

# Town of New Glarus

## PLAN COMMISSION MEETING

ZOOM MEETING ID 998 4822 3424 PASSWORD 347806

THURSDAY, AUGUST 20, 2020

### MINUTES

ATTENDING: Chris Narveson, Bob Elkins, John Ott (via Zoom), Craig Galhouse (via Zoom), John Freitag (via Zoom), and clerk-treasurer Jesse Wahl.

ALSO ATTENDING: Mark Pernitz (via Zoom)

ABSENT: Reg Reis

1) **Call to Order:** Meeting called to order at 7:02 pm by C. Narveson.

2) **Proof of Posting:** J. Wahl attested to proper posting.

3) **Approve Minutes:**

a) C. Galhouse moved to approve minutes from July 16, 2020 Plan Commission meeting, B. Elkins 2nds. Motion carries.

4) **Public Comments:**

- a) C. Narveson notified the Commission that the Town Board received an email from a neighbor of Bailey's Run Winery pertaining partially to complaints about improper signage leading to cars turning around in their driveway. The Board requested the owner add better signage obtained through DOT procedures. It was also reported by the neighbor that the winery is having outdoor bands Thursday through Sunday. Their Conditional Use Permit (CUP) states they can only have bands Friday – Sunday. Decibel levels were okay the prior weekend. There are problems with people parking on Klitzke Road, which is not allowed per the CUP. The owner will need to provide more parking to accommodate the large number of customers. C. Narveson will stop by to talk to the owner.
- b) C. Narveson informed the Commission about the ATV/UTV proposal for use of the Sugar River Trail. There are currently stipulations for use only by walkers, bikers, and snowmobilers. Green County is discussing opening some county roads for ATV use.
- c) M. Pernitz informed the Commission that the Parks Committee was awarded a DNR grant to cover part of the costs for the County NN Trail project. They applied for two other grants as well – the MLS grant, which was not awarded to us, and the DOT TAP (transportation alternative) grant, which they are still waiting on. The NN project would widen county highway NN to create a walking path along the shoulder, which would lead up to the New Glarus Woods path. The DNR grant was awarded conditionally. The 3 conditions are obtaining written permission for the easements from the residents along that section of highway, avoiding construction during the nesting season of a particular sparrow with a habitat in that area, and hiring an archaeologist to see if the area has historical significance. The Town Board approved hiring Philip Salkin to conduct the archaeological assessment. If the Town receives both the DNR grant & the TAP grant the \$135,000 cost of project would be covered with no cost to the town. We can also use local contractors to lower the estimated cost.

5) **Report on status of Hemp Lab Construction:** C. Galhouse reports that the property is solely being used for agricultural purposes at this time. They are only drying their own hemp. They would only need to change their permit if they began to process for others or if they started a lab at this location. Currently no problems are being reported pertaining to smell or VOC levels in the area. J. Ott stated that this should be considered in the same way as any other type of farming when considering the possibility of offensive odors.

- 6) **Report on the Status of Kebb Acre Construction:** C. Galhouse wants the Commission to discuss the development rights of the 55 acres owned by Kebb Acres that used to be part of Argu-ment Golf Course. There are no current deed restrictions to the property. Any development rights should have been passed from seller to buyer. Other parcels purchased from the Argu-ment property have begun to research and request changes to their parcel configurations. It would be beneficial for the Board to have considered the use of the acreage before being approached by the owner. C. Galhouse made a motion to put it on record for Kebb Acres to have full development rights for a 4-lot cluster for their 55 acres. J. Ott 2nds. Motion carries unanimously.
- 7) **Schedule Next Meeting Date and Agenda Items:** If needed the next meeting has been scheduled for Thursday, September, 2020 to be held via Zoom.
- 8) **Adjourn:** J. Freitag moved to adjourn, 2<sup>nd</sup> by B. Elkins. Motion carried. Meeting adjourned at 7:57 pm.

Approved: October 15, 2020