 feet to the Southeast (SE) corner of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section 33, Town 4 North, Range 7 East, thence South 89° 33' West 2,633 feet to point of beginning, containing an area of 151.744 acres more or less.



244

251

FARMERS GROVE RD

252

249

255

256

81

66

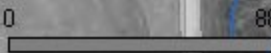
65

62

61

DISCH RD

886 Feet





# Hefty-Blum Homestead Farm Est. 153 Acres



5/6/2024, 7:42:44 PM

**Local Roads**

- Other Road Class
- State Hwy

**County Hwy**

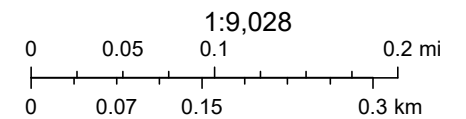
- Town Road
- Village/City Street

**Highways**

- Other Road Class
- State Hwy

**County Hwy**

- ▭ Parcels
- ▭ Municipal Boundaries



Source: Esri, USDA FSA, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Esri Community Maps Contributors, ©

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.

# 2024 Comprehensive Plan Training

9:00 a.m. - 2:45 p.m. Saturday, May 18, 2024

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**Location** Lower Level Multipurpose Rooms  
Green County Justice Center  
2841 6th Street Monroe, WI 53566

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- Understanding what every comprehensive plan needs to include ie powers, ordinances, resolutions
- Explore sample plans
- Visioning planning processes and things to think about.
- Understanding effective public engagement
- Exploring and understanding effective plan implementation

## Agenda

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9:00 a.m. – **Welcome**  
9:15 a.m.

*15 minutes*

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9:15 a.m. – **Overview of Comprehensive Planning**  
10:15 a.m. Victoria Solomon, UW-Madison Division of Extension Green County

- Why comprehensive planning
- What does every plan need to include. What can the plan include
- Identifying processes
- People to connect with
- Case studies of plans

*1 hour*

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10:15 a.m. – **Break**  
10:30 a.m.

*15 minutes*

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10:30 a.m. – **Implementation**  
11:30 a.m.

- Discussion - where is each town when it comes to comprehensive planning process? When was the last time the town did it? What went well from when it was done before? What could be improved? What was done / to what extent was it implemented?
- What lessons have you learned from the last comprehensive planning? How to apply those to this next comp plan?

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11:30 a.m. – **Lunch and Networking**

12:15 p.m.

*Lunch will be provided, catering from Monticello Community Kitchen and Sugar River Bakery.*

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12:15 p.m. – **Overview of Partners, Resources, and Entities to Know**

1:15 p.m.

*1 hour*

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1:15 p.m. – **Introduce Visioning and Public Engagement**

2:15 p.m.

*1 hour*

- Breakout discussions:
    - What have you liked about the way your community has developed and progressed over the last 10 years?
    - What do you wish would have gone differently in your community in the last 10 years?
    - What are three characteristics that describe the type of community you'd like to see in 10 years?
  - Roundtable discussion
  - Review vision materials from last time and compare
- 

2:15 p.m. - **Reflections and Next Steps**

2:45 p.m.

*30 minutes*

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2:45 p.m. **Adjourn**

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## Clerk Treasurer

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**From:** Robert Talarczyk <bob@talarczyksurveys.com>  
**Sent:** Wednesday, April 24, 2024 5:33 PM  
**To:** Lauren Freeman  
**Cc:** mwyttten22@gmail.com; Clerk Treasurer; rothfamilytp@yahoo.com; Chris Narveson; tsch@vierbicher.com; mh@kasieta.com  
**Subject:** Re: Wyttenbach/Roth CSM  
**Attachments:** Wyttenbach\_Proposed\_CSM.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Lauren,

I would like to schedule an ETZ meeting for this CSM. The version of the CSM I submitted to you was passed by the NG town board on 04/10. I, the town engineer, Tim Schleeper, and the town attorney, Mark Hazelbaker, believe that on land divisions that fall within the ETJ, the village's review authority is limited and that most of Mark Roffer's comments cannot be enforced. This seems to be a recurring theme with ETJ items Mark reviews. The town residents, whose projects fall within the ETJ, have a hard enough time getting their projects through the NG town planning commission without having to be further subjected to a Madison planner's review that far exceeds the intent of statutory ETJ review. It's one thing to look out for the village's legitimate rights for big-picture planning purposes, but it's another thing to overreach and get everyone involved upset, which is exactly what has been happening. Most of these people are not developers but local people who have lived here for decades.

So it appears on this front that we are at an impasse: Roffers feels he can make these requirements, and Attorney Hazalbaker et al feel that he can't, and I, as the surveyor, am trying to escort projects through the gauntlet of reviews. I hope that common sense can prevail and items that are strategically important to future village growth can be addressed and unnecessary and upsetting minutiae can be avoided.

Thanks.

### Bob Talarczyk

*Professional Land Surveyor*

### Talarczyk Land Surveys

517 2nd Avenue  
New Glarus, WI 53574  
608.527.5216 office  
[bob@talarczyksurveys.com](mailto:bob@talarczyksurveys.com)  
[www.talarczyksurveys.com](http://www.talarczyksurveys.com)



On Mon, Apr 1, 2024 at 12:10 PM Lauren Freeman <[administrator@newglarusvillage.com](mailto:administrator@newglarusvillage.com)> wrote:  
Good afternoon Bob,

Here are Mark's comments on the preliminary CSM:

1. Not within extraterritorial ZONING jurisdiction but within extraterritorial land division review jurisdiction. Planned for “Rural Single Family Residential” use in Village’s Comprehensive Plan.
2. Seems to be intended to reallocate land between two owners—Wyttenbach and Ross—and create “Lot 2” for a new homesite I assume. Lots 1 and 2 would share existing driveway to Valley View.
3. Any slopes of 20%+ should be marked on CSM, with note similar to following: “Aside from the removal of dead or dying trees, there shall be no disturbance within slopes of 20% or greater marked on this CSM.”
4. Ordinance requires that mature woodlands be identified and preserved. Establishing limited and well-placed building envelope on Lot 2 should do the trick here.
5. Village ordinances normally requires minimum 2 acre lot sizes in ETJ. Proposed Lots 1 and 2 are below 2 acres. Waiver seems OK here given prevailing lot sizes in area, provided that applicant can verify that all parts of current well and septic systems serving Roth house is entirely within Lot 1 area and that Lot 2 percs.
6. Location of new lot, surroundings, and meeting above comments suggest that Village’s “rural character” standards will be met.
7. Add standard right-to-farm note.
8. CSM should meet all technical requirements in Article V of Village subdivision ordinance.
9. Road ROWs should be dedicated to the public.
10. Recommend removal of existing access easement provided via CSM 343. This should be done through this CSM, a separate easement release, or other legal means, ideally before this new CSM is recorded so old easement doesn’t need to appear on this new CSM.
11. Recommend establishing new access easement for proposed Lots 1 and 2 by a separate shared access/driveway easement that is referenced on the CSM rather than the easement being created by the CSM. Include provisions for ongoing maintenance between the owners in such easement document.

Let me know if you'd like to make edits before we schedule an ETZ meeting.

Thank you,

*Lauren Freeman*  
Village Administrator  
Village of New Glarus  
319 2<sup>nd</sup> Street, New Glarus, WI 53574  
Office: 608-527-5971  
Cell: 608-636-3651

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**From:** Robert Talarczyk <[bob@talarczyksurveys.com](mailto:bob@talarczyksurveys.com)>  
**Sent:** Wednesday, March 20, 2024 5:45 PM  
**To:** Lauren Freeman <[administrator@newglarusvillage.com](mailto:administrator@newglarusvillage.com)>  
**Subject:** Wyttenbach/Roth CSM

Lauren,

Attached is an electronic version of a preliminary CSM I will be dropping off for review tomorrow.

Thanks.

**Bob Talarczyk**

*Professional Land Surveyor*

**Talarczyk Land Surveys**

517 2nd Avenue

New Glarus, WI 53574

608.527.5216 office

[bob@talarczyksurveys.com](mailto:bob@talarczyksurveys.com)

[www.talarczyksurveys.com](http://www.talarczyksurveys.com)







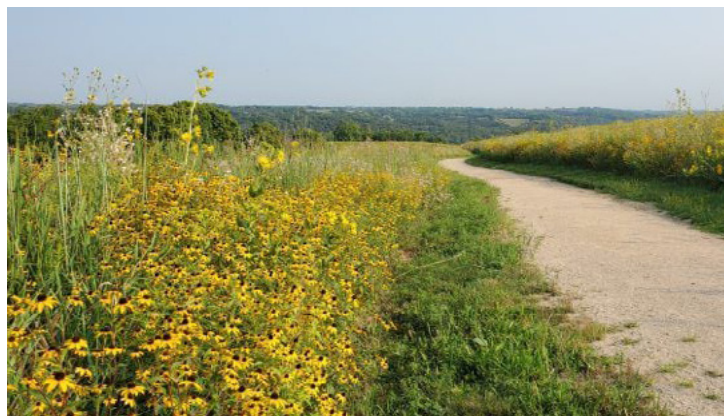


# 84 ACRES



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

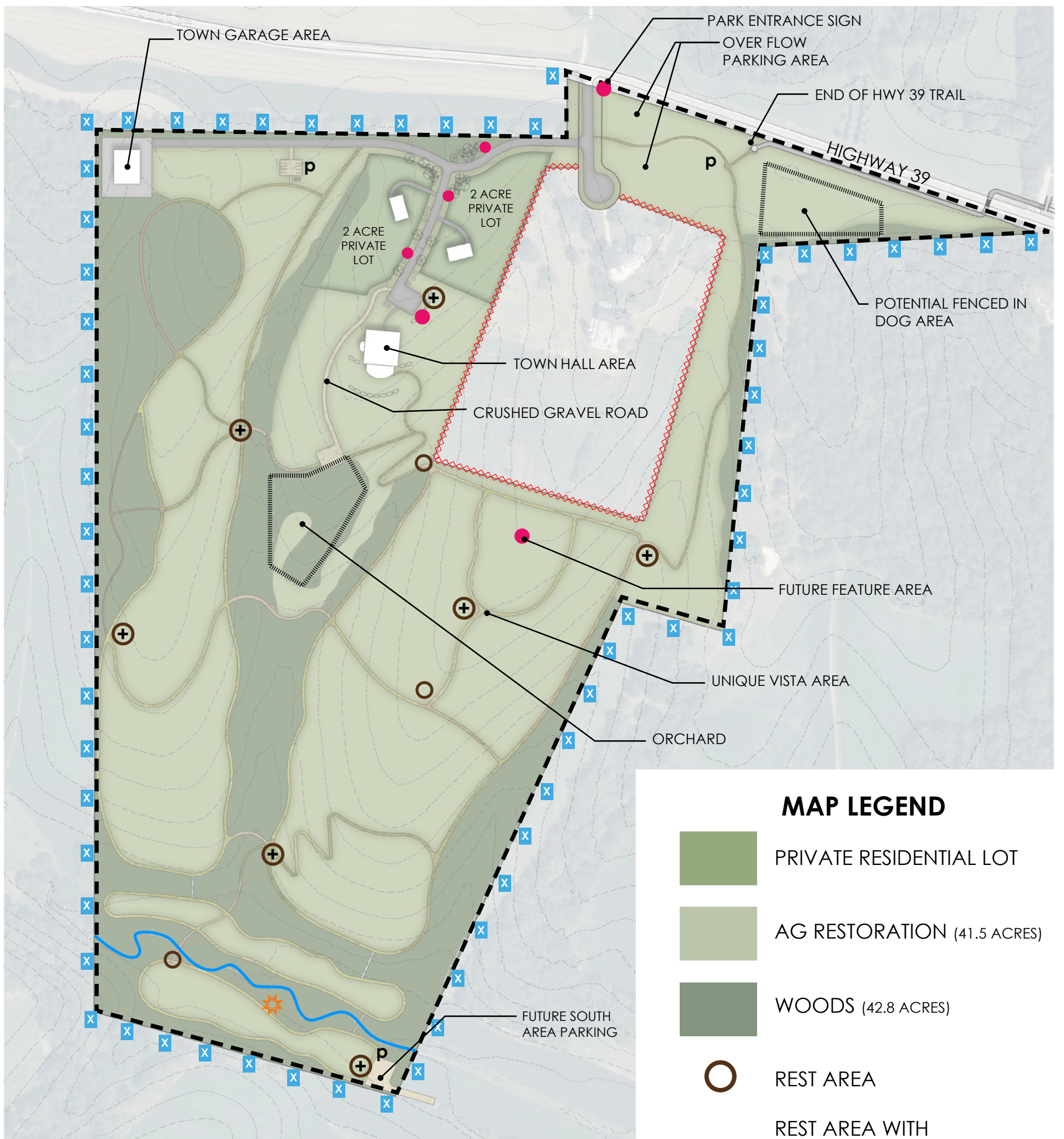
**3 VISTAS**  
:  
:  
**13 TRAIL  
LOOPS**  
:  
:  
**1 CREEK**



### Concept Plan #2 - Vision Palette

Town of New Glarus, WI  
May 15th, 2024





### MAP LEGEND

- PRIVATE RESIDENTIAL LOT
- AG RESTORATION (41.5 ACRES)
- WOODS (42.8 ACRES)
- REST AREA
- + REST AREA WITH EDUCATIONAL & WAY FINDING SIGNAGE
- FENCE
- ARTISTIC SCULPTURE AREA
- p PICNIC AREA
- STRONG PHYSICAL BOUNDARY
- LEGLER SCHOOL BRANCH
- PLAYGROUND AREA
- X PROPERTY BOUNDARY SIGN SHOWN AT ~150' INTERVALS

0' 75' 150' 300' Feet

## Concept Plan #2 - Overall Plan

Town of New Glarus, WI  
May 15th, 2024







# a new approach SENSE OF PLACE

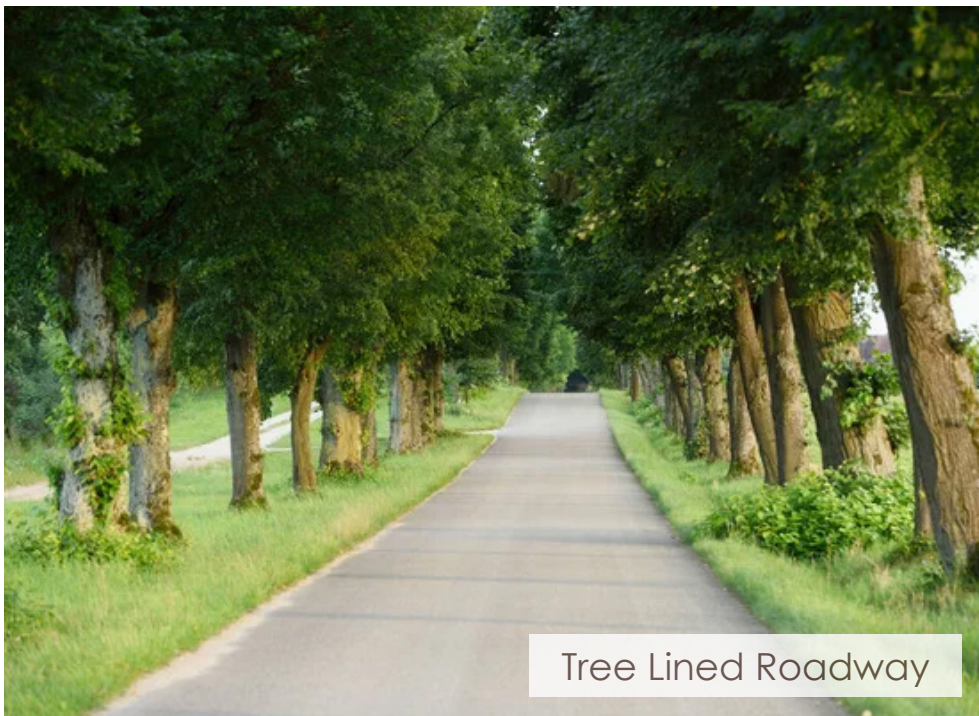
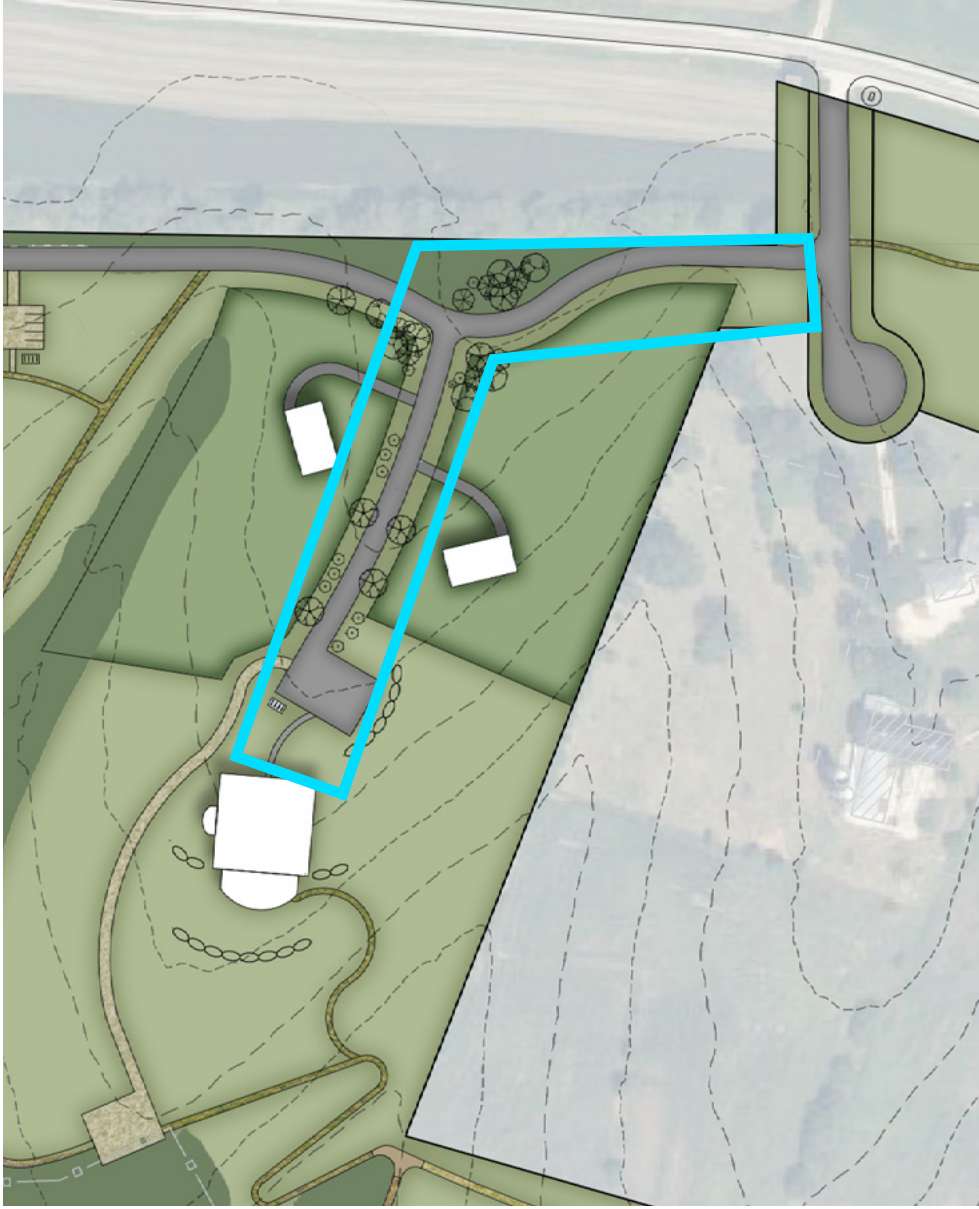
Characteristics shape identity. With a transition of land from agriculture to municipal and communal park use, an opportunity to create a unique identity is at hand. Since the length of road to the Town Hall is over 800', the materials, views, vegetation and man made features will have great impact on visitors' impressions.

The planting palette of the roadway vegetative buffer should reflect the values of the restoration efforts. Acorns from on-site oak trees could be collected and grown with the intention of planting them on-site.

Trees could flank the roadway in a formal configuration. In contrast, a naturalized border would reflect the Community Park restoration efforts. A blend of both strategies should be considered.

Additionally, creating a barrier between private residential lots and the road to the Town Hall will be important if they are to exist on the same ridge. This can be accomplished through dense plantings. Artistic sculptures or other objects could be incorporated as a way to showcase Town values and niche characteristics.

Overall, selection of materials, framing views and visitor experience should be intentionally planned for.



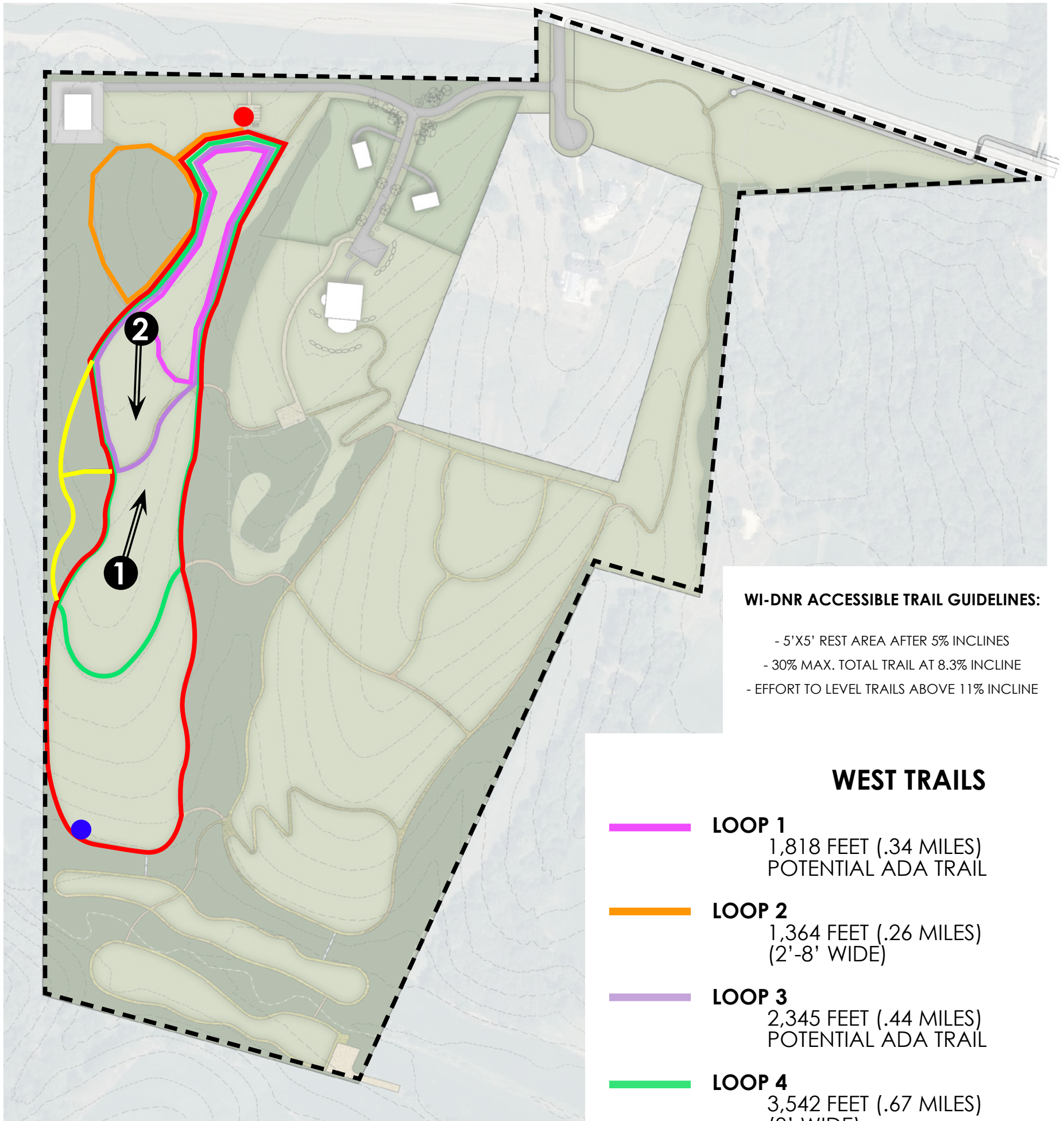
## Concept Plan #2 - Road Infrastructure & Planting Concept

Town of New Glarus, WI  
May 15th, 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**  
1,818 FEET (.34 MILES)  
POTENTIAL ADA TRAIL
  - **LOOP 2**  
1,364 FEET (.26 MILES)  
(2'-8' WIDE)
  - **LOOP 3**  
2,345 FEET (.44 MILES)  
POTENTIAL ADA TRAIL
  - **LOOP 4**  
3,542 FEET (.67 MILES)  
(8' WIDE)
  - **LOOP 5**  
4,594 FEET (.87 MILES)  
(6' WIDE)
  - **WOODS SEGMENT**  
830 FEET TOTAL (.16 MILES)  
(2'-4' WIDE)
- HIGH: 1,121 FT  
● LOW: 998 FT



0' 75' 150' 300' Feet

\*NOT INCLUDED IN TOTAL ADA ACCESSIBLE TRAIL MILES

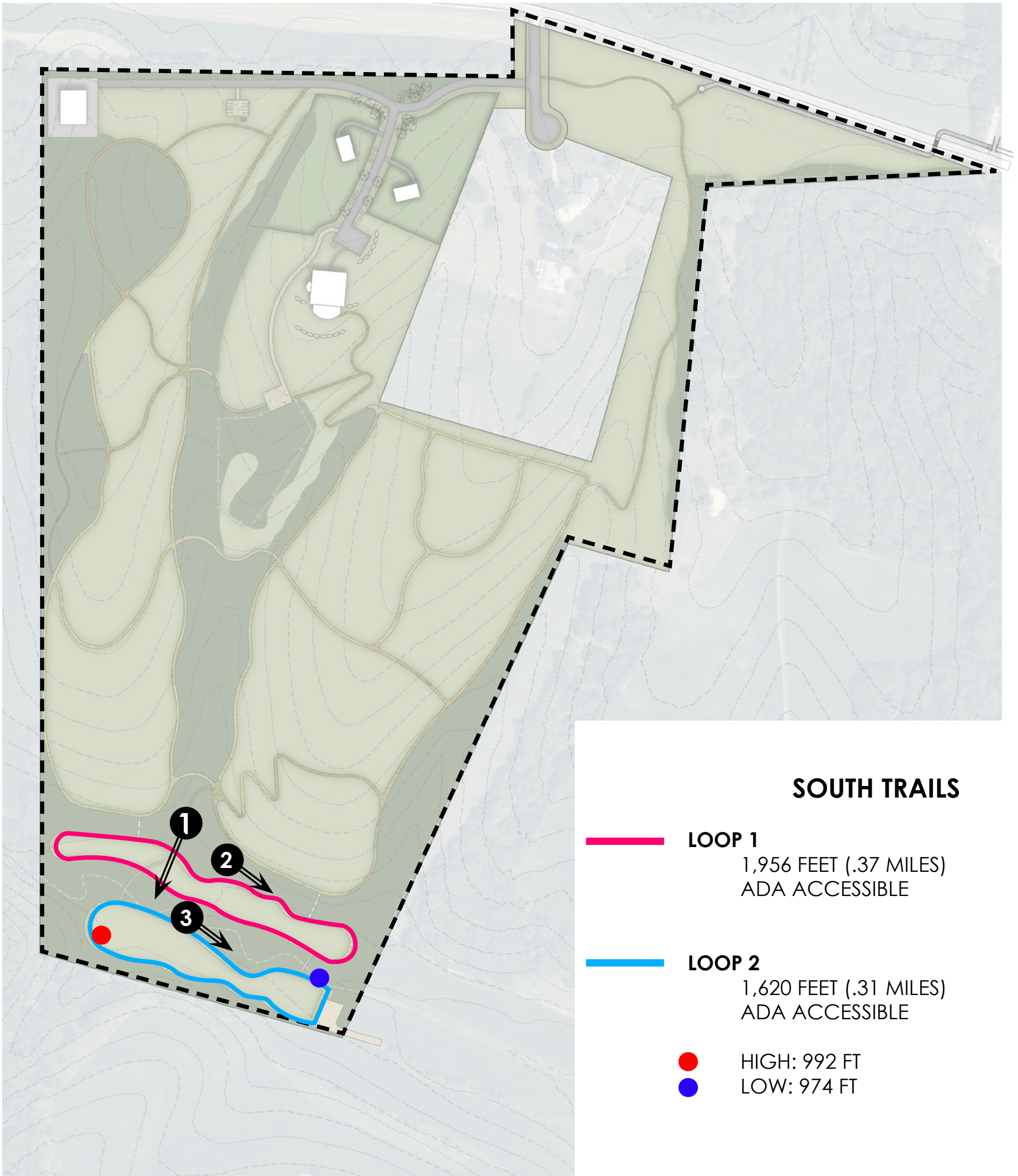
**Concept Plan #2 - West Trails**

Town of New Glarus, WI  
May 15th, 2024









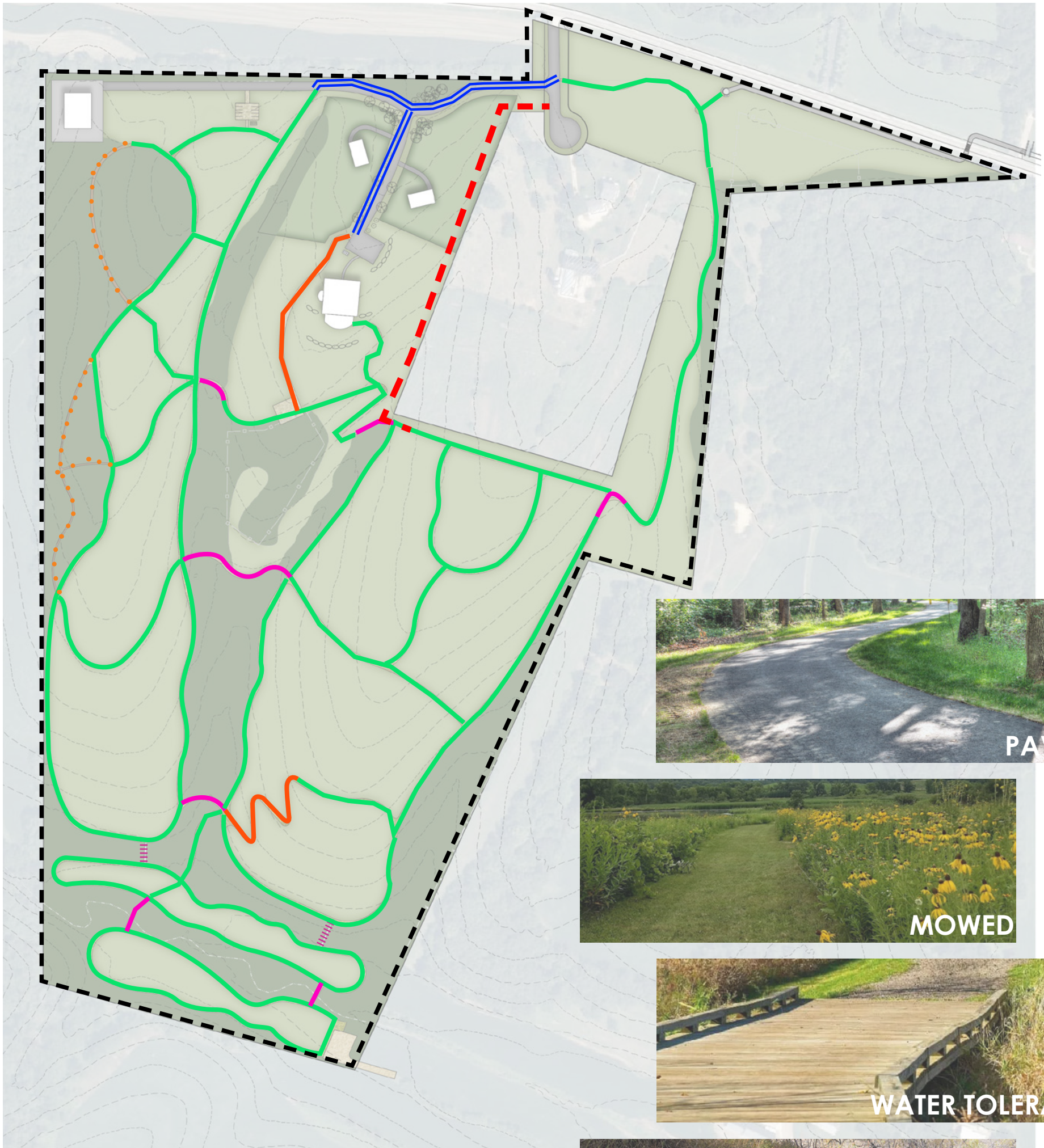
0' 75' 150' 300' Feet

**Concept Plan #2 - South Trails**

Town of New Glarus, WI  
May 15th, 2024







**PATH TYPES**

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

0' 75' 150' 300' Feet

**Concept Plan #2 - Path Types**

Town of New Glarus, WI  
May 15th, 2024

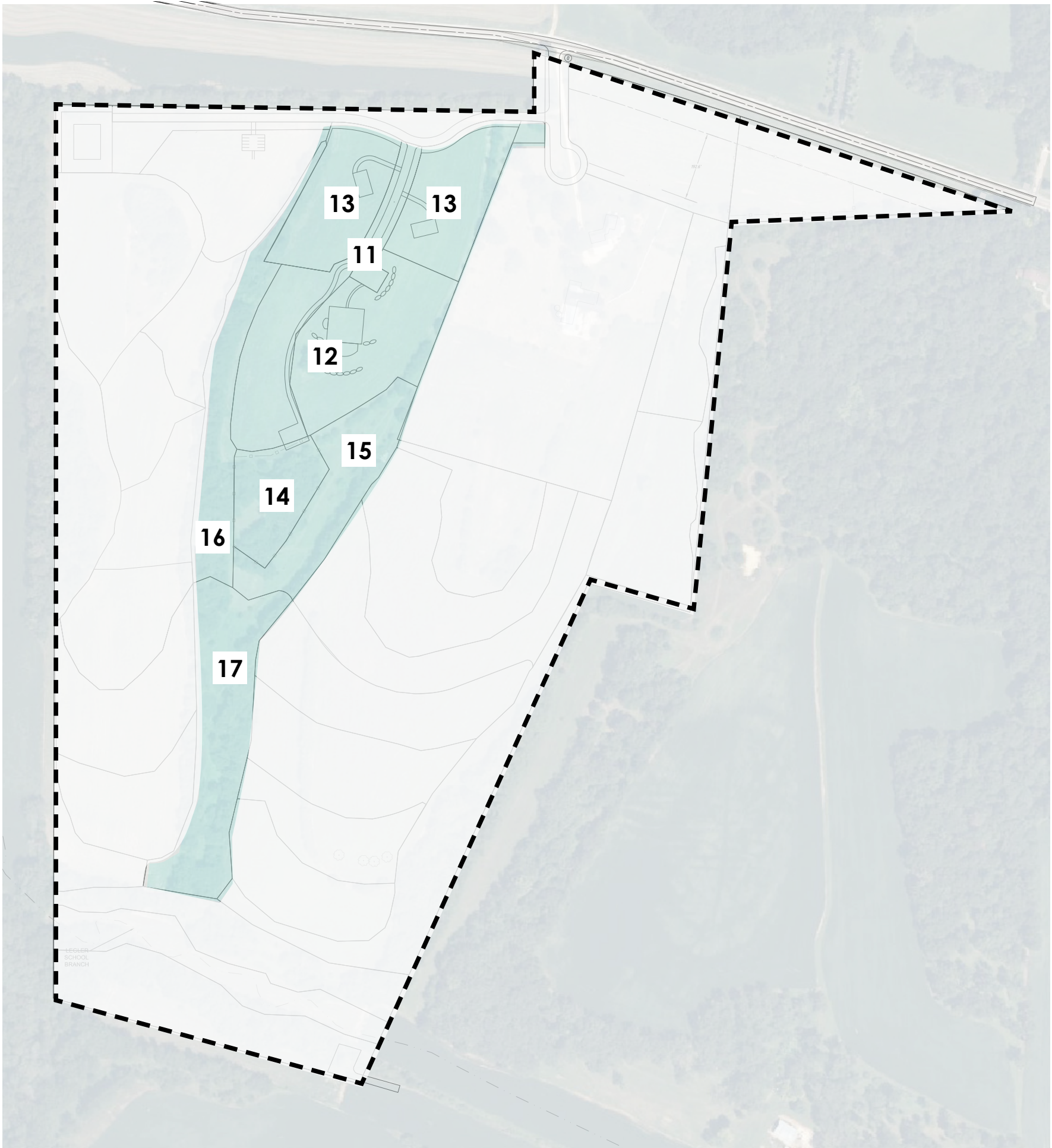












Restoration Areas	Area Acres	Year	Constructed Features per Year per Area														
			Trail Construction (Feet)						Restoration (Acres)			Picnic Areas	Dog Park	Orchard	Play Area	General Amenity	
			Paved	Mowed	Limestone	Woodland (Dirt)	Boardwalk	Timber Stairs	Amenity	Cover Crop Seed	Rest. Seed	Woodland	(Each)	(Sq. Ft.)	(Acres)	(Each)	(Each)
<b>Zone B</b>	19.34		0	789	586	0	550	1	0	9.19	17.11	7.21	1	0	1.47	0	2
Area 11	0.62																
		Year 1									0.62						Road/Parking
Area 12	5.19																
		Year 1		211						5.19							
		Year 2			586							1					
Area 13	4.00																
		Year 2								4.00							
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							
Area 16	2.31																
		Year 6								4.08	2.31						
Area 17	3.43																
		Year 7		196			470	1		3.43	3.43						



**Concept Plan #2 - Zone B**

Town of New Glarus, WI  
May 15th, 2024



K:\NewGlarus\2023\6-CommunityPark\TaskPlan\Design\Development\Numbered\Map\ConceptPlan2\ConceptPlan2













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						
			Paved	Mowed	Limestone	Woodland (DHI)	Boardwalk	Timber Stots	Amenity	Cover Crop Seed	Rest. Seed	Woodland	(Each)	(Sq. Ft.)	(Acres)	(Each)	(Each)	(Each)	(Each)	(Each)	Paved	Mowed	Limestone	Woodland	Boardwalk	Timber Stots	Amenity (\$/acr.)	Cover Crop (\$/acr.)	Rest. Seed	Woodland	(Allowance)	(Allowance)	(per sq. ft.)	(per acre)	(Allowance)	(Allowance)	(\$/acr.)
Zone A	21.35	Year 1	0	5801	0	1354	0	0	2	17,69	15	6.35	1	0	0	0	1	\$0	\$35	\$5	\$20	\$5	\$40	\$5	\$0	\$1,200	\$1,453	\$2,500	\$9,600	\$4,500	\$0	\$0	\$5,000	\$8,000	\$102,200		
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Restoration Areas	Area Acres	Year	Constructed Features per Year per Area														Construction Budget*																	
			Trail Construction (feet)				Restoration (Acres)				Picnic Areas				General Amenities				Trail Construction (\$ / Feet)				Restoration (\$ / Acre)				Picnic Areas				General Amenities			
			Paved	Mowed	Limestone	Woodland (DPI)	Boardwalk	Timber Stairs	Amenity	Cover Crop Seed	Rest. Seed	Woodland	(Each)	Dog Park (Sq. Ft.)	Orchard (Acres)	Play Area (Each)	General Amenities (Each)	Paved	Mowed	Limestone	Woodland	Boardwalk	Timber Stairs	Amenity (\$/yr.)	Cover Crop	Rest. Seed	Woodland (Allowance)	Picnic Areas (Allowance)	Dog Park (per sq. ft.)	Orchard (per acre)	Play Area (Allowance)	General Amenities (\$/yr.)	Construction Cost Per Phase and Area	
Zone C	28.23	116	6520	493	0	196	0	1	23.37	28.23	486	0	0	0	1	\$4,100	\$33,000	\$9,900	\$0	\$7,900	\$0	\$0	\$0	\$28,500	\$41,500	\$7,300	\$0	\$0	\$0	\$20,000	\$152,200			
Area 18	2.10	Year 1							2.10								\$4,100	\$5,400					\$2,600	\$3,100							\$15,200			
		Year 2																																
Area 19	1.75	Year 2							1.75									\$3,800	\$4,500					\$2,100	\$2,600							\$13,000		
Area 20	2.74	Year 3							2.74									\$2,200					\$3,300	\$4,000								\$9,500		
Area 21	2.98	Year 4							2.98									\$6,900					\$3,600	\$4,400								\$14,900		
Area 22	1.67	Year 5							1.67									\$4,100	\$2,400				\$2,100	\$2,500								\$11,100		
Area 23	2.68	Year 6							2.68									\$2,300					\$3,300	\$3,900								\$17,400		
Area 24	3.45	Year 7							3.45									\$3,900					\$4,200	\$5,100								\$13,200		
Area 25	3.81	Year 8							3.81									\$5,200					\$4,600	\$5,600								\$15,400		
Area 26	2.19	Year 9							2.19									\$2,200					\$2,700	\$3,200								\$28,100		
Area 27	4.86	Year 10							4.86									\$7,100					\$7,100	\$7,300								\$14,400		
Zone D																	Construction Budget*																	
Area 28	3.18	Year 1							3.18									\$3,900					\$3,900	\$4,700								\$52,200		
		Year 2																																
Area 29	2.77	Year 1							2.77									\$3,400					\$3,400	\$4,100									\$34,600	
		Year 2																\$2,200	\$5,400															
		Year 3																																
Zone E																	Construction Budget*																	
Area 30	2.31	Year 2							2.31									\$9,800					\$3,400										\$13,200	
		Year 1																																
Area 31	3.25	Year 1																																
		Year 2																																
Area 32	2.01	Year 1																																
		Year 2																																
Totals		116	17107	1347	1364	852	1	3	56.2	72.68	21.61	4	43560	1.47	1	n/g	\$4,100	\$86,600	\$15,300	\$6,900	\$34,200	\$100	\$0	\$68,400	\$99,700	\$29,700	\$13,500	\$43,600	\$5,900	\$5,000	\$90,000	\$503,000		



# Chapter 36

## DRIVEWAYS

[HISTORY: Adopted by the Town Board of the Town of New Glarus 9-11-1995 by Ord. No. 94-2, as amended 6-9-1997. Subsequent amendments noted where applicable.]

### GENERAL REFERENCES

Building construction — See Ch. 15.

Fees — See Ch. 55.

Road excavations and obstructions — See Ch. 181.

### § 36-1 Statutory authority.

This chapter is adopted pursuant to the general police powers granted under § 61.34(1), Wis. Stats., and with specific authority under § 236.45, Wis. Stats.

### § 36-2 Purpose and applicability.

- A. The purpose of this chapter is to promote the public health, safety, and general welfare of the community and to enforce the goals and policies of the Town Board of the Town of New Glarus. These standards are designed to lessen erosion and drainage problems common to the terrain within the Town and allow efficient provision of emergency services, including fire prevention or protection and ambulance services.
- B. This chapter applies to construction or modification of private driveways located in the Town of New Glarus which provide access to buildings constructed or substantially modified after the effective date of this chapter.
- C. Within the Village of New Glarus ETZ area, applicable provisions of the Village's Zoning ordinance also apply, with the more restrictive provisions applying in the event of a difference between the Town's Driveway Ordinance and the Village's Zoning Ordinance. [Added 5-2-2012]

### § 36-3 Definitions.

As used in this chapter, the following terms shall have the meaning indicated:

#### **DRIVEWAY**

A road permitting vehicular access from a public highway to one or more dwelling units or commercial buildings located or to be constructed on adjacent lands.

Any distinct path, road or area of access from a public road in the Town to an improvement. A driveway can be classified as residential, agricultural, commercial, or industrial.

**DRIVEWAY, RESIDENTIAL:** A driveway providing access used for single or multifamily residential purposes only.

**DRIVEWAY, AGRICULTURAL:** A driveway that provides primary access to agricultural improvements.

**DRIVEWAY, COMMERCIAL OR INDUSTRIAL:** A driveway that provides access to commercial or industrial use improvements or property.

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**FIELD ROAD:** A specified road or point area of access on a town road that is used only for accessing a property for agricultural, forestry, land management, hunting, or similar purposes, and does not provide access to an improvement. Field road access does not guarantee future conversion to a driveway access.

**IMPROVEMENT:** In this ordinance, "an improvement" is a residential dwelling unit, a building or structure used for a commercial or industrial business or a agricultural building or structure not served by an existing residential, commercial or industrial driveway and has a fire number or requires access for emergency services.

**TOWN LANE:** An in-drive maintained by the Town originally intended to serve a single farm residence to provide emergency services availability. Any changes from the original use of Town lanes may require owner(s)/developer(s) to reconstruct the lane to current standards for driveways -as specified in this ordinance.

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§ 36-4 **Permit required; erosion control plan.**

- A. No person shall construct, improve or rework a driveway which changes the existing topography of the land without first obtaining a driveway or ~~driveway access permit~~ field road access permit from the New Glarus Town ~~of New Glarus~~ Patrolperson or Town Board designee. New field road access permits will require review of the access site and design requirements for that access point (line of sight, culverts, drainage and percent of grade in the first 15 feet of field road). Re-graveling of a previously constructed driveway or field road does not constitute a change in the existing topography of the land. Prior to consideration of the application by the Town Board, the applicant shall submit to the Town of New Glarus Patrolperson or Town Board designee, an application and a driveway construction plan which shall accurately describe the location of the proposed driveway and the specifications required by § 36-5 of this chapter for the driveway's construction. **[Amended 5-11-2022]**
- B. Any proposed driveway construction or modification shall be accompanied by an erosion control plan presented to the Town Patrolperson or Town Board designee prior to the issuance of a driveway permit. An erosion control plan shall include the driveway owner's intentions and timetable to reseed, mulch, ditch, place culvert(s), and carry out other erosion control measures, all of which shall be completed within 90 days after beginning driveway construction or modification. If an engineer's plan of the driveway is prepared according to the requirements of § 36-6 of this chapter, an erosion control plan shall specify only those measures which are not mentioned or required in the engineer's plan. **[Amended 5-11-2022]**
- C. Driveway and field road access permits will be valid for one year from date of issue. Reapplication for a permit will be required for any improvements not completed during the permit period. Reapplication permits will not be denied without reasonable cause.
- D. No building permit for new residential construction will be issued until the driveway is constructed according to the specifications of this chapter.
- E. All new driveways proposed to be installed or any driveways or field roads -alleged to be existing and serving open land without improvements and proposed to be converted to a driveway to serve one or more structures shall be subject to an inspection fee as established by the Town Board to be paid to the Town prior to the start of any construction on a new driveway and prior to the issuance of a building permit. An approved driveway shall be in place before a building permit can be issued. If the Town Patrolperson or Town Board designee determines that any part of the driveway may not comply to the standards of this chapter, the property owner must provide a certificate from a registered land surveyor or a professional engineer stating that the driveway does indeed meet the necessary requirements. **[Amended 12-4-2007 and 5-11-2022]**
- F. A refundable fee as established by the Town Board must be submitted with each driveway application.

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This fee may be in the form of personal check, surety bond, or cash bond. The fee or part thereof may not be refundable should there be damage to the Town road or other costs incurred by the Town of New Glarus by the construction of said driveway. **[Amended 12-4-2007]**

- G. A driveway access permit will be issued for the purpose of permitting vehicular access or other means of travel from a public highway to a private driveway, road, and field road for all persons seeking a building permit. All driveway specifications for construction in this chapter will apply. The applicant, who may be the owner, agent, or contractor, shall submit a location construction plan showing specifications, including grade, slope, width, and length of the driveway, and erosion control procedures. Said construction plan will specify completion dates for culvert placement, aggregate placement, erosion control procedures, and final application of a two-inch layer of gravel. If the aforementioned completion dates are not met, then a penalty as determined in § 36-8 will be assessed.

§ 36-5 **Construction specifications.**

- A. An engineer's plan showing adequate erosion control measures is required for any segment of the proposed driveway which disturbs land with a grade of more than 20%, unless waived by the Town after Town Engineer's recommendation. **[Amended 5-2-2012]**
- B. Width; emergency access; materials. **[Amended 8-11-2021]**
- (1) All driveways 250 feet or less in length shall be at least 14 feet in width. All driveways in excess of 250 feet shall be at least 16 feet in width. Driveways in excess of 500 linear feet shall install emergency access provisions per one of the standards in Subsection **B(1)(a)** or **(b)** below.
- (a) The driveway shall have one pull-off lane erected for each additional 500 linear feet of length. Each pull-off lane shall be eight feet wide and 50 feet long and comply with all the standards for driveways. Pull-off lanes shall be strategically placed (i.e., for a 900-foot driveway, one pull-off lane would be located at approximately 450 feet).
- (b) The driveway shall be constructed to a continuous uniform twenty-foot width. No pull-off lanes are required for driveways constructed to a continuous twenty-foot width.
- (2) Driveways can be any solid surface. However, they must satisfy the minimum requirement of six inches of aggregate and two inches of gravel. Driveways shall be crowned to provide adequate drainage of water from the road surface.
- C. Each driveway shall have a culvert at the ditch line where the driveway meets the public road, unless waived by the Town Board. The culvert shall be at least 15 inches in diameter or of sufficient size so as to permit adequate drainage of the affected area. The length shall be determined by the Town Board; however, the minimum width of the driveway approach shall be 24 feet. Apron end walls shall be used on all culverts. **[Amended 10-19-1999]**
- D. A driveway which is at least 24 feet in length shall have a maximum grade of 5% at the point where the driveway enters onto a public road. A slight dip across the driveway shall be placed just before the culvert at the entrance to the public road to prevent debris from washing onto the public road.
- E. Ditches, roadway crowning, and culverts which provide acceptable drainage are required.
- F. The driveway's side banks shall be graded to a slope of no more than one foot of vertical rise in each three feet of horizontal distance, except where retaining walls and/or other erosion control measures are installed as specified in an engineer's plan approved by the Town Board.
- G. Curves in the driveway shall have an inside radius of not less than 36 feet.

- H. The maximum grade of the entire driveway or any given segment of the driveway shall not exceed 13%.
- I. The side banks shall be seeded promptly to control erosion.
- J. Once the construction of the driveway has begun, all specified erosion control measures, including retaining wall, ditching, culverts, crowning, and mulching and matting, shall be completed within 90 days.
- K. The driveway must have at least six inches of two-inch rock on the roadbed and covered with two inches of three-fourths-inch gravel unless the Town Board considers otherwise.
- L. All costs of the construction of the driveway, including the cost of the culverts and the engineer's plan, if required, shall be paid by the property owner requesting the driveway permit.
- M. A clear zone for emergency vehicles shall be maintained for the full length of all constructed driveways. Overhanging tree limbs, landscaping and other obstructions are not permitted within the clear zone. The clear zone shall be two feet wider than the constructed width of the driveway (one foot on each side of the driveway) with a minimum width of 18 feet. The clear zone shall be a minimum of 14 feet in height. The clear zone shall also be required for the full width of all pull-off areas constructed per § 36-5B(1). In cases where such a clearing would be environmentally damaging, the Town Board will determine if failure to clear will prevent or interfere with emergency service or create a safety hazard. [Amended 8-11-2021]

N. \_\_\_\_\_ The driveway must have a back out with a radius of at least 90° or a fifty-foot turning radius.

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O. The driveway must have an approach at the place where it intersects with the public road of at least 24 feet in width and an unobstructed view of at least 250 feet in each direction at that place unless the Town Board allows otherwise.

P. Joint driveways will not be permitted without a joint driveway agreement establishing the proposed joint driveway and the manner of its construction, maintenance, and use.

Q. The maximum length of driveways for developments located immediately adjacent to the Village boundary shall be 2,600 feet and construction shall comply with § 36-5B. Driveway length and construction in the balance of the ETZ area shall be in accordance with § 36-5B. [Added 5-2-2012]

R. Driveways ~~locations~~ within the ETZ areas shall be consistent with all applicable Town ordinances and with the Village of New Glarus' official map for planned roads within the ETZ. [Added 5-2-2012]

S. Agricultural, Commercial, Industrial, or combinations of uses for a driveway will be reviewed to determine if modifications of construction specifications or Engineer's Plan are required to maintain safe and efficient access per section 36-2 of this ordinance.

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T. Field Road Access Permits are required for all new or reworked field roads. Prior to consideration of the application by the Town Board, the applicant shall submit to the Town Clerk of New Glarus a field road access plan which shall accurately describe the location of the proposed access point and specifications as required in this section; No fee is required for a Field Road Access Permit unless chapter 36-7 or 36-8 apply.

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1. Siting criteria. An access point shall be located at a place where the grade of the adjacent land minimizes wash of surface water into Town road. The access point shall be located at a place where the oncoming vehicle traveling at the posted speed limit can see emerging vehicles.

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2. Construction standards. Access points shall be constructed such that the portion of the field road adjacent to the town road paved surface slopes downward from the edge of the road with a slope

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sufficient to assure rain or snowmelt does not wash into the town road. Culverts may be required. Appropriate requirements for culverts and drive width will be determined with the advisement of the Town Planner or Town Board designee on a case-by-case basis.

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**§ 36-6 Engineer's plan.**

A. The Town Board may require the applicant to obtain a plan prepared by a professional engineer licensed by the State of Wisconsin prior to the construction or modification of any proposed driveway. An engineer's plan is required:

- (1) For a driveway or segment of a driveway whose construction requires the disturbance of land with a slope of 25% or greater, unless waived by the Town Board;
- (2) For a driveway or segment of a driveway whose construction requires a retaining wall or other special erosion control measures as determined by the Town Board or its authorized representative; or
- (3) When the Town Board requests a plan for reasonable cause.

B. The engineer's plan will include the following:

- (1) The precise location of the driveway or segment(s) of the driveway which requires an engineer's plan.
- (2) Grade of the driveway showing no segments exceeding 13%.
- (3) Location and structure of any retaining walls.
- (4) Location and size of any culverts.
- (5) Cross section of the driveway.
- (6) Mulching, matting or other erosion control measures.

C. When an engineer's plan is required, no construction of a driveway may commence until the engineer's plan is approved by the Town Board and a driveway permit is issued and, when applicable, any necessary approvals are obtained from Green County or the State of Wisconsin per § 86.07, Wis. Stats.

D. The preparation of an engineer's plan does not guarantee the approval of a driveway permit application.

**§ 36-7 Existing driveways and field roads.**

When washing or other conditions created by existing driveways or field roads become a potential hazard to a public road, the Town Board shall notify the owner(s) of the land through which the driveway passes of such condition(s). Any property owner failing to correct a hazardous situation immediately (within 24 hours or less) upon notification shall be subject to the penalties of this chapter and shall be liable for any costs incurred by the Town of New Glarus to eliminate such hazard as provided in §§ 66.0627 and 66.0703, Wis. Stats. Problems of a nonemergency nature shall be corrected in 30 days.

**§ 36-8 Violations and penalties.**

A. Should a driveway be constructed or modified in a way which violates the provisions of this chapter, the owner(s) of the land through which the driveway passes shall pay a forfeiture equal to three times the fee charged for the permit application, whether or not that fee has been paid. The owner(s) of the land shall also make the corrections indicated by the Town Board within a reasonable period of time determined by the Town Board.

B. If the owner(s) of the land through which the driveway passes does not make the required corrections within the time specified, the Town Board shall determine the cost of correcting violations of the

provisions of this chapter, including, when necessary, the return of disturbed land to its original condition. The cost shall be paid to the Town by the owner(s) of the property through which the driveway passes, as provided in §§ 66.0627 and 66.0703, Wis. Stats.

§ 36-9 **Variances.**

- A. The Town Board shall have the discretion to impose higher standards where in the opinion of the Town Board local conditions require higher standards or anticipated traffic in quantity or quality will require higher standards.
- B. The Town Board may grant variances from the minimum standards of § 36-5 in situations where strict application of the minimum standards will result in practical difficulty or unnecessary hardship, provided that such a variance shall not be contrary to the public interest, health or safety.
- C. Application for such variance shall be in writing by the landowner(s) stating fully all facts and shall be supplemented with maps, plans or other additional data which may aid the Town Board in the analysis of the proposed variance. The conditions upon which the request for a variance is based shall be unique to the property and not applicable generally to other property. The conditions shall not be mere inconvenience, financial hardship or self-imposed hardship.
- D. Any costs incurred by the Town in the approval or denial of a proposed variance shall be reimbursed to the Town by the applicant(s) seeking the variance. This shall include but not be limited to additional engineering studies, attorney fees and/or per diems by Town Board members.
- E. The Town Board, if it approves a variance, shall do so by motion or resolution and by majority vote. The reasons for approval or denial of a variance shall be entered in the minutes of the Town Board, and the Town Clerk shall notify the applicant of the decision.
- F. Variances for driveways on lands within the ETZ areas may be granted if they do not impair the intent and purpose of this chapter, Town plans and the ETZ Ordinance. Variances may be granted if they are unique to the property, specific to the situation and not solely for economic basis. **[Amended 5-2-2012]**



< Back

New Glarus, WI

X



Homes For Sale > Wisconsin > Green County > New Glarus > W6065 Tuttle Ln



Presented by: Harley Disch  
Brokered by: EXIT PROFESSIONAL REAL ESTATE



Kitchen



Bedrooms



Bathrooms

1/27

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● For sale

**\$275,000** ↓ \$10K Est. \$1,838/mo

3 bed 1.5 bath 1,728 sqft 4.61 acre lot

W6065 Tuttle Ln, New Glarus, WI 53574

Single family  
Property type

21 days  
Time on Realtor.com

\$159  
Price per sqft

1920  
Year built



Add a commute

## Clerk Treasurer

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**From:** Clerk Treasurer  
**Sent:** Wednesday, May 1, 2024 6:55 AM  
**To:** Kate Rusi; Scott Jelle  
**Cc:** Adam Wiegel / Sara Patterson (greenzone@greencountywi.org)  
**Subject:** RE: Research regarding W6065 Tuttle Lane in Town of New Glarus

Kate,

The multi-point test is contained within Chapter 80 which codifies our Impact Fee Ordinance. The definition is as follows:

### **HABITABLE**

A residential structure shall be determined habitable if, at the time of the Impact Fee Ordinance adoption (February 14, 2024), three of the following pertain as determined by the Town Building Inspector, Plan Commission or Town Board:

- A. Mechanical and electrical services are connected and usable.
- B. The structure has an assigned fire number or mailing address.
- C. There is a legal access for emergency vehicles, consistent with the requirements of Town Code Chapters **36** and **75**.
- D. The asset value (of the structure or entire parcel) exceeds \$10,000.
- E. If under construction, the roof, doors, windows and walls are substantially complete as determined by the Building Inspector.
- F. An occupancy permit was issued by the Town prior to May 6, 2008.

Yes, a habitable residence may be razed, with a permit from Green County and the Town of New Glarus.

Green County determines the grace periods to have both homes existing on the same parcel once occupancy has been granted for the new residence. Green County Zoning and Land Use staff can answer that question. Their email is [greenzone@greencountywi.org](mailto:greenzone@greencountywi.org) and their phone number is (608) 328-9423. They may also provide you information for whether the existing septic is adequate for a future home or must be replaced.

The property already has a fire number and an approved driveway. However, any change to the drive will likely require a new driveway permit application to make certain it is compliant with current Town standards. Here are those standards: <https://townofnewglarus.com/wp-content/uploads/2023/03/Chapter-36-updated-5.11.2022.pdf> and the application form: <https://townofnewglarus.com/wp-content/uploads/2023/08/Driveway-App-rev-2.01.2023.pdf>.

Ordinarily there is no reason to appear before the Town Board or Town Plan Commission for a parcel with an existing residential building site.

For a parcel with a building site, the process begins with supplying Green County Zoning and Land Use with a site plan that is to scale for what you seek to do on the property. They will issue a sanitary permit if the septic tank/septic field is inadequate. Once they issue a zoning permit to raze the old house and build a new one, they share that with the Town of New Glarus contract assessor, the Town contract building inspector, and the Town Clerk. You would then be able to apply for a permit to raze the old residence and a permit for a new residence from the Town. Here is our building permit application: <https://townofnewglarus.com/wp-content/uploads/2022/06/Updated-building-permit-application-form-enlarged-checkboxes-2.pdf> and local

building code: <https://townofnewglarus.com/wp-content/uploads/2023/03/Chapter-15-Building-Construction-changes-accepted-7.13.2022-transposition-fixed.pdf>. Again, you will likely have to apply for a driveway permit from the Town so that it is conformance with our current standards: <https://townofnewglarus.com/wp-content/uploads/2023/03/Chapter-36-updated-5.11.2022.pdf>. New residences require the applicant or their agent to also submit an application through the Wisconsin Department of Safety and Public Services (DPS); here is a link to their website for more information about that process: [https://esla.wi.gov/apex/customer\\_portal\\_intro\\_page](https://esla.wi.gov/apex/customer_portal_intro_page).

I believe the above information answers most of the questions under the Town's authority. For the rest, you will need to contact Green County Zoning and Land Use.

Thanks,  
John

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

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**From:** Kate Rusi <katej.rusi@gmail.com>  
**Sent:** Tuesday, April 30, 2024 3:34 PM  
**To:** Scott Jelle <totalinspectionsservices@gmail.com>  
**Cc:** Clerk Treasurer <clerk@townofnewglaruswi.gov>  
**Subject:** Re: Research regarding W6065 Tuttle Lane in Town of New Glarus

Hello,

Thank you, both, for your help. I have a couple follow up questions...

- What is on the "multi-point test" to determine if the house is inhabitable?
- If the house is determined "inhabitable" by that test, can we still tear it down and build new in a different spot on the land?
- Do you know what the grace period is for there to be two houses on the property while we build new/tear down old possibly at the same time?
- If we do purchase the property, tear down the old house, and build new, what is the process/steps for what is required by the township for approvals, etc? Do we have to go before the town board? What information do we need to have for you all to approve the new build?
- Do you have a contact at the county that I can reach out to for questions about the well and septic and to inquire about any process/approval at their level that would be needed?

Thank you,  
Kate

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On Tue, Apr 30, 2024 at 9:59 AM Scott Jelle <[totalinspectionsservices@gmail.com](mailto:totalinspectionsservices@gmail.com)> wrote:

Hi Kate as far as a min there is not a min for sq footage for a dwelling code wise.

On Tue, Apr 30, 2024 at 9:44 AM Clerk Treasurer <[clerk@townofnewglaruswi.gov](mailto:clerk@townofnewglaruswi.gov)> wrote:



Kate,

I cannot, but Scott Jelle, the building inspector may be able to address those questions. I have included him in the Cc line above.

John

John Wright

Town of New Glarus Clerk-Treasurer

(608) 527-2390

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**From:** Kate Rusi <[katej.rusi@gmail.com](mailto:katej.rusi@gmail.com)>

**Sent:** Tuesday, April 30, 2024 9:33 AM

**To:** Clerk Treasurer <[clerk@townofnewglaruswi.gov](mailto:clerk@townofnewglaruswi.gov)>

**Subject:** Re: Research regarding W6065 Tuttle Lane in Town of New Glarus

Hello,

Thank you for this information. Can you please tell me the minimum square footage and any other requirements (I.e. number of garage stalls, etc.) for building a new house in this land?

Thank you,

Kate

Sent from my iPhone

On Apr 30, 2024, at 9:29 AM, Clerk Treasurer <[clerk@townofnewglaruswi.gov](mailto:clerk@townofnewglaruswi.gov)> wrote:

Kate,

I was able to locate the three Certified Survey Maps that are part of the legal description of this parcel. Scans of each are attached. The most recent version, Lot 5 of CSM 2542, does not indicate any restriction on where a residence can or cannot be built if someone was to purchase the property and raze the existing house and relocate an new home elsewhere. I am not familiar enough with the property to know the slope of the land, which can prohibit the location of a home if any area exceeds 20% which must remain undisturbed.

Below is a photo the assessment team took of the house in 2022 that shows that it would pass the multi-point test of habitability. If the house had been abandoned and there was considerable damage, including animal activity inside (i.e., uninhabitable), then replacement with a new home would result in an impact fee payment to the Town of New Glarus that is currently \$4,800. The replacement of habitable dwelling with another dwelling does not result in the payment of that fee. There can only be one home on this parcel, although County would grant a grace period once occupancy is granted to a new home prior to razing the old one.

<image001.png>

You will need to check with Green County Zoning and Land Use about the condition and capacity of the well and septic. The land is currently assessed as residential, so use of another area to build a new residence would not result in an ag conversion fee.

Thanks again for your inquiry and the best of luck in your search for a property in the Town of New Glarus.

John

John Wright

Town of New Glarus Clerk-Treasurer

(608) 527-2390

<CSM 2542 for Tom Slettland.pdf>

<CSM 2523 for Tom Slettland.pdf>

<CSM 1052 for Norman Tuttle.pdf>

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Scott Jelle

Total Inspection Services, LLC

131 Tyvand Rd

Blanchardville, WI 53516

608-963-0652

[totalinspectionervices@gmail.com](mailto:totalinspectionervices@gmail.com)





Back

New Glarus, WI

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Google

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