

**TOWN OF NEW GLARUS
PLAN COMMISSION MEETING
THURSDAY, SEPTEMBER 19, 2024, 6:00 PM
AGENDA**

Join by Zoom: <https://us06web.zoom.us/j/89917310917?pwd=k3V21oGUqgc4DHpx3S32MzwHCe4OuV.1>

Meeting ID: 899 1731 0917

Passcode: 542759

Dial by your location: 312 626 6799

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

DATE: Thursday, September 19, 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 August 15, 2024
3. Discuss Disch Land Division of Property Along Durst Road by Certified Survey Map Within the Village of New Glarus Agricultural Transition District with a Possible Recommendation to Schedule a Public Hearing and Recommend Approval by the Town Board
4. Report on Town Board Action Regarding Possible Approval of the Ward Creek Arboretum (Talarczyk) Final Plat
5. Review Proposed Update to Farmland Preservation Plan by Green County and Southwestern Wisconsin Regional Planning Commission
6. Update on Town Board Discussion/Action Regarding Direction to Plan Commission for Comprehensive Plan
7. Review Mapping of Six Sections (10,11, 12, 13, 14, and 15) Within the Village of New Glarus Extraterritorial Zoning Jurisdiction
8. Updates Regarding Transfer of Trails Grant Within STH 39 Property, Fencing Estimates, Site Visits of other Public Facilities, etc.
9. Discuss and Possibly Recommend Revisions to Chapter 36 to Town Board if Attorney has Completed His Review
10. Staff Reports
 - a) Agri-store change of classification for accessory building on County Highway H
 - b) Inquiry regarding consolidation of Lot 1 of CSM 4536 with a portion of Lot 3 of CSM 4114
11. 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: 09/12/2024

New Glarus Town Hall
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<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, AUGUST 15, 2024
MINUTES

Members Attending: Chris Narveson (Chair), Robert Elkins, Mark Pernitz, John Ott, Craig Galhouse, and John Freitag (arrived at 6:06 PM)

Absent: Reg Reis

Also Attending: John Wright, Clerk-Treasurer; Sara Beth Hahner: Deputy Clerk; 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 the proper proof of posting.
2. **Approve Minutes from July 18, 2024:** Motion to approve the meeting minutes from July 18, 2024, as presented, was made by Commissioner Elkins; seconded by Commissioner Ott. Motion carried 5-0.
3. **Town Board Discussion/Action Regarding Direction to Plan Commission for Comprehensive Plan** – Chair Narveson reported that the Town Board held a discussion at their regular meeting yesterday. Narveson noted that Supervisor Pauli was absent and Supervisor Streiff wanted additional time to consider possible goals for the Plan Commission regarding commercial development and possible amendments to the Comprehensive Plan. The item was deferred until the September meeting for further discussion.
4. **Town Board Discussion/Action Regarding Approval for Vierbicher to Produce Development Mapping for Six Sections Within the Village of New Glarus Extraterritorial Zoning Jurisdiction** – Chair Narveson reported that the Board approved the proposal for mapping six sections within the Village Extraterritorial Zoning jurisdiction (ETZ) as presented by Vierbicher. It was noted that there are more than six sections of the Town within the Village's ETZ. After brief discussion and without objection, the six PLSS Sections to be mapped to reflect development potential will be as follows: 10, 11, 12, 13, 14, and 15.
5. **Updates Regarding Transfer of Trails Grant Within STH 39 Property, Fencing Estimates, Site Visits of other Public Facilities, etc.** – It was reported that the Wisconsin Department of Natural Resources agreed to transfer the matching grant for trail development from the STH 39 to Durst Road segment to locations internal to the Town land on STH 39. The main trail segment will run north/south, will be 10' wide, and constructed principally of gravel. A parking area will need to be provided at the north end until public facilities are built. It was noted that grassy trails are planned throughout the property and along the perimeter. In order to qualify for the \$45,000 match, the Town will need to spend \$90,000 and be reimbursed thereafter. If the actual cost is less, then the DNR will reimburse 50% of the costs incurred. It was noted that most matching grants allow for planning costs and in-kind contributions to be included. Without objection, Clerk-Treasurer Wright will check with Cheryl Housley.

Chair Narveson reported that as a condition of sale of the W6599 CTH 39 property, the Town would pay to install a perimeter fence around the property. The Town Board approved a quote for \$12,000 at yesterday's meeting. The owners of the farmette are responsible for the installation of a gate and barbed wire strand atop the woven wire fence to be installed. Contract planner Tim Schleeper (Vierbicher) noted that the existing fence does not follow the property line and will need to be removed along with some trees. If cattle are present, the process could be complicated. Schleeper, when walking around the property, saw evidence that a forage crop of triticale had been planted.

Chair Narveson provided a brief report about the visit to public facilities by some members of the Town Board in the City of Stoughton and Town of Brooklyn. Narveson is hoping to schedule a meeting of Board members at the facilities within the Town of Moscow next week. He shared some preliminary

bid estimates to construct a public works facility for the Green County Highway Department that includes sewer and water, but excludes flatwork, asphaltic paving, and site work. County received optional estimates for solar or geothermal. Radiant heat is planned below the floors of the new facility to reduce utility costs.

6. **Continued Review of Sample Driveway Ordinances that Have Provisions for Field Drive Access and Farm Drive/Commercial Access** – The packet included the existing ordinance and a redline copy with proposed changes, including the listing of all current Town lanes. Available for members attending in person was an updated document provided by Tim Schleeper with all changes in the redline copy approved. There followed a brief discussion of the changes to the document, particularly the modified and added definitions. Commissioner Ott expressed concern that the new standards, if adopted, may be unable to be enforced. Schleeper stated that the Town could withhold an occupancy permit if certain documents are not submitted such as an engineering plan.

Motion to refer the redline draft amendments for Chapter 36 Driveways to the Town contract attorney for review was made by Commissioner Pernitz; seconded by Commissioner Elkins. Motion carried 6-0.

7. **Review of Disch Land Division of Property Along Durst Road by Certified Survey Map Within the Village of New Glarus Agricultural Transition District** – Chair Narveson reported that the Larry Disch proposed a land division by Certified Survey Map (CSM) on Durst Road which is scheduled to be reviewed by the Joint Town/Village ETZ Committee on Tuesday, August 20, 2024. Clerk-Treasurer Wright reported that he received a draft copy of the one lot CSM from surveyor Talarczyk on July 23, 2024 by email, but did not receive an application or payment. Surveyor Talarczyk had not shared the survey with planner Schleeper. Wright received the application today from Talarczyk that was prepared on July 23, 2024 but not submitted to the Town or to Vierbicher on the date it was prepared. It was noted that the Joint ETZ could review the variance request for the lot, which does not abut Durst Road, and to make a recommendation to the Village Board for their approval.

Clerk-Treasurer Wright provided a brief review of discussion of this property before this commission beginning in July of 2023 and the unique standards within the A-T District of the ETZ including: no open space requirement, restricted to no more than four lots without further permission from the Village, a minimum lot size of 2 acres without reference to a maximum size. Wright stated that no application fee or escrow has been collected for the proposed land division by the Town to date. There followed a discussion as to whether the land division could be approved with the condition that the application be submitted and the fees paid. A public hearing could be scheduled prior to the regular Town Board meeting on September 11, 2024 or may be deferred until October 9, 2024 depending upon the decision of this commission.

Motion to defer making a recommendation to the Town Board for approval until the September Plan Commission meeting for a public hearing prior to the regular Town Board meeting in October was made by Commissioner Freitag; seconded by Commissioner Elkins. Motion carried 6-0.

8. **Staff Reports**

- a) Update on zoning change history for 4.0 acre parcel along STH 69 – Clerk-Treasurer Wright provided an overview of the history of the ownership and petition to rezone the parcel from the Agricultural District to the Commercial District. Approval of the rezoning was conditional pending Wisconsin Department of Transportation (WisDOT) approval of the proposed billboard; the Conditional Use Permit was restricted to a billboard and no other buildings. If rejected by WisDOT, the zoning would revert to the Agricultural District, per minutes of the Green County Zoning and Land Use Committee. WisDOT initially approved and then revoked their approval. The property was never rezoned by County back to the Agricultural District. It was noted that if the land sells, the assessment classification should be changed from undeveloped or agricultural to commercial. No action was requested or taken on this item.
- b) Neighbor exchange to be recorded by Certified Survey Map without deed restriction language – Wright presented a recorded CSM for a neighbor exchange between Randall Shotliff and the owner

of a pre-Ordinance CSM to the southeast. Wright shared correspondence with Ekum Title to make them aware of the probable deed restriction upon development of the land which was sold. However, the face of the CSM lacks language regarding that restriction, which creates a potential burden on Town staff when reviewing the property if a building permit is issued for a non-agricultural use structure on the land conveyed to the new owner(s).

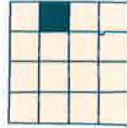
9. **Adjourn** – **Motion** to adjourn by Commissioner Ott; **seconded** by Commissioner Pernitz. **Motion carried** at 7:04 PM, 6-0. The next meeting will be held on September 19, 2024, at 6:00 PM.

Approved:

John Wright, Clerk-Treasurer

DRAFT

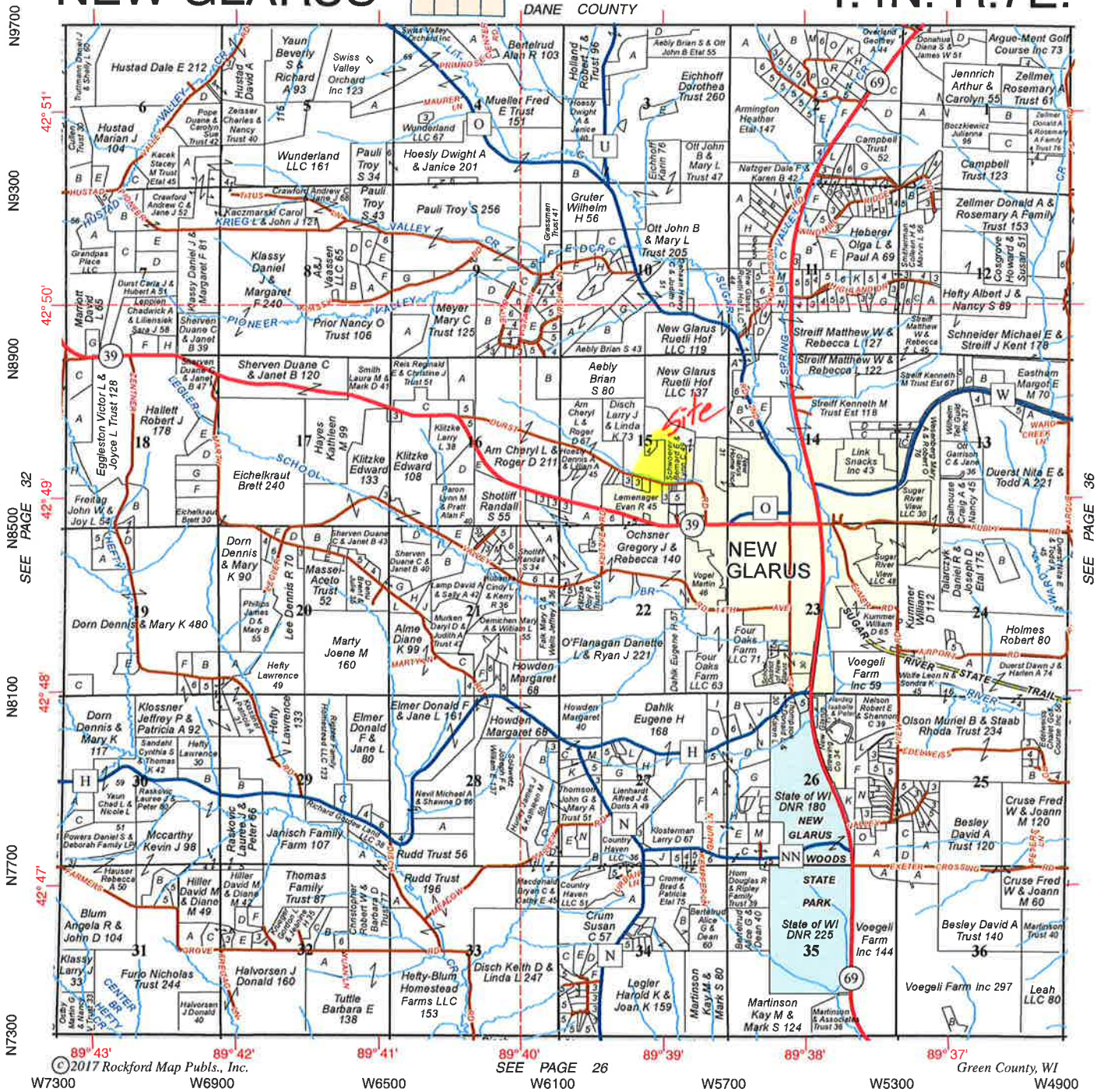
NEW GLARUS



DANE COUNTY

Refer to page 57 for keyed parcels

T.4N.-R.7E.



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SEE PAGE 26

Green County, WI

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Checklist for Land Division and Subdivision Submittals

Effective January 1, 2024

Town of New Glarus

26 5th Avenue
New Glarus, WI 53574
Phone: 608-527-2390

<https://townofnewglarus.com/>

Contact Information

Applicant/Owner: <i>Larry & Linda Disch</i>		
Address: <i>W5844 Durst Rd, New Glarus, WI 53574</i>		
Phone (Home): <i>(608) 527-2457</i>	Phone (Cell):	Phone (Business):
Fax:	E-mail: <i>l1dische@tds.net</i>	

Project Location:

Name or Site Description:	Type: ___ Plat ___ Replat <input checked="" type="checkbox"/> CSM ___ Site Plan
Comments: <i>Split off existing house.</i>	Comments:

Instructions:

Any Land Divider or their Agent shall populate and include the information requested in Sections A through D. Sections E, F, G, and/or H should then be filled out for the specific type of land division project proposed by the Applicant. Provide this completed form with the appropriate escrow deposit to the Town Clerk.

Note: A section for the Applicant to provide additional information or comments is provided at the end of this checklist. Please reference the checklist section and item number for the additional information provided. THIS CHECKLIST IS NOT INTENDED TO BE A COMPREHENSIVE LIST OF ALL ORDINANCE REQUIREMENTS, BUT RATHER A GUIDE COVERING THE MOST COMMON ELEMENTS OF LAND DEVELOPMENT. THE APPLICANT SHOULD CAREFULLY REVIEW THE FULL ORDINANCE TEXT BEFORE SUBMITTING DOCUMENTS FOR TOWN REVIEW.

Fees ([§110-10](#))

- 1) The land divider shall pay the Town all fees as required and listed in [§ 110-10](#) of the Town Ordinances. This shall include fees equal to the cost to the Town for all applicable Engineering fees, Legal fees, Administrative fees and other fees as established by resolution of the Town Board. Said fees are described in [§ 110-10 B.](#) through [110-10 E.](#) of the Town Ordinances.
- 2) At the time of filing with the Town Clerk a preliminary plat or certified survey map, the land divider shall deposit with the Town Clerk an escrow fund amount as established by the Town Board. Specific methodology for draws against the escrow are described in [§ 110-10 F](#) of the Town Ordinances.

By signing below, the Land Divider or their Agent acknowledges they have populated this checklist to the best of their ability and agree to the payment of fees as presented in the [Fee Schedule](#) under the 'Resources' tab on the Town of New Glarus [website](#).

Robert A. Salarsky, Agent
Signature of Land Divider or Agent

7/23/24
Date

Signature of Town Clerk Receiving Submittal and Escrow

Date

Key Definitions (§110.5)

Existing Parcel – The total contiguous acreage which exists under single ownership at the time of the Land Use Plan (October 13, 1997). Certified survey maps recorded prior to October 13, 1997 are excluded from the existing parcel.

Major Subdivision – Any land division that has a potential for five (5) or more building sites.

Minor Subdivision – The division of land by the owner or land divider resulting in the creation of not more than four parcels or building sites.

Cluster Development – A form of residential development that concentrates building sites on parts of the parcel and allows 85% of the parcel to be used for open space. A cluster development shall consist of one or more cluster groups. Each cluster group shall contain a minimum of three (3) lots.

Large Lot Developments – Allow residential, commercial or industrial developments on lots that are 2.0 acres or greater and comply with Green County Zoning or Extra Territorial Zoning.

Normal Density – One building site per 35 acres of existing parcel.

Open Space – The 85% or more of the existing parcel (or 91% of the original parcel in a large lot division) that remains undeveloped or free of residential, industrial or commercial structures. Permitted uses of open space are agriculture, recreation, passive recreation use, municipal use, and preservation of environmentally sensitive features.

Note: A section for the Applicant to provide additional information or comments is provided at the end of this checklist. Please reference the checklist section and item number for the additional information provided. THIS CHECKLIST IS NOT INTENDED TO BE A COMPREHENSIVE LIST OF ALL ORDINANCE REQUIREMENTS, BUT RATHER A GUIDE COVERING THE MOST COMMON ELEMENTS OF LAND DEVELOPMENT. THE APPLICANT SHOULD CAREFULLY REVIEW THE FULL ORDINANCE TEXT BEFORE SUBMITTING DOCUMENTS FOR TOWN REVIEW.

A Preliminary Consultation- (§110-11)	Yes	No	Uncertain
Has Applicant completed the following:			
1) Met with the Town Plan Administrator and staff to review the contemplated land division?	X	___	___
2) Provided a written notice of the land division and requested meeting dates for future meeting dates, submittal deadlines and filing requirements?	X	___	___
3) Provided a location map showing the location of the proposed land division, its relation to public roads and existing community facilities?	X	___	___
4) Does the Applicant own or control 120 or more acres of an existing parcel?	___	X	___
5) Will the contemplated land division have the potential for five or more building sites? (Major Subdivision)	___	X	___
6) Provided documentation regarding the ownership of parcels to be divided as of the date of the Town Land Use Plan, and confirmed with the Plan Administrator that the lands to be divided have the appropriate acreage and splits available for the intended division?	X	___	___
7) Completed and provided all documents and information required on the Town “Checklist for Land Division and Subdivision Submittals” form.	X	___	___

B Land Suitability- (§110-7)	Yes	No	Uncertain
Does this development involve:			
1) Development in areas within 500 feet of a navigable waterway, wetland, or floodplain?	_____	X _____	_____
2) Changes in relief and drainage patterns (grading)?	_____	X _____	_____
3) A landform or topographical feature of local or regional interest?	_____	X _____	_____
4) An area having importance for wild plants and animals of community interest?	_____	X _____	_____
5) An area of soil instability--greater than 12% slope or organic soils, peats or mucks at or near the surface?	_____	X _____	_____
6) An area of bedrock within 6 feet of the surface?	_____	_____	X _____
7) An area with the groundwater table within 10 feet of the soil surface?	_____	_____	X _____
8) A drainage way for 5 or more acres of land?	X _____	_____	_____
9) Removal of any native canopy tree(s)?	_____	X _____	_____

C Guidelines for Land Divisions- (§110-8)	Yes	No	Uncertain
Does the proposed land division and subsequent development meet the following criteria? (Confirmation of the following may require a written narrative and provision of additional maps and technical data).			
1) Land division and standards proposed are consistent with the Town Land Use Plan (zoning and density)?	X _____	_____	_____
2) Developed property will be compatible with the character size and quality of nearby development?	X _____	_____	_____
3) Will maintain the rural character of the Town?	X _____	_____	_____
4) Protects environmentally sensitive sites?	X _____	_____	_____
5) Minimizes the disruption of groves of existing mature trees especially native canopy trees?	X _____	_____	_____
6) Depicts, and is sensitive to, historic and archaeological sites on both the parcel being developed and on sites that lie on adjoining properties?	X _____	_____	_____
7) Minimizes disruption of vistas and makes structures as inconspicuous as possible by locating building envelopes at woodland fringes, edges of open fields, and within new tree plantations where the aesthetic and visual impact of new structures will be minimized?	X _____	_____	_____
8) Provides building envelopes that meet the requirements for building setbacks from public roads, trails, and easements?	X _____	_____	_____

- 9) Provides for placement of underground utilities to serve the development?
- 10) Provide locations, sizes and routes of proposed trail easements, parks, and other outdoor recreational facilities that are consistent with the Town Comprehensive Outdoor Recreational Facilities Plan (CORP)? *(available on-line)*

D Hillside Protection- (§110-9)

Yes No Uncertain

- 1) Has Applicant provided a relief map or topographic map of the proposed development depicting slopes within the property and those that may be impacted on adjacent lands?
- 2) Does the proposed project involve development that will disturb areas of 20% slopes through construction of private or public roads or driveways?

E Technical Requirements for Replats- (§110-15)

Yes No N/A

- 1) The land divider or person wishing to replat shall simultaneously vacate or alter the recorded plat as provided in §§ 236.40 through 236.44, Wis. Stats. The land divider or person wishing to replat shall then proceed using the procedures for preliminary and final plats contained in this chapter.
- 2) The Town Clerk shall schedule a public hearing before the Town Board when a preliminary plat of a replat of lands within the Town is filed and shall cause notices of the proposed replat and public hearing to be mailed to the applicant and to the owners of all properties within the limits of the exterior boundaries of the proposed replat, to all abutting property owners, and to the owners of all properties within 600 feet of the exterior boundaries of the proposed replat.
- 3) Where lots are more than double the minimum size required for the applicable zoning district, the Town Board may require that such lots be arranged so as to allow the re-subdivision of such parcels into normal lots in accordance with the provisions of this chapter.

F Technical Requirements for Preliminary Plats- (§110-16)

Yes No N/A

Does the proposed preliminary plat show the following information? (Confirmation of the following may require a separate exhibit or map to provide clear information).

- 1) Title of the plat, location (by quarter section, township, range, county and state), date of plat, scale, and north point.
- 2) Names and addresses of the owner, land divider and surveyor.

- | | | | | |
|-----|---|---|---|--------------|
| 3) | Entire area contiguous to the plat owned or controlled by the land divider even though only a portion of this land may be proposed for development. | — | — | — <u>X</u> — |
| 4) | Location of all existing physical features, utilities and property boundaries as listed in 110-16 B. (6) through (10). | — | — | — <u>X</u> — |
| 5) | Corporate limit lines within or adjacent to the plat boundary and the existing zoning on and adjacent to the subdivision. | — | — | — <u>X</u> — |
| 6) | Contours within the exterior boundaries of the plat and extending to the center line of adjacent public streets at a vertical interval of not more than two feet. Include two bench marks and reference the information to the County datum and identify all areas with a slope greater than 20%. | — | — | — <u>X</u> — |
| 7) | Water elevations of all watercourses and water bodies within and 100 feet adjacent to the plat, including the 100 year high water elevation and floodplain / floodway limits, and shoreland boundaries. Identify areas where stream or lake access exists or is proposed. | — | — | — <u>X</u> — |
| 8) | Soil types and their boundaries, and soil boring information (if available). | — | — | — <u>X</u> — |
| 9) | Location, width and names of proposed streets. Include the centerline radius of the right-of-way and all curves or cul-de-sacs proposed. | — | — | — <u>X</u> — |
| 10) | Dimensions of all lots and the area in acreage or square feet including the building envelope and applicable setback dimensions. | — | — | — <u>X</u> — |
| 11) | Location and dimensions of sites to be reserved or dedicated for parks, playgrounds, conservancy areas, trails, drainageways or other public uses including group housing, shopping centers, churches, or non-public uses not requiring lotting. | — | — | — <u>X</u> — |
| 12) | Identification of lands to be deed restricted, dedicated or otherwise protected from development in order to meet the requirements for open space associated with a cluster development or normal density development along with calculations demonstrating the proposed plat meets the standard. | — | — | — <u>X</u> — |

G Technical Requirements for Final Plats- ([§110-17](#))

Yes No N/A

Does the proposed preliminary plat show the following information?
(Confirmation of the following may require a separate exhibit or map to provide clear information).

- | | | | | |
|----|---|---|---|--------------|
| 1) | Identification of lands to be deed restricted, dedicated or otherwise protected from development in order to meet the requirements for open space associated with a cluster development or normal density development along with calculations demonstrating the proposed plat meets the standard. | — | — | — <u>X</u> — |
| 2) | A final plat prepared by a registered land surveyor shall be required for all major subdivisions. It shall comply in all | — | — | — <u>X</u> — |

	respects with the requirements of § 236.20 , Wis. Stats., and this chapter.	___	___	<u>X</u>
3)	Additional information. The final plat shall show correctly on its face, in addition to the information required by § 236.20 , Wis. Stats., the following:			
	a. All lands reserved for future public acquisition or reserved for the common use of property owners within the plat.	___	___	<u>X</u>
	b. Special restrictions required by the Town Board relating to access control along public ways or to the provision of planting strips.	___	___	<u>X</u>
	c. Identification of land that is to be deed restricted, dedicated, or otherwise protected from future development.			
4)	Deed restrictions. Restrictive covenants, affidavits for open space and deed restrictions for the proposed subdivision shall be filed with the final plat.	___	___	<u>X</u>
5)	Property owners' association. The legal instruments creating a property owners' association for the ownership and/or maintenance of common lands in the subdivision shall be filed with the final plat.	___	___	<u>X</u>
6)	Surveying and monumenting. All final plats shall meet all the surveying and monumenting requirements of § 236.15 , Wis. Stats.	___	___	<u>X</u>
7)	State plane coordinate system. Where the plat is located within a quarter section, the corners of which have been relocated, monumented and coordinated by the Town, the plat shall be tied directly to one of the section or quarter corners so relocated, monumented, and coordinated. The exact grid bearing and distance of such tie shall be determined by field measurements, and the material and Wisconsin state plane coordinates of the monument marking the relocated section or quarter corner to which the plat is tied shall be indicated on the plat. All distances and bearings shall be referenced to the Wisconsin Coordinate System, South Zone, and adjusted to the Town's control survey.	___	___	<u>X</u>
8)	Certificates. All final plats shall provide all the certificates required by § 236.21 , Wis. Stats., and in addition the surveyor shall certify that he has fully complied with all the provisions of this chapter.	___	___	<u>X</u>
H	CSM Procedure and Requirements (§110-18).	Yes	No	N/A
	Has Applicant submitted a CSM that:			
1)	Is prepared in accordance with §236.34 , Wis. Stats.?	<u>X</u>	___	___
2)	Depicts all existing buildings, watercourses, drainage ditches and other features pertinent to proper division?	<u>X</u>	___	___
3)	Identifies all lands reserved for future public acquisition?	___	___	<u>X</u>

4) Includes a graphic scale, north arrow, address of the owner, land divider, and surveyor, list the square footage of each lot created, identify the present and proposed zoning, and depict land areas with slopes of 20% or more within building envelopes or road construction sites?

5) Certifies the surveyor has fully complied with all the provisions of [Chapter 110](#)?

Has Applicant provided the following supplemental data for review:

6) Deed restrictions or covenants identifying land dedications and easements which the land divider intends to make, and the rules for proposed property owners' associations charged with the maintenance and organization of said lands?

7) A statement of proposed use of the lots and any contemplated changes to the current parcel zoning?

8) An Area Plan depicting adjacent land divisions within the last 5 years and, as appropriate, concept plans for development of adjacent lands under the control of the land divider?

9) Street plan and profile drawings?

10) Exhibits and computations defining how the proposed land division will comply with the Open Space requirements of [Chapter 110](#)?

11) Other exhibits, plans, calculations or reports needed to confirm the land division meets the requirements within Articles [VI](#), [VII](#) and [VIII](#) of [Chapter 110](#)?

I Supporting Material.

Please attach any additional materials you feel may be pertinent to the proposed land division.

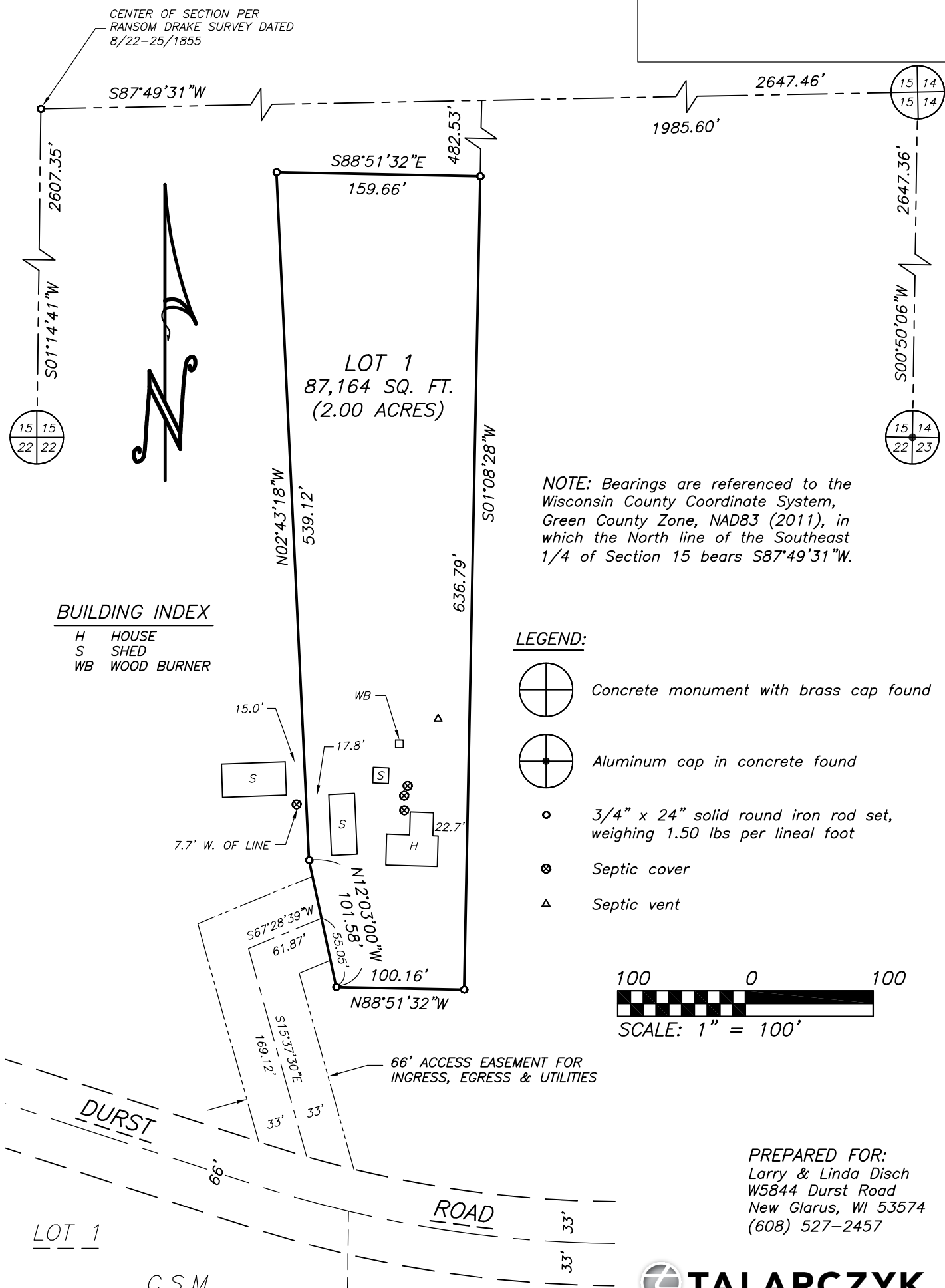
J Comments.

Add comments on any of the above items.

Lot is being created to split off an existing house from the farm. This is a second home on the farm.

CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 of the Southeast 1/4 of Section 15,
Town 4 North, Range 7 East, Town of New Glarus, Green County,
Wisconsin.



VOL. _____ PAGE _____

JOB NO. 24039
POINTS 21125
DRWG. 24039_1
DRAWN BY MST

3761

SHEET 1 OF 3

PREPARED FOR:
Larry & Linda Disch
W5844 Durst Road
New Glarus, WI 53574
(608) 527-2457

TALARCZYK
LAND SURVEYS LLC
517 2nd Avenue
New Glarus, WI 53574
608-527-5216
www.talarczyk-surveys.com

CERTIFIED SURVEY MAP NO. _____

That part of the Northwest 1/4 of the Southeast 1/4 of Section 15, Town 4 North, Range 7 East, Town of New Glarus, Green County, Wisconsin, bounded and described as follows:

Commencing at the East 1/4 corner of said Section 15; thence S87°49'31"W, 1985.60' to the Northeast corner of the West 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 15; thence S01°08'28"W along the East line of the West 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 15, 482.53' to the point of beginning; thence S01°08'28"W, 636.79'; thence N88°51'32"W, 100.16'; thence N12°03'00"W, 101.58'; thence N02°43'18"W, 539.12'; thence S88°51'32"E, 159.66' to the point of beginning; subject to any and all easements of record.

Also subject to and together with a 66' wide access easement in favor of Lot 1, located in the Northwest 1/4 of the Southeast 1/4 of Section 15, Town 4 North, Range 7 East, Town of New Glarus, Green County, Wisconsin, whose centerline is described as follows:

Commencing at the East 1/4 corner of said Section 15; thence S87°49'31"W, 1985.60' to the Northeast corner of the West 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 15; thence S01°08'28"W along the East line of the West 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 15, 1119.32'; thence N88°51'32"W, 100.16'; thence N12°03'00"W, 55.05' to the point of beginning of the line being described; thence S67°28'39"W, 61.87'; thence S15°37'30"E, 169.12' to the Northerly right of way line of Durst Road and the end of the line being described.

I hereby certify that this survey is in compliance with Section 236.34 of the Wis. Statutes and the subdivision regulations of the Town of New Glarus, Village of New Glarus and Green County; and that under the direction of Larry & Linda Disch, I have surveyed, monumented, and mapped the lands described hereon; and that this map is a correct representation of all exterior boundaries of the land surveyed in accordance with the information provided.

July 22, 2024

Robert A. Talarczyk, P.L.S.

VOL. _____
PAGE _____

OWNER'S CERTIFICATE OF DEDICATION:

As owners, we hereby certify that we have caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented hereon. We also certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: Town of New Glarus; Village of New Glarus; Green County Land Use & Zoning Department.

WITNESS the hand and seal of said owners this _____ day of _____, 20_____.
In the presence of:

Larry J. Disch

Linda K. Disch

STATE OF WISCONSIN)

_____ COUNTY) SS

Personally came before me this _____ day of _____, 20_____, the above named Larry J. Disch and Linda K. Disch to me known to be the same persons who executed the foregoing instrument and acknowledged the same.

My commission expires _____.



517 2nd Avenue
New Glarus, WI 53574
608-527-5216
www.talarczyk-surveys.com

JOB NO. 24039
POINTS 21125
DRWG. 24039_1
DRAWN BY MST

CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 of the Southeast 1/4 of Section 15, Town 4 North, Range 7 East, Town of New Glarus, Green County, Wisconsin.

TOWN APPROVAL: Approved for recording this _____ day of _____, 20____ by the Town of New Glarus.

Town Chairperson

VILLAGE APPROVAL: Approved for recording this _____ day of _____, 20____ by the Village of New Glarus.

Village Clerk

COUNTY APPROVAL CERTIFICATE: Approved for recording this _____ day of _____, 20____ by the Green County Land Use & Zoning Department.

Zoning Administrator

VOL. _____ PAGE _____

JOB NO. 24039
POINTS 21125
DRWG. 24039_1
DRAWN BY MST

SHEET 3 OF 3

 **TALARCZYK**
LAND SURVEYS LLC
517 2nd Avenue
New Glarus, WI 53574
608-527-5216
www.talarczyksurveys.com

August 5, 2024

Lauren Freeman
Village of New Glarus Administrator
Village Hall
319 2nd Street
New Glarus, WI 53574
(608) 527-5971

Re: Section 265-52 A, variance request

Dear Ms. Freeman,

On behalf of my clients, Larry and Linda Disch, I am requesting a variance to village ordinance 265-42 C. This section reads that, "Every lot shall front or abut on a public street." On my proposed Certified Survey Map dated, July 22nd, 2024, I am showing the proposed lot being accessed by a 66' wide access easement instead of the 66' of public street frontage. The reason for this request is that, according to the Dischs, the farmhouse drainfield falls in the area between the proposed Certified Survey Map and Durst Road, so they wish to continue owning it. The farmhouse sits to the NW of the proposed CSM. The drainfield is relatively old, and there is no surface evidence of its location.

Thank you for your attention to this matter.

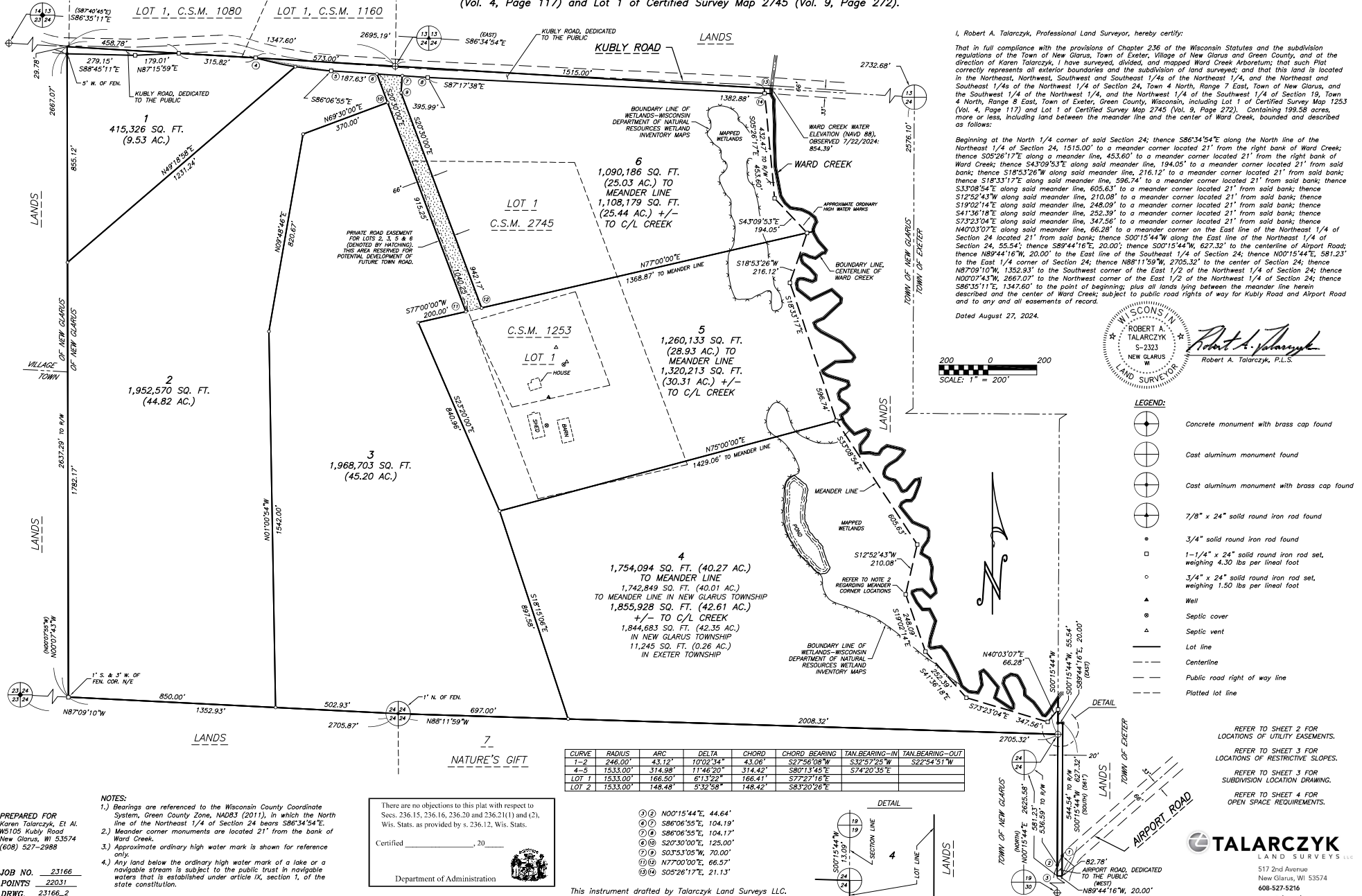
Sincerely,



Robert A Talarczyk

WARD CREEK ARBORETUM

Located in the Northeast, Northwest, Southwest and Southeast 1/4s of the Northeast 1/4, and the Northeast and Southeast 1/4s of the Northwest 1/4 of Section 24, Town 4 North, Range 7 East, Town of New Glarus, and the Southwest 1/4 of the Northwest 1/4, and the Northwest 1/4 of Section 19, Town 4 North, Range 8 East, Town of Exeter, Green County, Wisconsin, including Lot 1 of Certified Survey Map 1253 (Vol. 4, Page 117) and Lot 1 of Certified Survey Map 2745 (Vol. 9, Page 272).



I, Robert A. Talarczyk, Professional Land Surveyor, hereby certify:

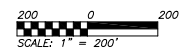
That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Town of New Glarus, Town of Exeter, Village of New Glarus and Green County, and at the direction of Karen Talarczyk, I have surveyed, divided, and mapped Ward Creek Arboretum; that such Plat correctly represents all exterior boundaries and the subdivision of lands surveyed; and that the land is located in the Northeast, Northwest, Southwest and Southeast 1/4s of the Northeast 1/4, and the Northeast and Southeast 1/4s of the Northwest 1/4 of Section 24, Town 4 North, Range 7 East, Town of New Glarus, and the Southwest 1/4 of the Northwest 1/4, and the Northwest 1/4 of Section 19, Town 4 North, Range 8 East, Town of Exeter, Green County, Wisconsin, including Lot 1 of Certified Survey Map 1253 (Vol. 4, Page 117) and Lot 1 of Certified Survey Map 2745 (Vol. 9, Page 272), containing 199.58 acres, more or less, including land between the meander line and the center of Ward Creek, bounded and described as follows:

Beginning at the North 1/4 corner of said Section 24; thence S86°34'54"E along the North line of the Northeast 1/4 of Section 24, 1515.00' to a meander corner located 21' from the right bank of Ward Creek; thence S02°26'17"E along a meander line, 453.60' to a meander corner located 21' from the right bank of Ward Creek; thence S43°09'53"E along said meander line, 194.05' to a meander corner located 21' from said bank; thence S18°53'26"W along said meander line, 216.12' to a meander corner located 21' from said bank; thence S18°33'17"E along said meander line, 596.34' to a meander corner located 21' from said bank; thence S33°08'54"E along said meander line, 605.63' to a meander corner located 21' from said bank; thence S12°52'43"W along said meander line, 210.08' to a meander corner located 21' from said bank; thence S19°02'14"E along said meander line, 248.09' to a meander corner located 21' from said bank; thence S41°36'18"E along said meander line, 252.39' to a meander corner located 21' from said bank; thence S37°23'04"E along said meander line, 347.56' to a meander corner located 21' from said bank; thence N40°03'07"E along said meander line, 66.28' to a meander corner on the East line of the Northeast 1/4 of Section 24 located 21' from said bank; thence S00°15'44"W along the East line of the Northeast 1/4 of Section 24, 55.54'; thence S89°44'16"W, 20.00'; thence S00°15'44"W, 627.32' to the centerline of Airport Road; thence N89°44'16"W, 20.00' to the East line of the Southeast 1/4 of Section 24; thence N00°15'44"E, 581.23' to the East 1/4 corner of Section 24; thence N88°11'59"W, 2705.32' to the center of Section 24; thence N87°09'10"W, 1352.93' to the Southwest corner of the East 1/2 of the Northwest 1/4 of Section 24; thence N00°07'43"W, 2682.07' to the Northwest corner of the East 1/2 of the Northwest 1/4 of Section 24; thence S86°35'11"E, 1347.60' to the point of beginning; plus all lands lying between the meander line herein described and the center of Ward Creek; subject to public road rights of way for Kubly Road and Airport Road and to any and all easements of record.

Dated August 27, 2024.

ROBERT A. TALARCZYK
S-2323
NEW GLARUS, WI
LAND SURVEYOR

Robert A. Talarczyk, P.L.S.



- LEGEND:**
- Concrete monument with brass cap found
 - Cast aluminum monument found
 - Cast aluminum monument with brass cap found
 - 7/8" x 24" solid round iron rod found
 - 3/4" solid round iron rod found
 - 1-1/4" x 24" solid round iron rod set, weighing 4.30 lbs per lineal foot
 - 3/4" x 24" solid round iron rod set, weighing 1.50 lbs per lineal foot
 - Well
 - Septic vent
 - Septic cover
 - Lot line
 - Centerline
 - Public road right of way line
 - Platted lot line

CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING	TAN. BEARING-IN	TAN. BEARING-OUT
1-2	246.00'	43.12'	10°02'34"	43.06'	S27°56'08"W	S32°57'25"W	S22°54'51"W
4-5	1533.00'	314.98'	11°46'20"	314.42'	S80°13'45"E	S74°20'35"E	
LOT 1	1533.00'	168.50'	6°13'22"	166.41'	S77°27'16"E		
LOT 2	1533.00'	148.48'	5°32'58"	148.42'	S83°20'26"E		

PREPARED FOR
Karen Talarczyk, Et Al
W5105 Kubly Road
New Glarus, WI 53574
(608) 527-2988

JOB NO. 23166
POINTS 22031
DRWG. 23166_2
DRAWN BY JMB

NOTES:
1.) Bearings are referenced to the Wisconsin County Coordinate System, Green County Zone, NAD83 (2011), in which the North line of the Northeast 1/4 of Section 24 bears S86°34'54"E.
2.) Meander corner monuments are located 21' from the bank of Ward Creek.
3.) Approximate ordinary high water mark is shown for reference only.
4.) Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

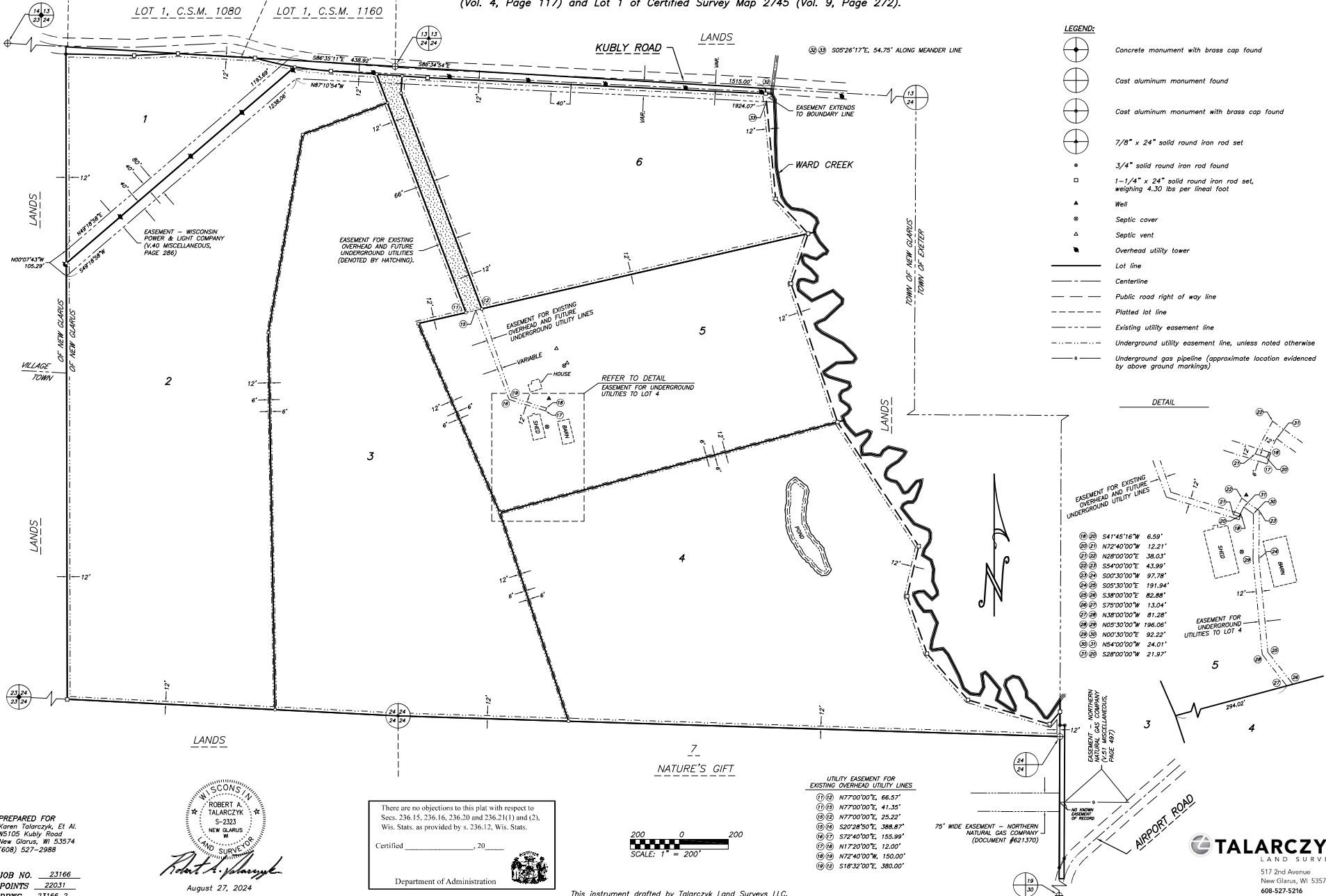
Department of Administration

This instrument drafted by Talarczyk Land Surveys LLC.
SHEET 1 OF 5

TALARCZYK
LAND SURVEYS LLC
S17 2nd Avenue
New Glarus, WI 53574
608-527-5216
www.talarczyksurveys.com

WARD CREEK ARBORETUM

Located in the Northeast, Northwest, Southwest and Southeast 1/4s of the Northeast 1/4, and the Northeast and Southeast 1/4s of the Northwest 1/4 of Section 24, Town 4 North, Range 7 East, Town of New Glarus, and the Southwest 1/4 of the Northwest 1/4, and the Northwest 1/4 of Section 19, Town 4 North, Range 8 East, Town of Exeter, Green County, Wisconsin, including Lot 1 of Certified Survey Map 1253 (Vol. 4, Page 117) and Lot 1 of Certified Survey Map 2745 (Vol. 9, Page 272).

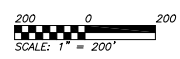


PREPARED FOR
 Karen Talarczyk, Et Al.
 W5105 Kubly Road
 New Glarus, WI 53574
 (608) 527-2988

JOB NO. 23166
 POINTS 22031
 DRWG. 23166_2
 DRAWN BY JMB

WISCONSIN
 ROBERT A. TALARCZYK
 S-2323
 NEW GLARUS
 LAND SURVEYOR
 August 27, 2024

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.
 Certified _____, 20____
 Department of Administration

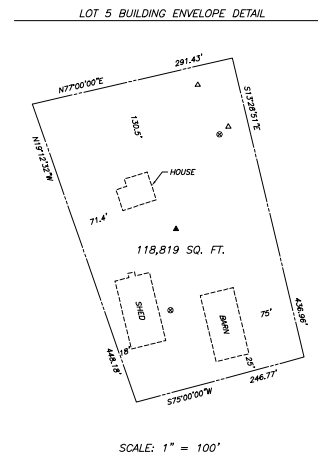
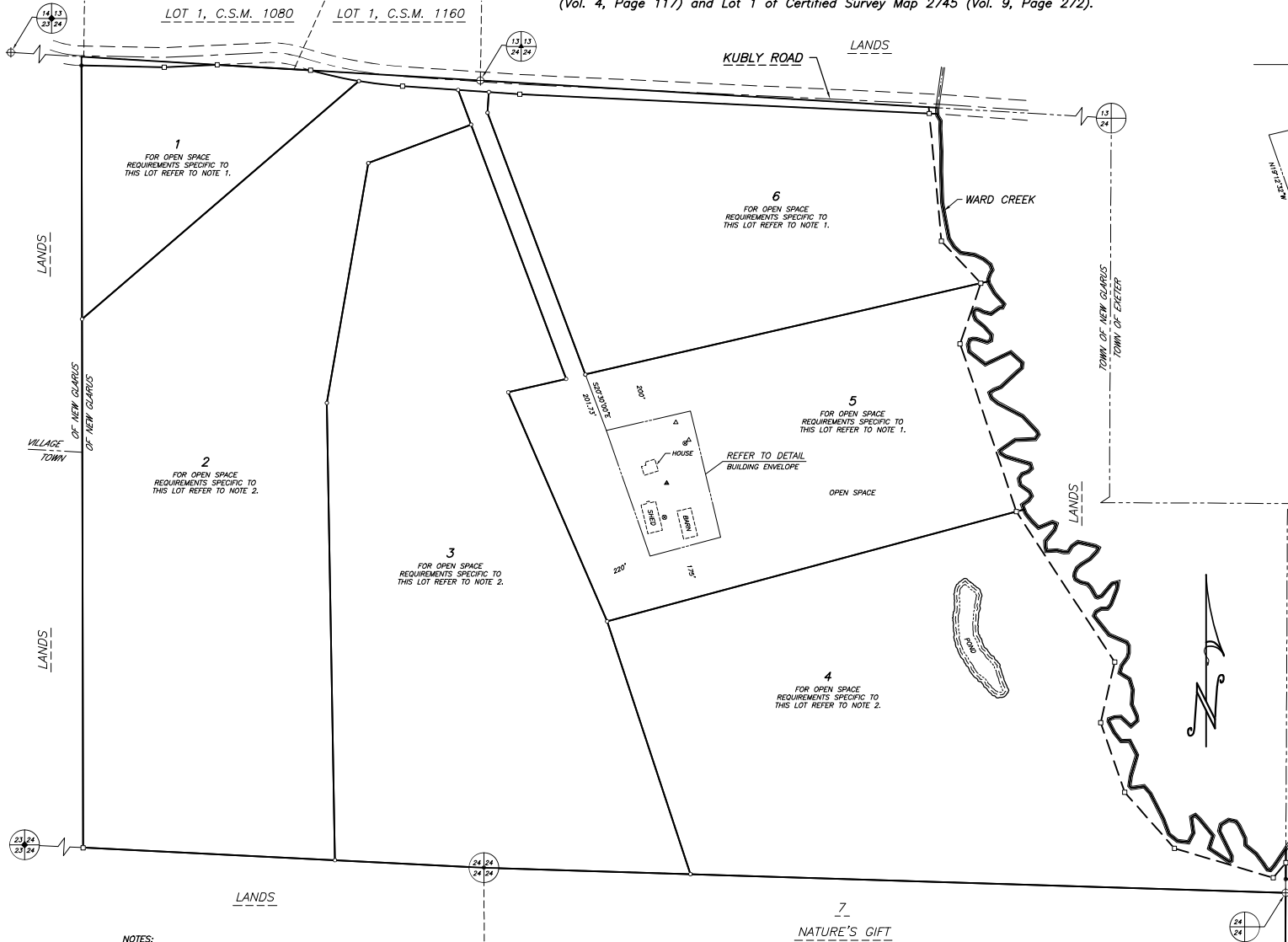


This instrument drafted by Talarczyk Land Surveys LLC.
 SHEET 2 OF 5

TALARCZYK
 LAND SURVEYS LLC
 517 2nd Avenue
 New Glarus, WI 53574
 608-527-5216
 www.talarczyklandsurveys.com

WARD CREEK ARBORETUM

Located in the Northeast, Northwest, Southwest and Southeast 1/4s of the Northeast 1/4, and the Northeast and Southeast 1/4s of the Northwest 1/4 of Section 24, Town 4 North, Range 7 East, Town of New Glarus, and the Southwest 1/4 of the Northwest 1/4, and the Northwest 1/4 of Section 19, Town 4 North, Range 8 East, Town of Exeter, Green County, Wisconsin, including Lot 1 of Certified Survey Map 1253 (Vol. 4, Page 117) and Lot 1 of Certified Survey Map 2745 (Vol. 9, Page 272).



- LEGEND:**
- Concrete monument with brass cap found
 - Cast aluminum monument found
 - Cast aluminum monument with brass cap found
 - 7/8" x 24" solid round iron rod set
 - 3/4" solid round iron rod found
 - 1-1/4" x 24" solid round iron rod set, weighing 4.30 lbs per lineal foot
 - Well
 - Septic cover
 - Septic vent
 - Lot line
 - Centerline
 - Public road right of way line
 - Platted lot line

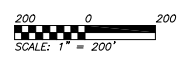
NOTES:

- 1.) 91% of this Lot is subject to the Open Space requirements of the Town of New Glarus ordinances and no building or residence shall be constructed on this lot, except in an area designated as a building envelope approved by the Town of New Glarus on the Plat or another recorded instrument approved by the Town of New Glarus. Only one residence is allowed on this lot.
- 2.) 91% of this Lot is subject to the Open Space requirements of the Town of New Glarus ordinances, unless approved as a Cluster Development and in that event, 85% of this Lot shall be Open Space. No building or residence shall be constructed this lot, except in an area designated as a building envelope or cluster development on a recorded instrument approved by the Town of New Glarus. Only one residence is allowed on this lot, unless approved as a Cluster Development and in that event not more than 3 residences are allowed.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



WISCONSIN
 ROBERT A. TALARCZYK
 S-2323
 NEW GLARUS, WI
 LAND SURVEYOR

 August 27, 2024

PREPARED FOR
 Karen Talarczyk, Et Al.
 W5105 Kubly Road
 New Glarus, WI 53574
 (608) 527-2988

JOB NO. 23166
 POINTS 22031
 DRWG. 23166_2
 DRAWN BY JMB

This instrument drafted by Talarczyk Land Surveys LLC.
 SHEET 4 OF 5

TALARCZYK
 LAND SURVEYS LLC
 517 2nd Avenue
 New Glarus, WI 53574
 608-527-5216
 www.talarczyksurveys.com

WARD CREEK ARBORETUM

Located in the Northeast, Northwest, Southwest and Southeast 1/4s of the Northeast 1/4, and the Northeast and Southeast 1/4s of the Northwest 1/4 of Section 24, Town 4 North, Range 7 East, Town of New Glarus, and the Southwest 1/4 of the Northwest 1/4, and the Northwest 1/4 of the Southwest 1/4 of Section 19, Town 4 North, Range 8 East, Town of Exeter, Green County, Wisconsin, including Lot 1 of Certified Survey Map 1253 (Vol. 4, Page 117) and Lot 1 of Certified Survey Map 2745 (Vol. 9, Page 272).

OWNER'S CERTIFICATE OF DEDICATION:

As owner, I hereby certify that I have caused the land described on this Plat to be surveyed, divided, mapped and dedicated as represented hereon. I also certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: The Town of New Glarus, The Village of New Glarus, The Town of Exeter, The County of Green, and the Wisconsin Department of Administration.

WITNESS the hand and seal of said owner this ____ day of _____, 20____, in the presence of:

Karen A. Talarczyk, Trustee
Karen A. Talarczyk Revocable Trust

STATE OF WISCONSIN)

____ COUNTY) SS

Personally came before me this ____ day of _____, 20____, the above named Karen A. Talarczyk to me known to be the same person who executed the foregoing instrument and acknowledged the same.

My commission expires _____

OWNER'S CERTIFICATE OF DEDICATION:

As owner, I hereby certify that I have caused the land described on this Plat to be surveyed, divided, mapped and dedicated as represented hereon. I also certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: The Town of New Glarus, The Village of New Glarus, The Town of Exeter, The County of Green, and the Wisconsin Department of Administration.

WITNESS the hand and seal of said owner this ____ day of _____, 20____, in the presence of:

Michael S. Talarczyk

STATE OF WISCONSIN)

____ COUNTY) SS

Personally came before me this ____ day of _____, 20____, the above named Michael S. Talarczyk to me known to be the same person who executed the foregoing instrument and acknowledged the same.

My commission expires _____

OWNER'S CERTIFICATE OF DEDICATION:

As owner, I hereby certify that I have caused the land described on this Plat to be surveyed, divided, mapped and dedicated as represented hereon. I also certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: The Town of New Glarus, The Village of New Glarus, The Town of Exeter, The County of Green, and the Wisconsin Department of Administration.

WITNESS the hand and seal of said owner this ____ day of _____, 20____, in the presence of:

Joseph D. Talarczyk

STATE OF WISCONSIN)

____ COUNTY) SS

Personally came before me this ____ day of _____, 20____, the above named Joseph D. Talarczyk to me known to be the same person who executed the foregoing instrument and acknowledged the same.

My commission expires _____

OWNER'S CERTIFICATE OF DEDICATION:

As owner, I hereby certify that I have caused the land described on this Plat to be surveyed, divided, mapped and dedicated as represented hereon. I also certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: The Town of New Glarus, The Village of New Glarus, The Town of Exeter, The County of Green, and the Wisconsin Department of Administration.

WITNESS the hand and seal of said owner this ____ day of _____, 20____, in the presence of:

Matthew R. Talarczyk

STATE OF WISCONSIN)

____ COUNTY) SS

Personally came before me this ____ day of _____, 20____, the above named Matthew R. Talarczyk to me known to be the same person who executed the foregoing instrument and acknowledged the same.

My commission expires _____

OWNER'S CERTIFICATE OF DEDICATION:

As owner, I hereby certify that I have caused the land described on this Plat to be surveyed, divided, mapped and dedicated as represented hereon. I also certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: The Town of New Glarus, The Village of New Glarus, The Town of Exeter, The County of Green, and the Wisconsin Department of Administration.

WITNESS the hand and seal of said owner this ____ day of _____, 20____, in the presence of:

Daniel R. Talarczyk

STATE OF WISCONSIN)

____ COUNTY) SS

Personally came before me this ____ day of _____, 20____, the above named Daniel R. Talarczyk to me known to be the same person who executed the foregoing instrument and acknowledged the same.

My commission expires _____

OWNER'S CERTIFICATE OF DEDICATION:

As owners, we hereby certify that we have caused the land described on this Plat to be surveyed, divided, mapped and dedicated as represented hereon. We also certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: The Town of New Glarus, The Village of New Glarus, The Town of Exeter, The County of Green, and the Wisconsin Department of Administration.

WITNESS the hand and seal of said owner this ____ day of _____, 20____, in the presence of:

Jennifer A. Talarczyk, Trustee
Robert A. Talarczyk and Jennifer A. Talarczyk Revocable Trust dated May 5, 2023

Robert A. Talarczyk, Trustee
Robert A. Talarczyk and Jennifer A. Talarczyk Revocable Trust dated May 5, 2023

STATE OF WISCONSIN)

____ COUNTY) SS

Personally came before me this ____ day of _____, 20____, the above named Robert A. Talarczyk and Jennifer A. Talarczyk to me known to be the same persons who executed the foregoing instrument and acknowledged the same.

My commission expires _____

REGISTER OF DEEDS CERTIFICATE:

Received for record this ____ day of _____, 20____, at ____ o'clock ____M. and recorded in Volume ____ of Plats on Pages ____.

Register of Deeds

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



This instrument drafted by Talarczyk Land Surveys LLC.

SHEET 5 OF 5

TOWN OF NEW GLARUS

TOWN TREASURER'S CERTIFICATE:

STATE OF WISCONSIN)

COUNTY OF GREEN) SS

I, John Wright, being the duly elected qualified and acting town clerk-treasurer of the Town of New Glarus, do hereby certify in accordance with the records of my office, there are no unpaid taxes or unpaid special assessments as of this ____ day of _____, 20____, on any of the land included in the plat of Ward Creek Arboretum.

Town Treasurer

TOWN OF NEW GLARUS

TOWN BOARD APPROVAL CERTIFICATE:

Resolved, that the plat of Ward Creek Arboretum in the Town of New Glarus is hereby approved by the town board.

____, 20____

Town Chair

I hereby certify that the foregoing is a copy of a resolution adopted by the town board of the Town of New Glarus.

____, 20____

Town Clerk

VILLAGE OF NEW GLARUS APPROVAL: Approved for recording this ____ day of _____, 20____ by the Village of New Glarus.

Village Clerk

TOWN OF EXETER

TOWN TREASURER'S CERTIFICATE:

STATE OF WISCONSIN)

COUNTY OF GREEN) SS

I, Dawn Marie Sass, being the duly elected qualified and acting town clerk-treasurer of the Town of Exeter, do hereby certify in accordance with the records of my office, there are no unpaid taxes or unpaid special assessments as of this ____ day of _____, 20____, on any of the land included in the plat of Ward Creek Arboretum.

Town Treasurer

TOWN OF EXETER

TOWN BOARD APPROVAL CERTIFICATE:

Resolved, that the plat of Ward Creek Arboretum in the Town of Exeter is hereby approved by the town board.

____, 20____

Town Chair

I hereby certify that the foregoing is a copy of a resolution adopted by the town board of the Town of Exeter.

____, 20____

Town Clerk

COUNTY TREASURER'S CERTIFICATE:

STATE OF WISCONSIN)

COUNTY OF GREEN) SS

I, Sherri A. Hawkins, being the duly elected qualified and acting treasurer of the County of Green, do hereby certify in accordance with the records of my office, there are no unpaid taxes or unpaid special assessments as of this ____ day of _____, 20____, on any of the land included in the plat of Ward Creek Arboretum.

____, 20____

County Treasurer

GREEN COUNTY LAND USE & ZONING APPROVAL CERTIFICATE:

Resolved, that the plat of Ward Creek Arboretum in the Town of New Glarus and the Town of Exeter is hereby approved by the Green County Land Use and Zoning Department.

____, 20____

Zoning Administrator

PREPARED FOR
Karen Talarczyk, Et Al.
W5105 Kubly Road
New Glarus, WI 53574
(608) 527-2988

JOB NO. 23166
POINTS 22031
DRWG. 23166_2
DRAWN BY JMB

TALARCYK
LAND SURVEYS LLC
517 2nd Avenue
New Glarus, WI 53574
608-527-5216
www.talarczyk surveys.com

Clerk Treasurer

From: Dan Hauck <d.hauck@swwrpc.org>
Sent: Thursday, August 15, 2024 10:28 AM
To: Chris Narveson; Clerk Treasurer
Subject: Town of New Glarus Farmland Preservation Map
Attachments: Map 19 LESA Analysis.png; New Glarus.pdf; LESA Explained.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from d.hauck@swwrpc.org. [Learn why this is important](#)

Good morning,

Green County is updating its farmland preservation plan, with assistance from the Southwestern Wisconsin Regional Planning Commission.

As part of this process, we are updating maps for the County and each of the Towns. **Attached is a farmland preservation map for your Town based on criteria through an objective analysis showing farmland preservation eligibility.**

Additionally, the criteria used to objectively identify parcels eligible for farmland preservation (land evaluation site analysis, or LESA) is attached. A countywide LESA map is included as well.

Please share these documents with the Town board, and let me know if you have any questions or concerns as it relates to the maps or criteria for analysis.

Thank you for your time,

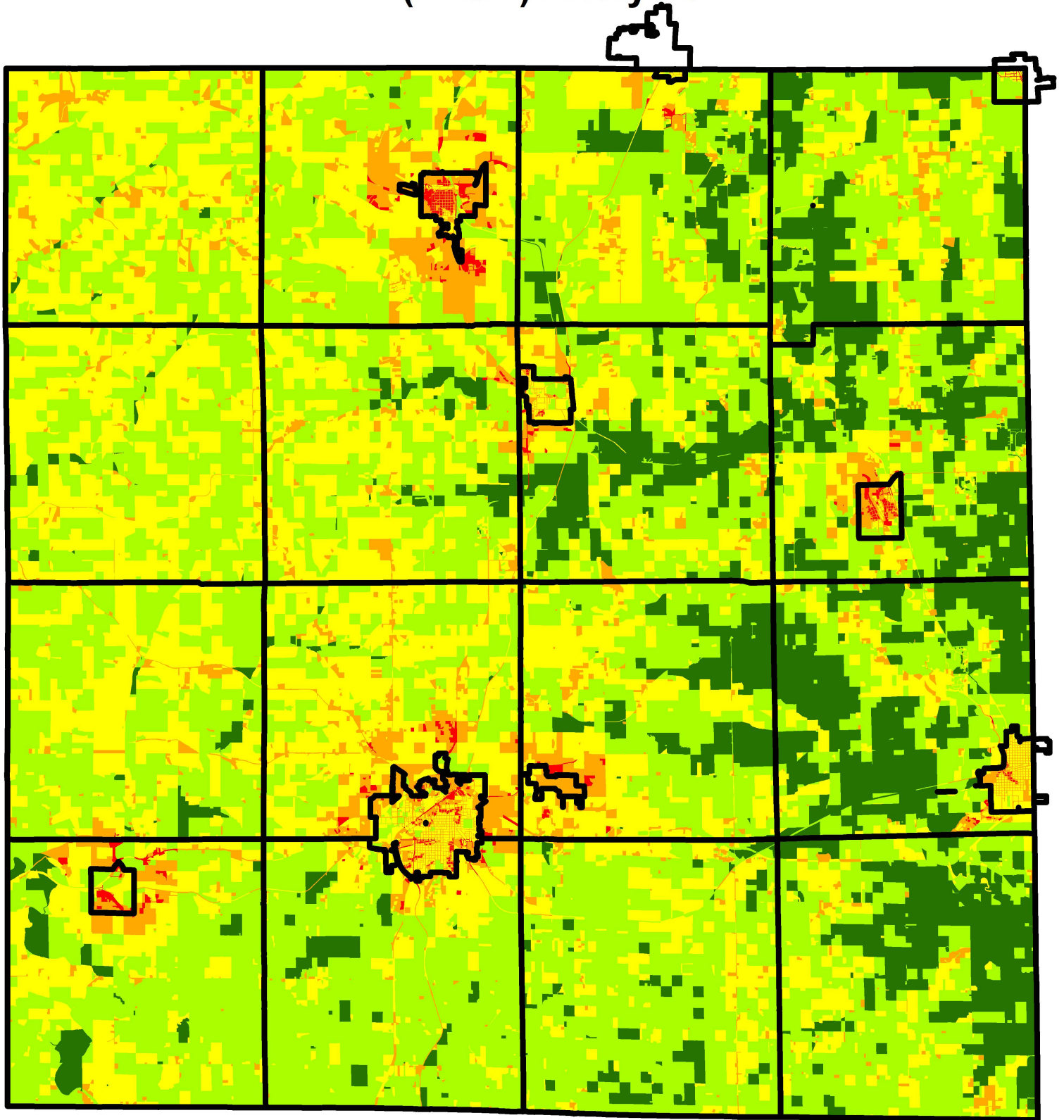
Dan Hauck
Assistant Planner
Southwestern Wisconsin Regional Planning Commission
20 S. Court St.
PO Box 262
Platteville, WI 53818

Office: (608) 342-1637
Cell: (608) 214-7587
d.hauck@swwrpc.org
www.swwrpc.org

Table 32: Land Evaluation Site Analysis (LESA) Scoring System

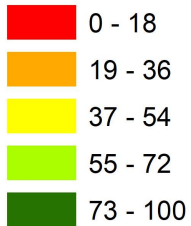
Land Evaluation (45%)		
Comprehensive Planning Policy Factor	Characteristic	Points
Prime Farmland (30 points possible)	90% or more	30
	75% to 89.9%	20
	50% to 74.9%	10
	25% to 49.9%	5
	Less than 25%	0
Size of Parcel (15 points possible)	More than 30 acres	15
	10 to 29.9 acres	10
	5 to 9.9 acres	5
	Less than 5 acres	0
Site Analysis (55%)		
Comprehensive Planning Policy Factor	Characteristic	Points
Property Land Class (10 points possible)	A Agriculture	10
	Other	0
Proximity to City or Village (15 points possible)	Outside ¼ mile of limits	15
	Within ¼ mile of limits	0
Slope (10 points possible)	Low Average	10
	Medium Average	5
	High Average	0
Rivers and Streams (10 points possible)	Trout Stream	10
	Named Stream	7
	Unnamed Stream	5
	None	0
Endangered Species (5 points possible)	Both Terrestrial & Aquatic	4
	Terrestrial	2
	Aquatic	2
	+ Bonus Township Occurrence	+1
Highway Adjacency (5 points possible)	Non-adjacent	5
	Adjacent	0
Source: SWWRPC, 2024		

Map 19: Land Evaluation Site Assessment (LESA) Analysis



LEGEND

LESA Score



- Land Evaluation (45%)
1. Prime Farmland
 2. Parcel Size
- Site Assessment (55%)
3. Land Use
 4. Urban Proximity
 5. Slope
 6. Rivers or Streams
 7. Endangered Species
 8. Highway Adjacency



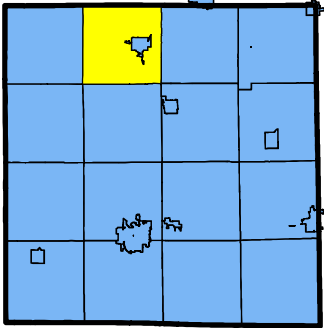
0 0.5 1 2 3 4 Miles



Sources: U.S. Census 2023, SWWRPC 2024.

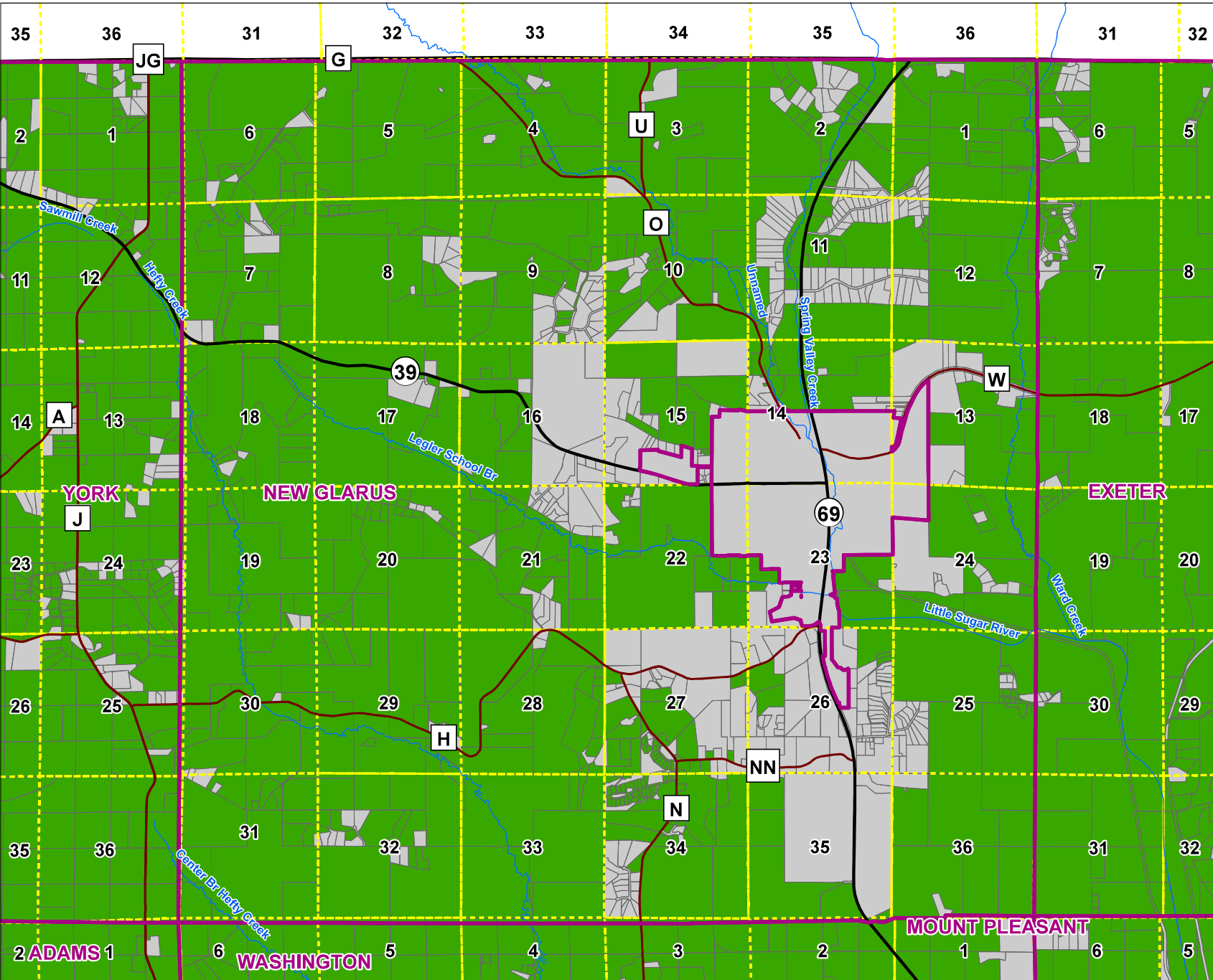
L . Farmland Preservation Plan Map for New Glarus Township, Green County

Green County, WI



Legend

-  Green County Boundary
-  Cities and Villages
-  Townships
-  Parcel Boundaries
-  PLSS Sections
-  Lakes and Open Water
-  Rivers and Streams
-  State Roads
-  County Roads
-  Farmland Preservation Areas
-  Non-Farmland Preservation Areas



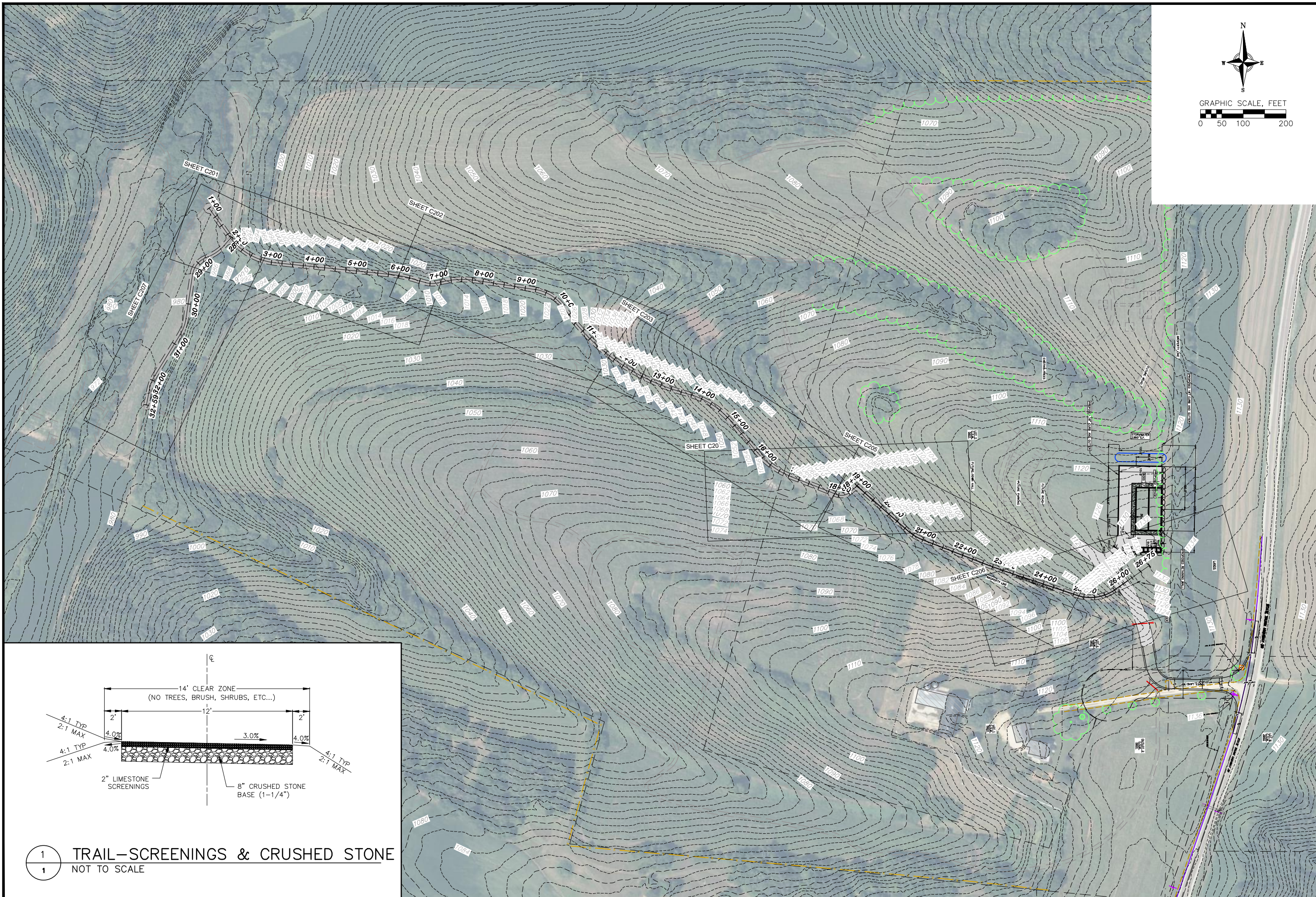
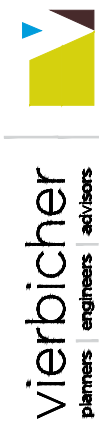
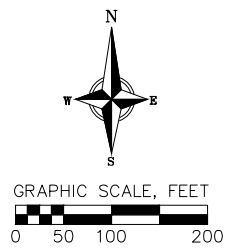
Sources: US Census (2023),
Green County GIS (2024),
SWWRPC (2024), and WI
DNR (2024).

1 inch = 2,000 feet

Map Created: 08/08/2024
Map Producer: SWWRPC



SOUTHWESTERN WISCONSIN
REGIONAL PLANNING
COMMISSION

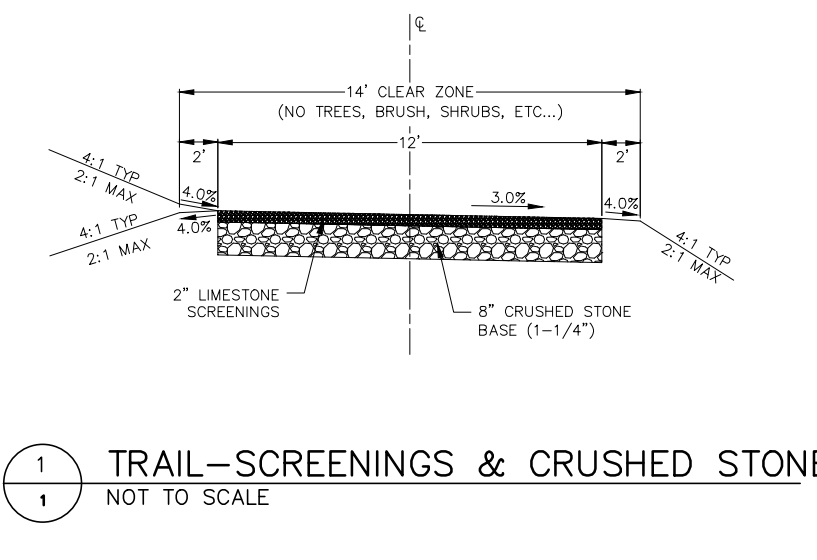


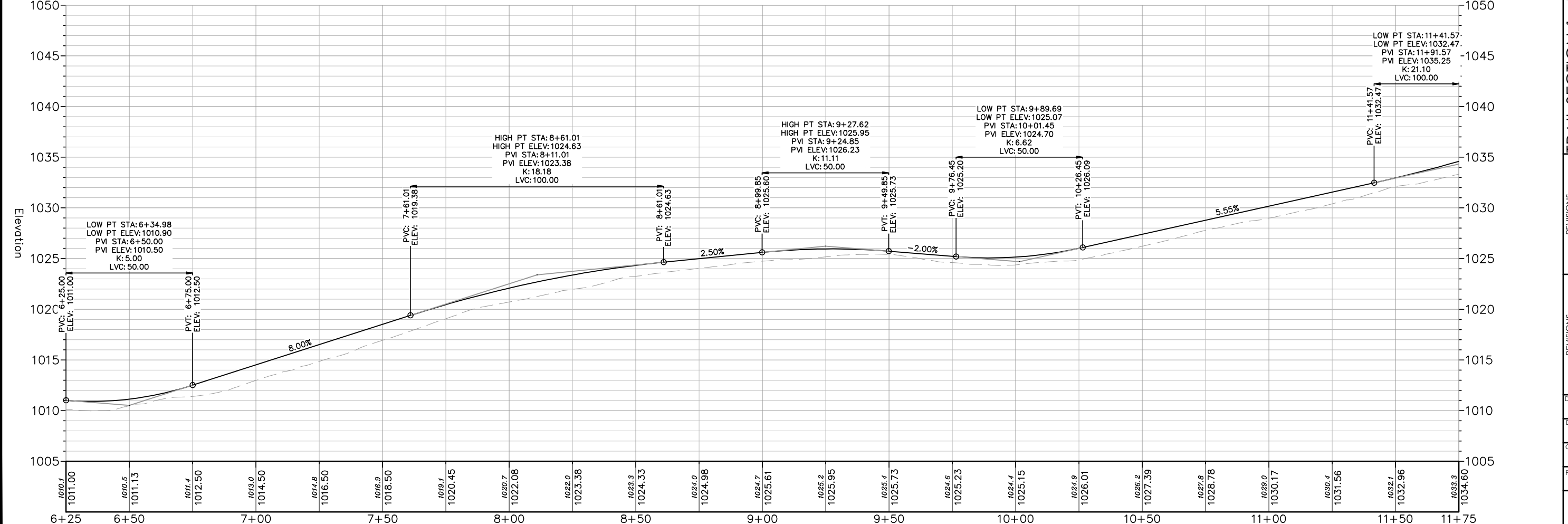
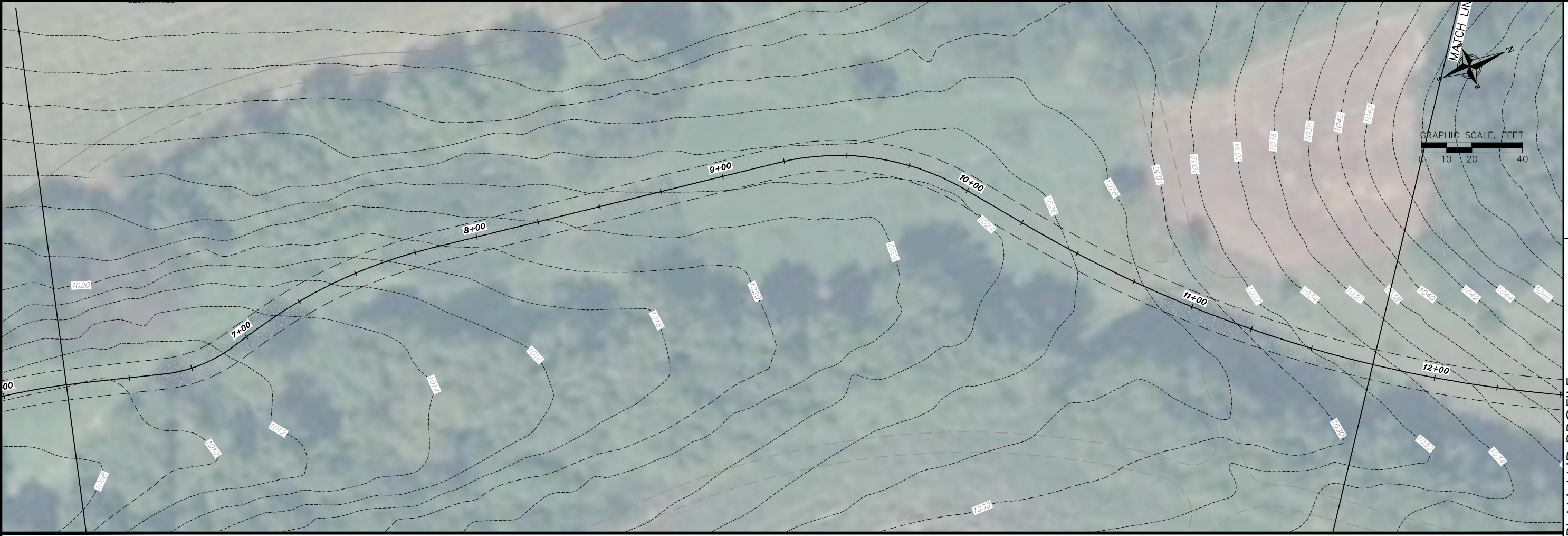
PROJECT OVERVIEW
Community Park Trail
TOWN OF NEW GLARUS
GREEN COUNTY, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 09/05/2024
DRAFTER: DPER
CHECKED: TSCH
PROJECT NO.: 230307

C100





TRAIL SECTION 1 - PLAN AND PROFILE

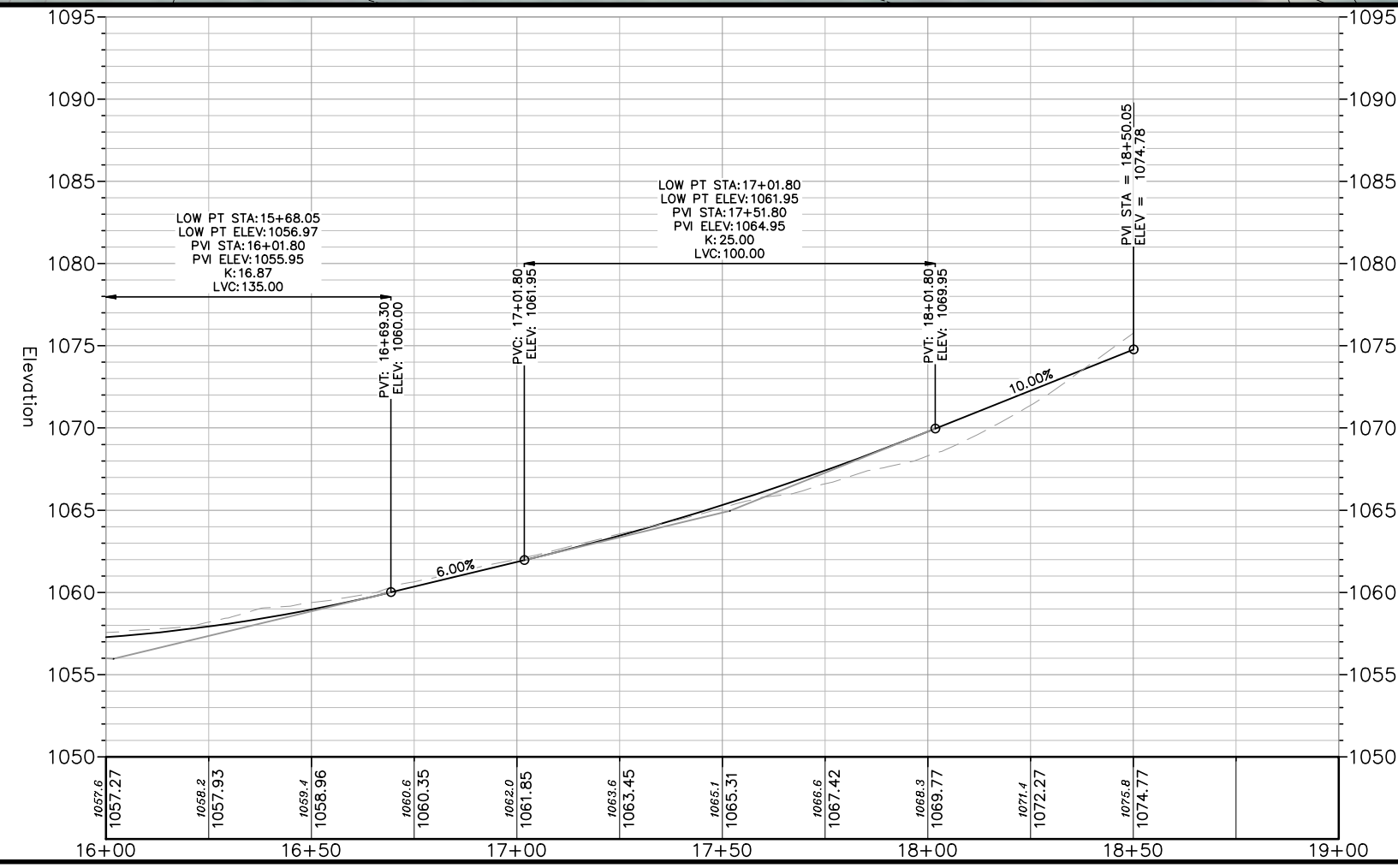
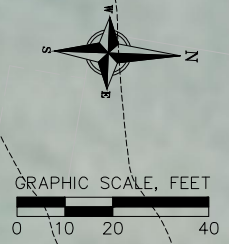
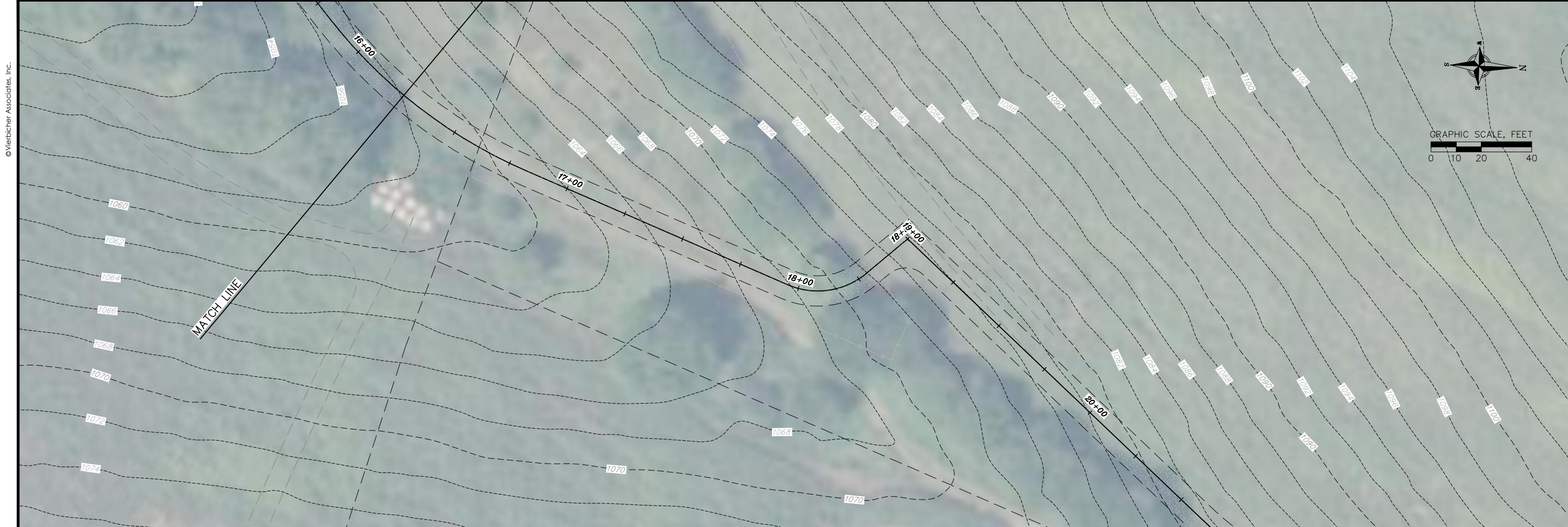
Community Park Trail
TOWN OF NEW GLARUS
GREEN COUNTY, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 09/05/2024
DRAFTER: DPER
CHECKED: TSCB
PROJECT NO.: 230307

C202

11 Sep 2024 - 4:44p M:\New Glarus, Town of\230307_STH 39 Trail Construction\CADD\230307_Trail_BaseEng.dwg by: dper

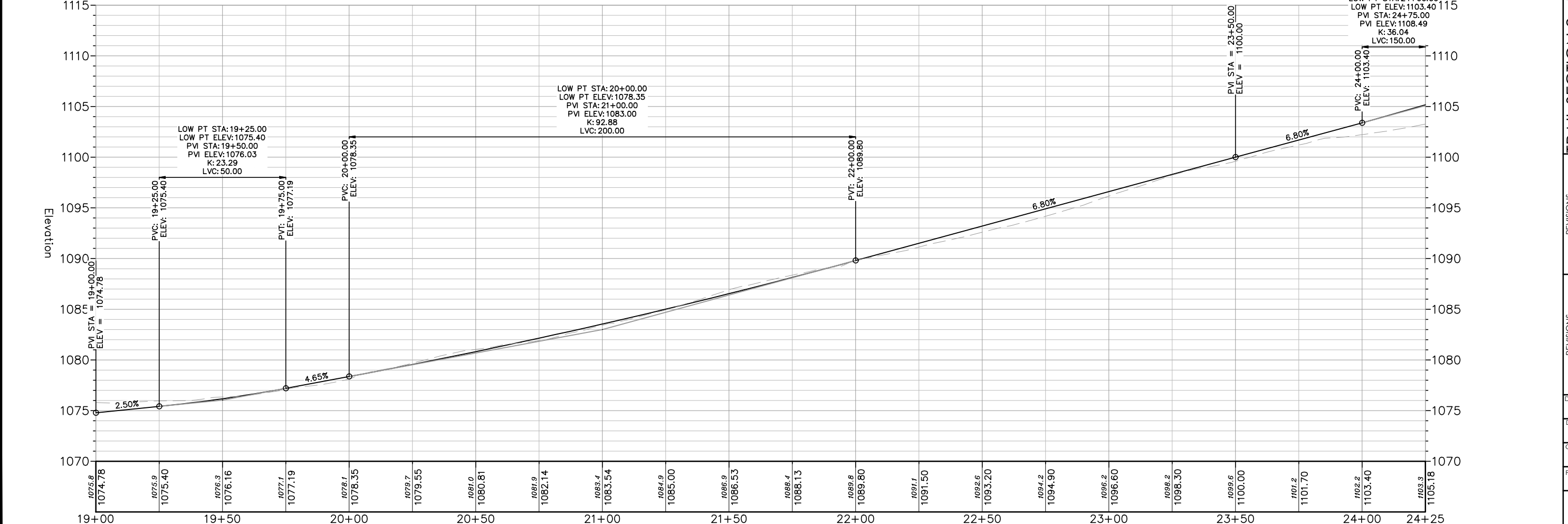
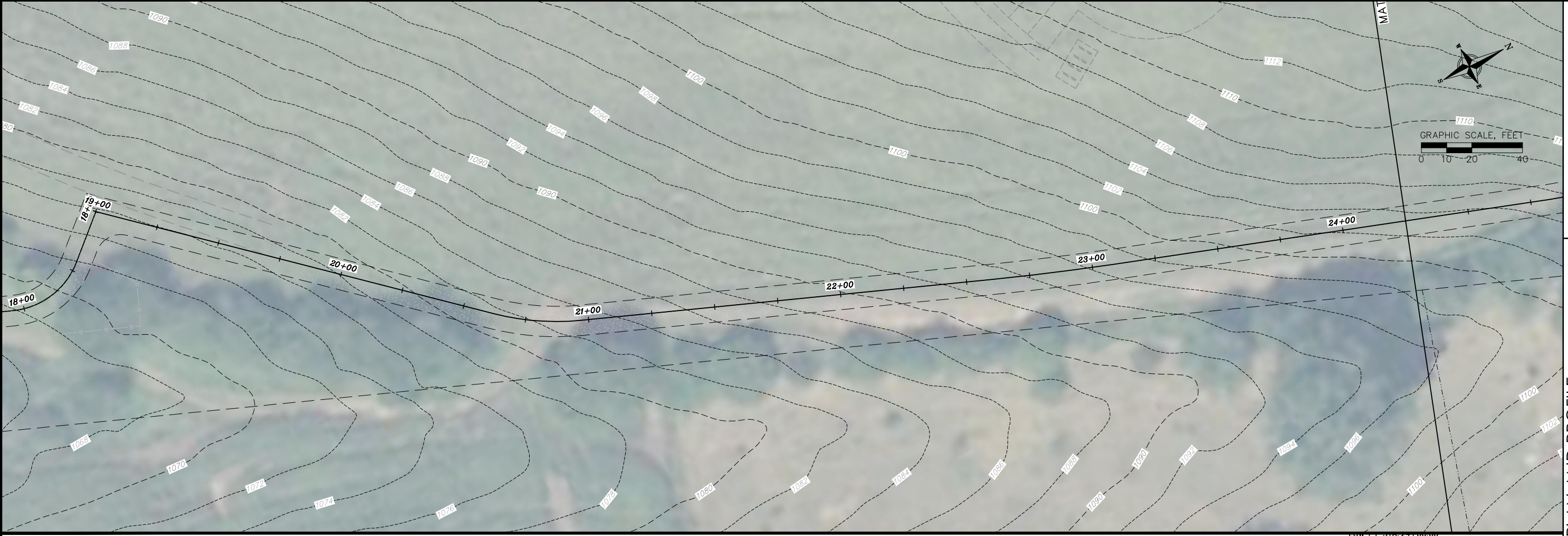


TRAIL SECTION 1 - PLAN AND PROFILE
 Community Park Trail
 TOWN OF NEW GLARUS
 GREEN COUNTY, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 09/05/2024
 DRAFTER: DPER
 CHECKED: TSCH
 PROJECT NO.: 230307

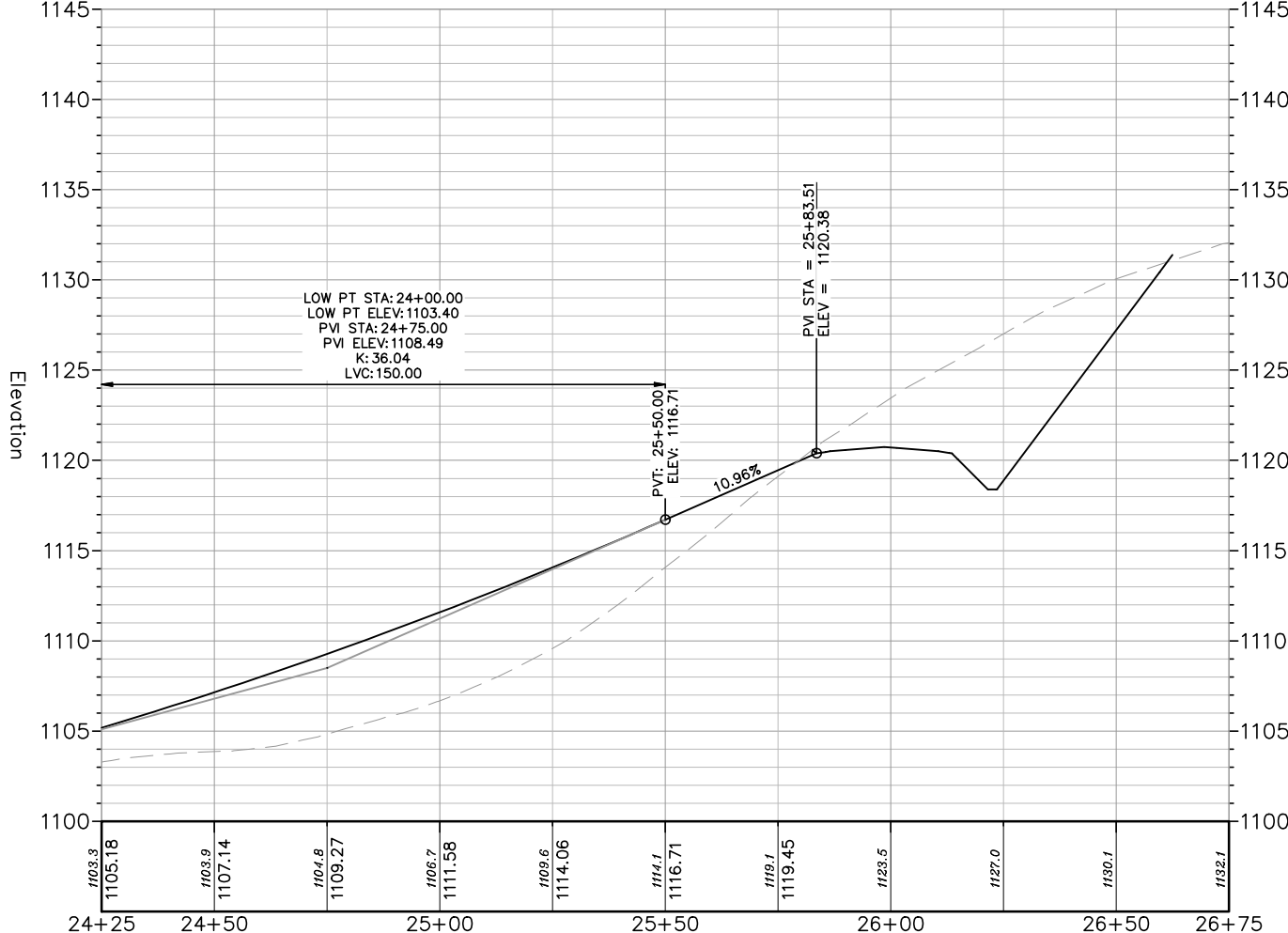
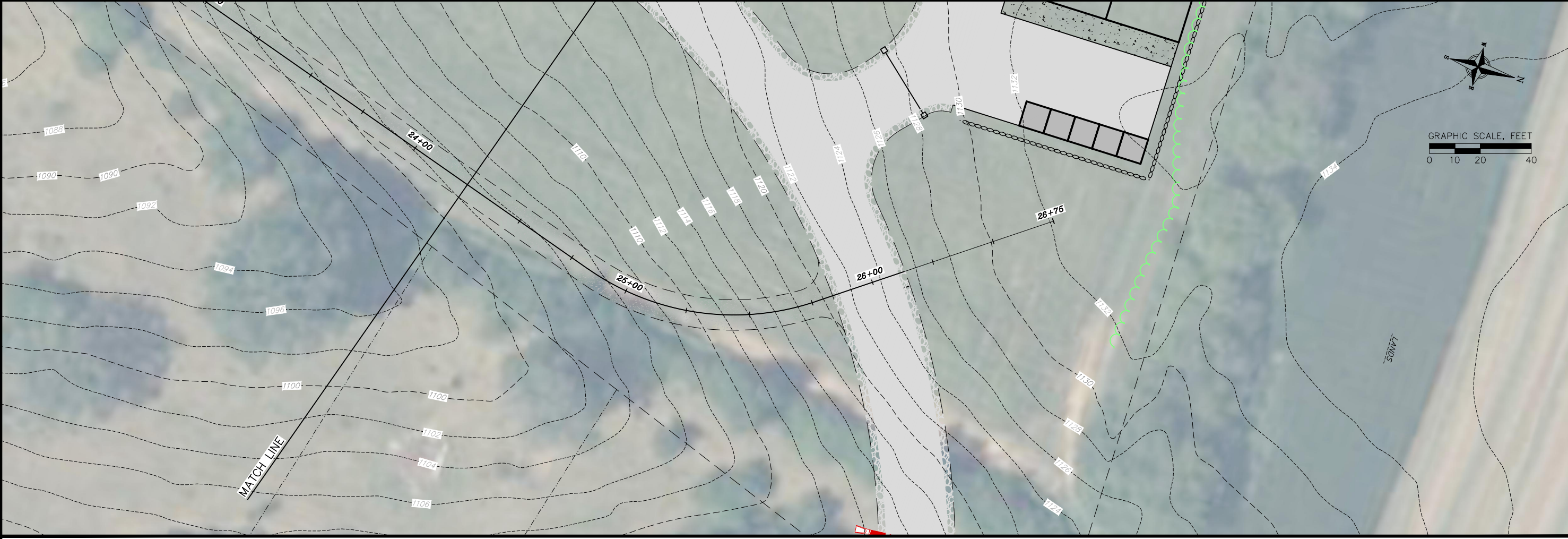
11 Sep 2024 - 4:44p M:\New Glarus, Town of\230307_STH 39 Trail Construction\CADD\230307_Trail_BaseEng.dwg by: dper



TRAIL SECTION 2 - PLAN AND PROFILE
 Community Park Trail
 TOWN OF NEW GLARUS
 GREEN COUNTY, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 09/05/2024
 DRAFTER: DPER
 CHECKED: TSCH
 PROJECT NO.: 230307



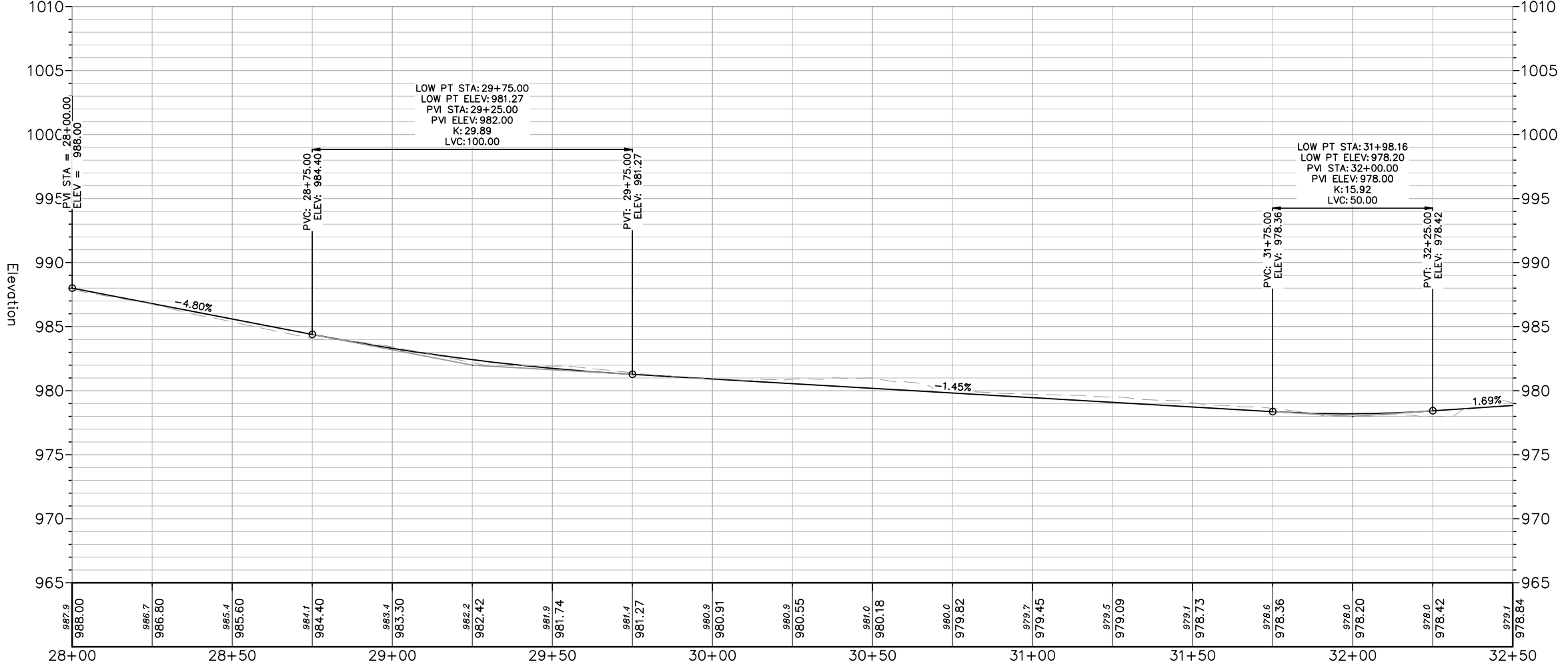
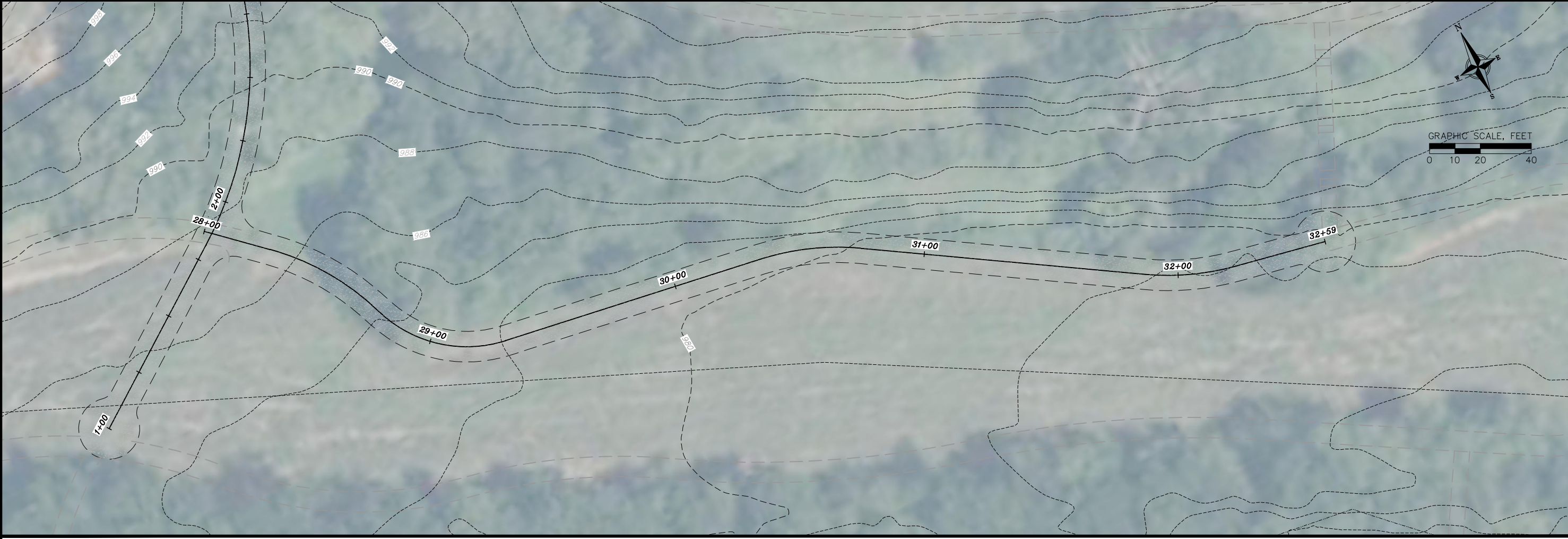
TRAIL SECTION 2 - PLAN AND PROFILE

Community Park Trail
TOWN OF NEW GLARUS
GREEN COUNTY, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 09/05/2024
DRAFTER: DPER
CHECKED: TSCH
PROJECT NO.: 230307

C206



TRAIL SECTION 3 - PLAN AND PROFILE

Community Park Trail
TOWN OF NEW GLARUS
GREEN COUNTY, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 09/05/2024
DRAFTER: DPER
CHECKED: TSGH
PROJECT NO.: 230307

C207

Clerk Treasurer

From: Clerk Treasurer
Sent: Monday, August 19, 2024 1:18 PM
To: Mark Hazelbaker
Cc: Deputy Treasurer; Deputy Clerk; Chris Narveson; Chris Narveson
Subject: FW: Chapter 36 with redlines approved
Attachments: Chapter 36 redline with possible changes -TSCH Redlines accepted.pdf; Chapter 36 redline with possible changes -TSCH Redlines accepted.docx

Attorney Hazelbaker,

The Town Plan Commission has been working on revisions to our Chapter 36 Driveways of our partial code of ordinances.

A quorum of the Plan Commission members in attendance at our August 15, 2024 meeting approved submitting the attached revisions for you to review. The current version of this chapter can be found here: [Town of New Glarus, WI Driveways \(ecode360.com\)](https://www.ecode360.com).

My assumption is that any changes you might suggest should come back to the Plan Commission prior to their recommendation that the Town Board schedule a public hearing prior to their considering adoption of amendments.

Thanks,
John

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

From: Timothy Schleeper <tsch@vierbicher.com>
Sent: Thursday, August 15, 2024 2:00 PM
To: Clerk Treasurer <clerk@townofnewglaruswi.gov>
Subject: Chapter 36 with redlines approved

John:

attached is the Word version with redlines approved. I believe it captures your recommendations and the additional Town Lanes cited by Craig.

It may be easiest to go section-by-section with the old and new rather than looking at the redlined version.

Tim

Timothy L. Schleeper, PE



Vierbicher
999 Fourier Drive, Suite 201
Madison, WI 53717

Call / Text / Fax - (608) 821-3959
Cell - (608) 219-5148



This message contains confidential information and is intended only for the intended recipient(s). If you are not the named recipient you should not read, distribute or copy this e-mail.

Data contained in this message are instruments of service, protected by copyright law, and intended for use and reference relative only to the specific project they describe. These files may not be copied, modified, or released to a third party without the direct permission of Vierbicher.

The receiver warrants that it will not reproduce or otherwise make use of the data in any endeavor not directly related to the project for which it was produced.

The receiver agrees to assume all risk of the use of the information and to waive any claim that it could allege against Vierbicher. The Receiver also agrees to defend Vierbicher against any claim brought by a third party based on the Receiver's use of the information provided and to indemnify Vierbicher for any cost, loss or damage to Engineer resulting in any way the use of the information by the Receiver.

APPLICATION FOR ZONING OR LAND USE PERMIT
 Green County Zoning • 1016 16th Avenue • Monroe, WI 53566
 PHONE (608) 328-9423 • EMAIL greenzone@greencountywi.org

Application # 2024 480

CURRENT LANDOWNER: Name Chad & Nicole Yaun
 Address, City, State, Zip W7227 County H, New Glarus WI 53574 Phone() _____
 Email Address _____

APPLICANT, if different: Proposed Landowner Agent for Landowner Tenant Other _____
 Name _____ Company name _____
 Address, City, State, Zip _____ Phone() _____
 Email Address _____

PROPERTY LOCATION: Fire #/Road name: W7227 County H Tax parcel number 23-024-0230.1000
 Newly assigned fire number No fire number needed Existing fire number Replacement sign needed
 Description NE 1/4 SW 1/4 Section 30 T 4 N-R 7 E # of acres 10 Town New Glarus
 Lot # 1 CSM# 3607 Subdivision # _____ Subdivision name _____ Zoning District Agricultural
 Shoreland (300' to stream/1000' to lake) Wetland Floodway 100 yr Floodplain (Map # _____)

ACCESS: New driveway Existing driveway
 Applicant must obtain Town and/or County and/or State driveway permit if required.
PROJECT TYPE: New construction for: House Dwelling Multi-unit housing Shed (storage) Garage (vehicle storage)
 Barn (animal housing) Pool Sign Tower Greenhouse Gazebo Church Manure pit Bin/crib Factory
 Other (specify type under project use) Addition (to existing building) Change of use

EXISTING STRUCTURE INVOLVED: House Dwelling Multi-unit housing Shed Garage Barn Factory Business
PROJECT USE: Residence Deck/Porch Storage Garage Carport Animal housing Business Office Plants
 3/4 Seasons Rm Communication Electricity/power Recreational to Agri-Store

PROJECT DESCRIPTION: Dimensions of area/building/addition(s) _____ 'x' _____ Sq. ft and _____ 'x' _____ Sq. ft
 New house: Dimensions of: Living space _____ 'x' _____ ' Garage _____ 'x' _____ ' Porch _____ 'x' _____ ' Deck _____ 'x' _____ '
 Other _____ 'x' _____ ' # of bedrooms _____ Sq. ft. living area _____ Cost of construction \$ _____
 Type of construction frame Wood Steel Manufactured Other _____ Construction has has not begun
 Height (from lowest ground to highest roof peak) _____ ' # of stories _____ Basement: None Below ground Exposed
 This bldg to be used for: Human habitation/occupancy: Yes No Animal housing: Yes No Operating a business: Yes No
 Other _____

BOARD OF ADJ. ACTION REQUIRED: No Yes Variance Cond. Use Permit for _____

Issuance of a Conditional Use Permit is for business operation only and does not include construction of above-described structures unless a separate zoning permit is issued.
 Hearing fee paid on _____ Action of BOA: Approved Denied on _____

The applicant agrees to do work described above and on the attached sketch in accordance and compliance with all applicable codes, statutes and ordinances and with the conditions of this permit; which shall remain valid one year from issuance. Any part of the project not completed within one year will require a new zoning permit. Applicant must obtain town building permit if required. Any new fire # assigned is temporary, preliminary and subject to field verification. Applicant certifies that this proposed construction will not be located in a floodplain, floodway or wetland area unless indicated above and with the proper permits and approvals from the regulating agencies. Reduction of finished grade to less than two feet above floodplain levels can create new floodplain areas after construction.

This zoning permit creates no legal liability, expressed or implied, on the County of Green. Applicant certifies that all the above information is correct and accurate:
 Applicant's Signature: _____ Date Signed: Aug 6, 2024

Application is Denied: Reason: _____
 Application is approved and issued pursuant to the following conditions: (Failure to comply may result in suspension revocation of this permit or other penalty.) _____

Sanitary Permit#: _____
 Zoning Permit \$ 420
 Fire # Sign/Post \$ _____
 Total \$ 420
 Signed: Annui Shossan
 Zoning Department
 Date of Issuance: 9-9-24
 Receipt # 61352 Paid Check Cash
 Date of Inspection: _____

Permit # 2024-403
 05/15/2020

CC

8/1/2024, 3:34:09 PM

Local Roads

County Hwy

Highways

County Hwy

Other Road Class

Town Road

Other Road Class

Address Points

State Hwy

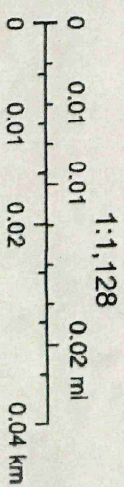
Village/City Street

State Hwy

Railroads and State Trails



This is all available for backing



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasyrtsen, Rijkswaterstaat, GSA, Geoland, FEMA

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.

451584

New Glarus

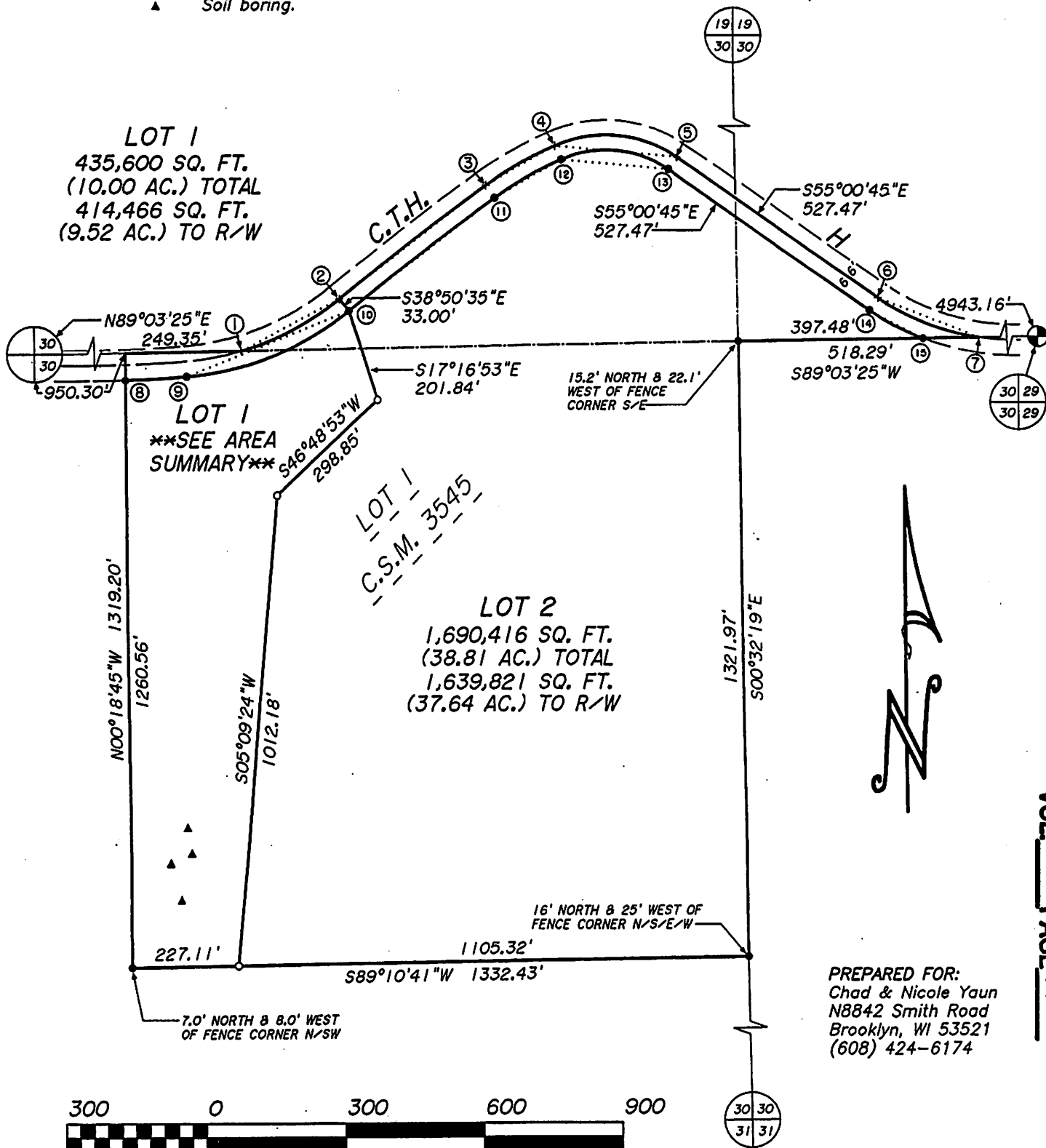
CERTIFIED SURVEY MAP NO. 3607

LEGEND:



Cast aluminum monument found.

- 3/4" solid round iron re-bar found.
- 3/4" x 24" solid round iron re-bar set, weighing 1.50 pounds per lineal foot.
- ▲ Soil boring.



VOL. 13 PAGE 275

JOB NO. 03131
POINTS 94078
DRWG. 03131B
CHECKED RET
DRAWN BY DRT

SCALE: 1" = 300'

SHEET 1 OF 2

TALARCZYK & ASSOC., INC.
W5105 KUBLY ROAD
P.O. BOX 236
NEW GLARUS, WI 53574
PHONE 608/527-5216
FAX 608/527-5357

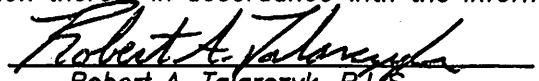
CERTIFIED SURVEY MAP No. 3607

Lot 1 of Certified Survey Map No. 3545 (Vol. 13, Pages 178-179), being part of the Southwest 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 and the Northeast 1/4 of the Southwest 1/4 of Section 30, Town 4 North, Range 7 East, Town of New Glarus, Green County, Wisconsin, bounded and described as follows:

Commencing at the West 1/4 corner of said Section 30; thence N89°03'25"E, 950.30' to the Northwest corner of the Northeast 1/4 of the Southwest 1/4 of Section 30 and the point of beginning; thence N89°03'25"E, 249.35' to the centerline of County Trunk Highway H; thence Northeasterly, 241.93' along said centerline and the arc of a curve to the left whose radius is 611.50' and whose chord bears N62°29'28"E, 240.36'; thence Northeasterly, 401.66' along said centerline and the arc of a curve to the right whose radius is 6567.90' and whose chord bears N52°54'32"E, 401.59'; thence Northeasterly, 173.43' along said centerline and the arc of a curve to the right whose radius is 899.42' and whose chord bears N60°11'05"E, 173.16'; thence Southeasterly, 277.69' along said centerline and the arc of a curve to the right whose radius is 268.40' and whose chord bears S84°39'07"E, 265.47'; thence S55°00'45"E along said centerline, 527.47'; thence Southeasterly, 234.29' along said centerline and the arc of a curve to the left whose radius is 505.00' and whose chord bears S68°18'12"E, 232.19' to the East-West 1/4 line of Section 30; thence S89°03'25"W, 518.29' to the Center 1/4 corner of Section 30; thence S00°32'19"E, 1321.97' to the Southeast corner of the Northeast 1/4 of the Southwest 1/4 of Section 30; thence S89°10'41"W, 1332.43' to the Southwest corner of the Northeast 1/4 of the Southwest 1/4 of Section 30; thence N00°18'45"W, 1319.20' to the point of beginning; subject to a public road right-of-way as shown and to any and all easements of record.

I hereby certify that this survey is in compliance with the Town of New Glarus Land Division and Subdivision Code and Chap. 236.34 of the Wis. Statutes, and that I have surveyed, monumented, and mapped the lands described hereon, and that this map is a correct representation thereof in accordance with the information provided.

August 21, 2003


Robert A. Talarczyk, P.L.S.

TOWNSHIP APPROVAL: Approved for recording this 24th day of Aug, 2003 by the Township of New Glarus.


Town Chairman

REGISTER OF DEEDS CERTIFICATE: Received for record this 28th day of August, 2003 at 8:05 o'clock A.M., and recorded in Vol. 13 of Certified Survey Maps of Green Co., on Page 275+276

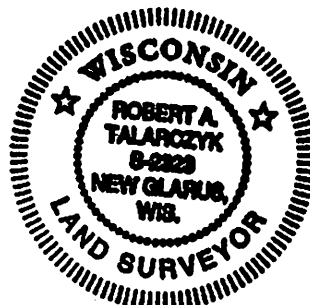

Register of Deeds

CURVE DATA

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING	TAN.BEARING
1-2	611.50'	241.93'	22°40'06"	240.36'	N62°29'28"E ①	N73°49'31"E ② N51°09'25"E
2-3	6567.90'	401.66'	3°30'14"	401.59'	N52°54'32"E ②	N51°09'25"E ③ N54°39'39"E
3-4	899.42'	173.43'	11°02'52"	173.16'	N60°11'05"E ③	N54°39'39"E ④ N65°42'31"E
4-5	268.40'	277.69'	59°16'44"	265.47'	S84°39'07"E ④	N65°42'31"E
6-7	505.00'	234.29'	26°34'54"	232.19'	S68°18'12"E ⑦	S81°35'39"E
8-9	2852.50'	131.35'	2°38'18"	131.34'	N86°39'02"E ⑧	N87°58'11"E ⑨ N85°19'53"E
9-10	644.50'	384.42'	34°10'28"	378.74'	N68°14'39"E ⑩	N85°19'53"E ⑩ N51°09'25"E
10-11	6534.90'	399.64'	3°30'14"	399.58'	N52°54'32"E ⑪	N51°09'25"E ⑪ N54°39'39"E
11-12	866.42'	167.06'	11°02'52"	166.80'	N60°11'05"E ⑫	N54°39'39"E ⑫ N65°42'31"E
12-13	235.40'	243.55'	59°16'44"	232.83'	S84°39'07"E ⑬	N65°42'31"E
14-15	538.00'	129.39'	13°46'46"	129.08'	S61°54'08"E ⑭	S68°47'31"E

NOTES:

- 1.) This land division is intended to satisfy a mortgage obligation. Although an additional parcel was created on Lot 1 of Certified Survey Map 3545, there is not any inherent permission for an additional building site. This is in compliance with the Town of New Glarus Land Division and Subdivision Code in effect at the time of creation of the aforementioned lot.
- 2.) Bearings are referenced to the East-West 1/4 line of Section 30, which was assumed to bear N89°03'25"E.



PREPARED FOR:
Chad & Nicole Yaun
N8842 Smith Road
Brooklyn, WI 53521
(608) 424-6174

TALARCZYK & ASSOC., INC.

W5105 KUBLY ROAD
P.O. BOX 235
NEW GLARUS, WI 53574
PHONE 608/527-5218
FAX 608/527-5357

JOB NO. 03131
POINTS 94078
DRWG. 03131B
CHECKED RAT
DRAWN BY DRT

SHEET 2 OF 2
451584

VOL. 13 PAGE 276

Clerk Treasurer

From: Green Zone <greenzone@greencountywi.org>
Sent: Tuesday, September 10, 2024 10:30 AM
To: Clerk Treasurer
Cc: Vidhan Agrawal; Deputy Clerk; Chris Narveson; Scott Jelle; Associated Appraisal Consultants Inc; Tricia Engelhart; Tom Okrie
Subject: Re: Zoning and Land Use Permit Town of New Glarus for Yaun

Follow Up Flag: Follow up
Flag Status: Completed

John:

4-3-1-2: Agricultural District

A. Use: In the Agricultural District no building or premises shall be used and no building shall hereafter be erected, moved or structurally altered, unless otherwise provided in this Chapter, except for one or more of the following uses:

A.7. Roadside stands, agricultural tourism, agri-markets and agri-stores

4-6-4: Definitions

Agricultural Operation: Any agricultural activity or use conducted for the purpose of producing an income or livelihood including but not limited to crop or forage production, keeping livestock, beekeeping, nursery, sod or Christmas tree production, floriculture, aquaculture, fur farming, vegetable raising, forest management, placing land in federal programs in return for payments in kind, or owning land at least 35 acres of which is enrolled in the conservation reserve program. Landowners or operators must have filed an IRS Schedule F the year prior to applying for a permit related to agricultural tourism.

AGRICULTURAL TOURISM: **Agricultural operations** such as a farm, orchard, winery, brewery, distillery, greenhouse or **agri-store**, which combine the elements and characteristics of agriculture, agricultural related products, agricultural related activities and uses, and tourism for the purpose of providing recreation, education or active involvement in the operation, other than as a contractor or employee. Agricultural tourism does not include agricultural entertainment. (Ord. 22-0301, 3/8/2022)

AGRI-STORE: A business that is secondary to an **agricultural operation** which sells local agricultural or value-added agricultural products, agricultural related products and non-agricultural related products such as art, antiques, crafts and clothing. (Ord. 22-0301, 3/8/2022)

The property is all contiguous and the Yaun's filed a schedule F in 2023.

A conditional use permit is not required. A.7 Roadside stands, agricultural tourism, agri-markets and agri-stores are an allowed use in the Agricultural District.

This new code was approved by the Zoning Committee and adopted by full County Board on March 8, 2022.

If you have any questions or concerns regarding this new code please contact one or all Green County Zoning Committee members.

Connie Thorson

Green County Zoning and Land Use
1016 16th Avenue
Monroe WI 53566
608-328-9423

On Tue, Sep 10, 2024 at 7:15 AM Clerk Treasurer <clerk@townofnewglaruswi.gov> wrote:

All,

Is it possible to explain the change from what appears to be an equipment shed to an agri-store? It does not look as though, based upon the application, that the proposed change of use requires a Conditional Use Permit. Below is a photo of the structure from the assessor's records:



I find the following in Title 4 of the Green County Zoning Code:

AGRICULTURAL TOURISM: Agricultural operations such as a farm, orchard, winery, brewery, distillery, greenhouse or **agri-store**, which combine the elements and characteristics of agriculture, agricultural related products, agricultural related activities and uses, and tourism for the purpose of providing recreation, education or active involvement in the operation, other than as a contractor or employee. Agricultural tourism does not include agricultural entertainment. (Ord. 22-0301, 3/8/2022)

AGRI-STORE: A business that is secondary to an agricultural operation which sells local agricultural or value-added agricultural products, agricultural related products and non-agricultural related products such as art, antiques, crafts and clothing. (Ord. 22-0301, 3/8/2022)

I have included our assessor in the Cc line so he is aware of the proposed change of use and how it might affect valuation. Lot 1 of CSM 3607 is predominantly residential use, whereas Lot 2 of the same survey is actively farmed at this time and in the past.

Thanks,

John

John Wright

Town of New Glarus Clerk-Treasurer

(608) 527-2390

From: Green Zone <greenzone@greencountywi.org>

Sent: Monday, September 9, 2024 2:10 PM

To: Vidhan Agrawal <foia@buildzoom.com>; Deputy Clerk <deputyclerk@townofnewglaruswi.gov>; Chris Narveson <cnarveson@townofnewglaruswi.gov>; Scott Jelle <totalinspectionsservices@gmail.com>; Associated Appraisal Consultants Inc <permits@apraz.com>; Tricia Engelhart <tricia@ekum.com>; Clerk Treasurer <clerk@townofnewglaruswi.gov>

Subject: Zoning and Land Use Permit Town of New Glarus for Yaun

Zoning and Land Use Permit Town of New Glarus for Yaun

Green County Zoning and Land Use

1016 16th Ave

Monroe, WI 53566

608-328-9423

Clerk Treasurer

From: Clerk Treasurer
Sent: Tuesday, September 10, 2024 12:49 PM
To: Katherine May
Cc: Nick Grindey; Jesse Duff; Timothy Schleeper (tsch@vierbicher.com); Chris Narveson; Chris Narveson ; Lauren Freeman; Deputy Clerk; Deputy Treasurer
Subject: RE: Certified Survey Map
Attachments: CSM 732 for Robbie Schneider.pdf; CSM 4114 for New Glarus Brewing.pdf; CSM 4536 for D and D Carey.pdf; TNG Zoning map.pdf; Certified Survey Map.pdf

Katherine,

The portion of the property that is in the Town of New Glarus, which was not part of the annexed property, appears as though it is to be consolidated into a single parcel based on the document you shared with me.

CSM 732 (attached) was recorded in 1983 which became CSM 4114 (attached) in 2006 to reflect the land contract between Peter Herdeg and the Careys. Lot 3 of that CSM was subsequently re-platted by CSM 4536 in 2010.

The proposed consolidation of a portion of Lot 3 of CSM 4414 with all of Lot 1 of CSM 4536 would contain property whose use is best described as residential. However, the portions of land that constitute the proposed consolidation are currently zoned within the Commercial District per Green County Zoning and Land Use (a map without a key is attached: the orange areas are commercial).

Although no action has been taken by the Town of New Glarus Plan Commission, there has been discussion that this land should be rezoned to the Residential District. Has there been discussion to consider this action?

If approved by our Plan Commission Chair, I will include this as a topic for discussion for our September 19, 2024 meeting.

I don't recall that the Town has typically required an application submittal to consolidate land. It could be considered as a form of neighbor exchange, which might preclude the Town or Village from the authority to rule on the matter.

I suspect that the Village may convene a Joint Town/Village Extraterritorial Zoning Committee meeting to review what is proposed to make suggestions (the land in question is within their plat review authority, but not their zoning authority).

Many thanks,
John

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

From: Katherine May <kmay@newglarusbrewing.com>
Sent: Monday, September 9, 2024 2:14 PM
To: Clerk Treasurer <clerk@townofnewglaruswi.gov>
Cc: Nick Grindey <NGrindey@fehrgraham.com>; Jesse Duff <jduff@fehr-graham.com>
Subject: Certified Survey Map

You don't often get email from kmay@newglarusbrewing.com. [Learn why this is important](#)

Hello,

We have received the certified survey map for the parcels at our Hilltop Facility at New Glarus Brewing. This is in relationship to the annexation approved, in collaboration with the village, back in June.

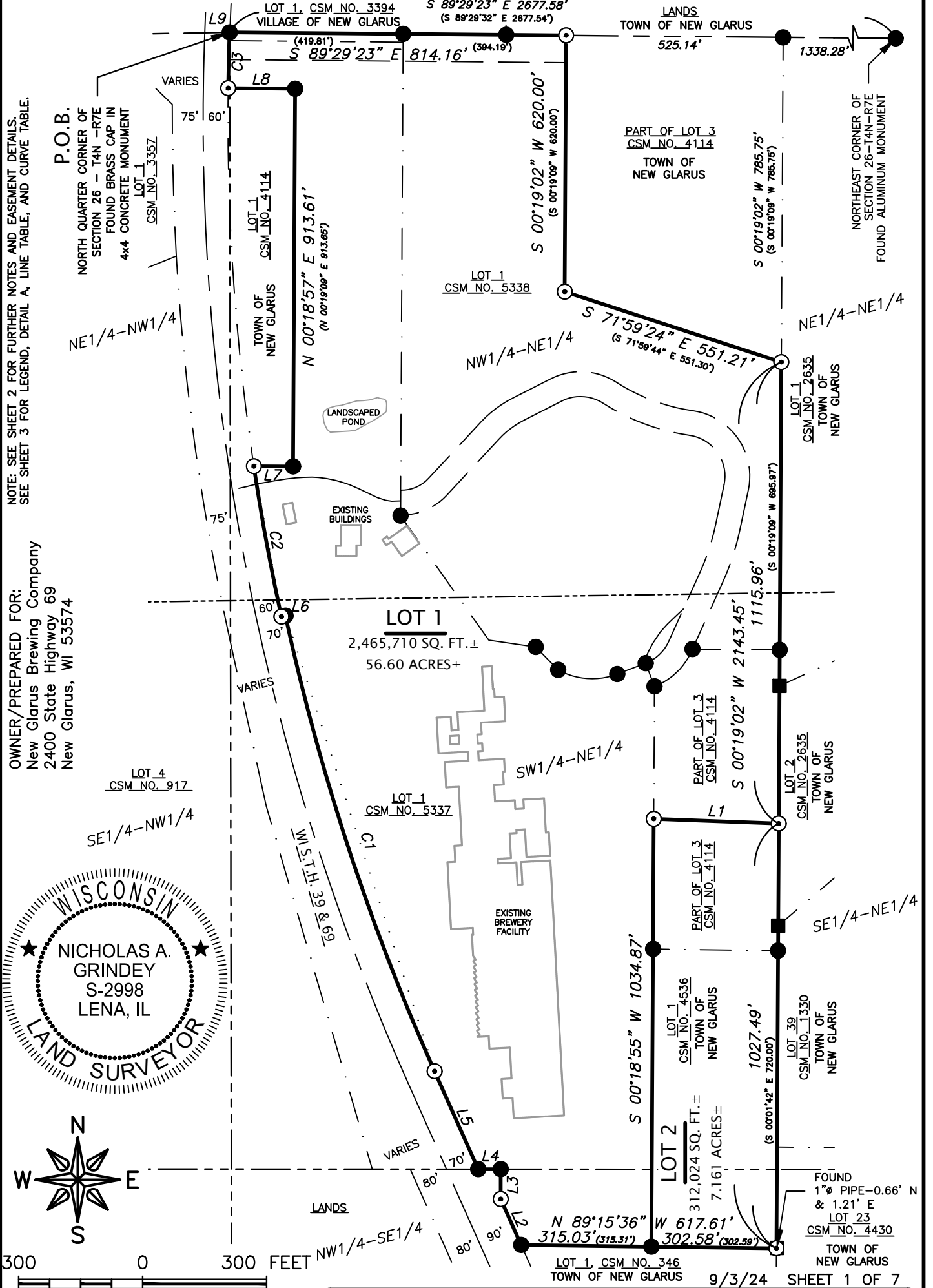
We are working on the application for the Village side. However, I believe a separate form needs to be submitted to the Township. If correct, can you verify the attached are the correct application for acceptance of the CSM

If so, I will have my Civil Engineers assist in us getting these filled and submitted. Please verify the fee associated.

Thank you,
Katherine

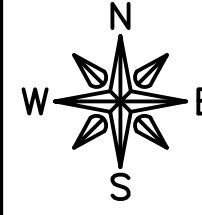
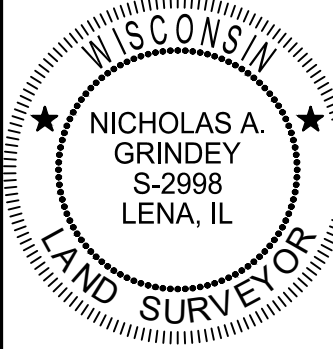
CERTIFIED SURVEY MAP NO. _____

LOT 1 C.S.M. 5337, V. 26 OF C.S.M.'S, P. 44-48, DOC. NO. 600373, ALSO, LOT 1 C.S.M. 5338, V. 26 OF C.S.M.'S, P. 49-53, AS DOC. NO. 600374, ALSO, LOT 1 C.S.M. 4536, V. 19 OF C.S.M.'S, P. 77-79, AS DOC. NO. 526143, ALSO, PART OF LOT 3 C.S.M. 4114, V. 16 OF C.S.M.'S, P. 157-158, DOC. NO. 482084, ALL BEING A PART OF THE NW 1/4 OF THE NE 1/4, SW 1/4 OF THE NE 1/4, NE 1/4 OF THE NW 1/4, AND NW 1/4 OF THE SE 1/4 OF SECTION 26, TOWN 4 NORTH, RANGE 7 EAST, TOWN OF NEW GLARUS, GREEN COUNTY, WISCONSIN



NOTE: SEE SHEET 2 FOR FURTHER NOTES AND EASEMENT DETAILS.
SEE SHEET 3 FOR LEGEND, DETAIL A, LINE TABLE, AND CURVE TABLE.

OWNER/PREPARED FOR:
New Glarus Brewing Company
2400 State Highway 69
New Glarus, WI 53574



300 0 300 FEET
GRAPHIC SCALE IN FEET

NORTH, AS REFERENCED TO THE WISCONSIN COUNTY COORDINATE REFERENCE SYSTEM, ZONE: GREEN VIA GPS OBSERVATIONS. NORTH LINE OF THE NE 1/4 OF SECTION 26 BEARING S 89°29'23\"/>

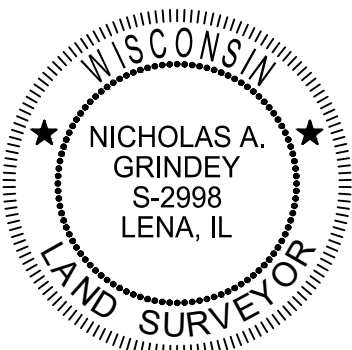
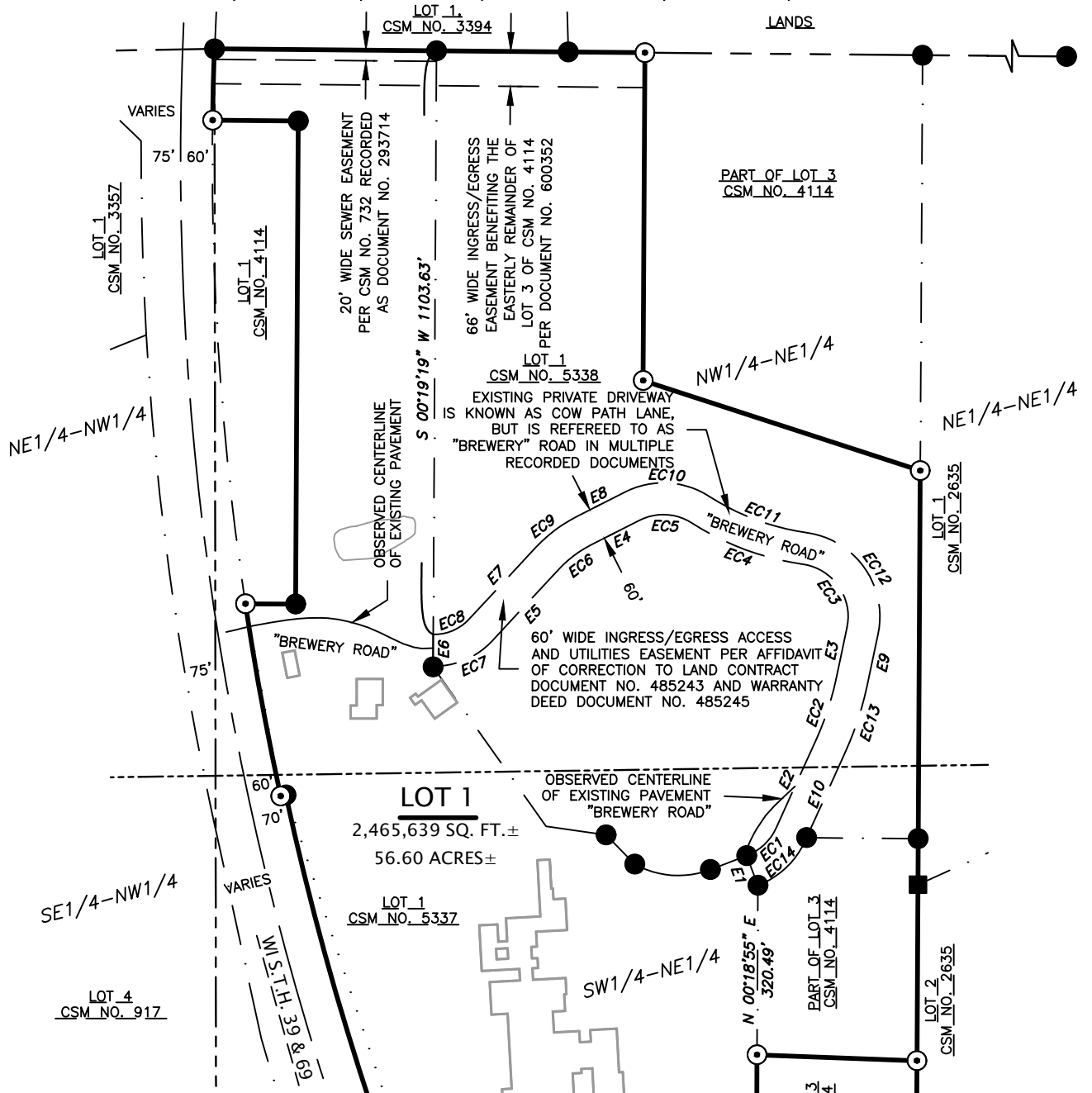
PLOT DATE: 9/3/24
G:\C3D\24\24-876\24-876 Survey.dwg, SHEET 1

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
ILLINOIS DESIGN FIRM NO. 184-003525

ILLINOIS
IOWA
WISCONSIN

CERTIFIED SURVEY MAP NO. _____

LOT 1 C.S.M. 5337, V. 26 OF C.S.M.'S, P. 44-48, DOC. NO. 600373, ALSO, LOT 1 C.S.M. 5338, V. 26 OF C.S.M.'S, P. 49-53, AS DOC. NO. 600374, ALSO, LOT 1 C.S.M. 4536, V. 19 OF C.S.M.'S, P. 77-79, AS DOC. NO. 526143, ALSO, PART OF LOT 3 C.S.M. 4114, V. 16 OF C.S.M.'S, P. 157-158, DOC. NO. 482084, ALL BEING A PART OF THE NW 1/4 OF THE NE 1/4, SW 1/4 OF THE NE 1/4, NE 1/4 OF THE NW 1/4, AND NW 1/4 OF THE SE 1/4 OF SECTION 26, TOWN 4 NORTH, RANGE 7 EAST, TOWN OF NEW GLARUS, GREEN COUNTY, WISCONSIN

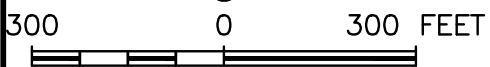
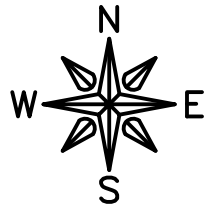


EASEMENT NOTES:

- PER WARRANTY DEED RECORDED AS DOCUMENT NO. 482458, LOT 3 OF CSM 4114 RETAINED AS EASEMENT OVER LOT 2 OF CSM 4114 FOR INGRESS AND EGRESS AND A 30 FOOT WIDE EASEMENT FOR UTILITIES. THERE WAS NO SPECIFIC LANGUAGE FOR THE LOCATION OF EITHER EASEMENT, NOR SIZE GIVEN FOR THE INGRESS AND EGRESS PORTION.
- PER WARRANTY DEED RECORDED AS DOCUMENT NO. 485245, THE LANDS AS DESCRIBED IN AFFIDAVIT OF CORRECTION TO LAND CONTRACT RECORDED AS DOCUMENT NO. 485243 RETAINED AN EASEMENT OVER LOT 2 OF CSM 4114 FOR INGRESS AND EGRESS AND FOR UTILITIES. THERE WAS NO SPECIFIC LANGUAGE FOR THE LOCATION OF EITHER EASEMENT, NOR SIZE GIVEN.

NOTES:

- LOT 1 IS WITHIN THE VILLAGE OF NEW GLARUS & LOT 2 IS WITHIN THE TOWN OF NEW GLARUS.
- THESE LOTS ARE SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.



GRAPHIC SCALE IN FEET
 NORTH, AS REFERENCED TO THE WISCONSIN COUNTY COORDINATE REFERENCE SYSTEM, ZONE: GREEN VIA GPS OBSERVATIONS. NORTH LINE OF THE NE 1/4 OF SECTION 26 BEARING S 89°29'23" E

FEHR GRAHAM
 ENGINEERING & ENVIRONMENTAL
 ILLINOIS DESIGN FIRM NO. 184-003525

ILLINOIS
 IOWA
 WISCONSIN

CERTIFIED SURVEY MAP NO. _____

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LINE TABLE

LINE	BEARING	DISTANCE
L1	N 87°51'45" W	302.76'
L2	N 24°00'58" W (N 24°00'57" W)	121.62' (121.61')
L3	N 00°02'41" W (N 00°17'43" E)	72.39' (72.39')
L4	N 89°58'05" W (N 89°37'52" W)	54.59' (54.68')
L5	N 24°00'56" W (N 24°00'57" W)	259.14' (259.22')
L6	S 77°44'33" W (S 77°44'30" W)	10.00' (10.00')
L7	S 89°40'42" E (S 89°40'51" E)	94.99' (94.93')
L8	N 89°29'23" W (N 89°29'32" W)	162.10' (162.13')
L9	N 89°01'36" E (N 89°01'27" E)	0.19' (0.19')

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
E1	N 20°50'16" W (N 20°52'44" W)	60.05' (60.00')
E2	N 24°22'20" E (N 24°16'26" E)	184.68' (184.68')
E3	N 11°58'57" E (N 11°53'03" E)	100.26' (100.26')
E4	S 63°04'41" W (S 62°58'47" W)	102.18' (102.18')
E5	S 42°53'11" W (S 42°47'17" W)	184.53' (184.53')
E6	N 00°19'19" E (N 00°19'09" E)	60.02' (60.02')
E7	N 42°53'11" E (N 42°47'17" E)	184.54' (184.54')
E8	N 63°04'41" E (N 62°58'47" E)	102.18' (102.18')
E9	S 11°58'57" W (S 11°53'03" W)	100.26' (100.26')
E10	S 24°22'20" W (S 24°16'26" W)	184.83' (184.68')

LEGEND:

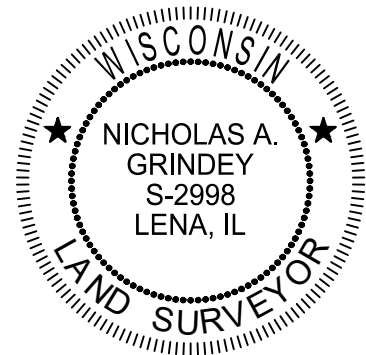
- 3/4"Ø IRON ROD, FOUND (UNLESS NOTED OTHERWISE)
- 1"Ø PIPE, FOUND
- ⊙ 3/4"Ø X 36" REBAR
- 1.50 LBS./LIN. FT., SET
- BOUNDARY LINE
- - - - - LOT LINE
- - - - - SECTION LINE
- - - - - CENTERLINE
- - - - - EASEMENT LINE
- (XXX) RECORD INFORMATION

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE	TANGENT IN	TANGENT OUT
C1	5659.65' (5659.65')	1161.44' (1161.41')	N 18°08'12" W (N 18°08'14" W)	1159.40' (1159.37')	11°45'28" (11°45'27")	N 24°00'56" W (N 24°00'57" W)	N 12°15'27" W (N 12°15'30" W)
C2	5669.65' (5669.65')	369.88' (369.73')	N 10°23'19" W (N 10°23'25" W)	369.81' (369.66')	3°44'16" (3°44'11")	N 12°15'27" W (N 12°15'30" W)	N 08°31'11" W (N 08°31'19" W)
C3	5669.65' (5669.65')	134.99' (134.94')	N 01°26'08" E (N 01°26'00" E)	134.99' (134.94')	1°21'51" (0°21'49")	N 00°45'12" E (N 00°45'05" E)	N 02°07'03" E (N 02°06'54" E)

EASEMENT CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE
EC1	100.00' (100.00')	78.46' (78.30')	N 46°49'55" E (N 46°41'21" E)	76.46' (76.32')	44°57'18" (44°51'55")
EC2	550.00' (550.00')	118.93' (118.93')	N 18°10'40" E (N 18°04'46" E)	118.70' (118.70')	12°23'23" (12°23'23")
EC3	100.00' (100.00')	164.06' (164.06')	N 35°00'04" W (N 35°05'58" W)	146.27' (146.27')	93°59'58" (93°59'46")
EC4	520.00' (520.00')	225.01' (225.01')	N 69°36'04" W (N 69°41'58" W)	223.26' (223.26')	24°47'34" (24°47'34")
EC5	100.00' (100.00')	104.24' (104.23')	N 87°03'49" W (N 87°09'43" W)	99.58' (99.58')	59°43'20" (59°43'08")
EC6	220.00' (220.00')	77.52' (77.53')	S 52°59'55" W (S 52°54'01" W)	77.12' (77.12')	20°11'21" (20°11'34")
EC7	150.00' (150.00')	125.53' (124.97')	S 66°51'40" W (S 66°39'17" W)	121.90' (121.38')	47°56'54" (47°44'02")
EC8	90.00' (90.00')	75.85' (75.18')	N 67°01'47" E (N 66°43'10" E)	73.63' (73.02')	47°56'54" (47°51'48")
EC9	280.00' (280.00')	98.68' (98.68')	N 52°58'56" E (N 52°53'02" E)	98.17' (98.17')	20°11'34" (20°11'34")
EC10	160.00' (160.00')	166.77' (166.77')	S 87°03'49" E (S 87°09'43" E)	159.32' (159.32')	59°43'08" (59°43'08")
EC11	460.00' (460.00')	199.05' (199.05')	S 69°36'04" E (S 69°41'58" E)	197.50' (197.50')	24°47'34" (24°47'34")
EC12	160.00' (160.00')	262.45' (262.45')	S 35°00'27" E (S 35°06'21" E)	234.00' (234.00')	93°58'57" (93°58'57")
EC13	610.00' (610.00')	131.92' (131.92')	S 18°10'40" W (S 18°04'46" W)	131.66' (131.66')	12°23'26" (12°23'26")
EC14	160.00' (160.00')	125.29' (125.29')	S 46°47'15" W (S 46°41'21" W)	122.11' (122.11')	44°51'54" (44°51'55")



FEHR GRAHAM

ENGINEERING & ENVIRONMENTAL

ILLINOIS DESIGN FIRM NO. 184-003525

ILLINOIS
IOWA
WISCONSIN

CERTIFIED SURVEY MAP NO. _____

LOT 1 C.S.M. 5337, V. 26 OF C.S.M.'S, P. 44-48, DOC. NO. 600373, ALSO, LOT 1 C.S.M. 5338, V. 26 OF C.S.M.'S, P. 49-53, AS DOC. NO. 600374, ALSO, LOT 1 C.S.M. 4536, V. 19 OF C.S.M.'S, P. 77-79, AS DOC. NO. 526143, ALSO, PART OF LOT 3 C.S.M. 4114, V. 16 OF C.S.M.'S, P. 157-158, DOC. NO. 482084, ALL BEING A PART OF THE NW 1/4 OF THE NE 1/4, SW 1/4 OF THE NE 1/4, NE 1/4 OF THE NW 1/4, AND NW 1/4 OF THE SE 1/4 OF SECTION 26, TOWN 4 NORTH, RANGE 7 EAST, TOWN OF NEW GLARUS, GREEN COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Nicholas A. Grindey, a Professional Land Surveyor in the State of Wisconsin, hereby certify:

That I have surveyed, divided, and mapped this Certified Survey Map, located in Lot 1 of Certified Survey Map No. 5337 (CSM 5337) as recorded in the Office of the Register of Deeds for Green County, Wisconsin, on June 24, 2020, in Volume 26 of Certified Survey Maps on Pages 44 thru 48, Document No. 600373, being a part of the Northwest Quarter of the Northeast Quarter, the Southwest Quarter of the Northeast Quarter, the Northeast Quarter of the Northwest Quarter, and the Northwest Quarter of the Southeast Quarter of Section 26, Town 4 North, Range 7 East, all located in the Town of New Glarus, Green County, Wisconsin; ALSO, Lot 1 of Certified Survey Map No. 5338 (CSM 5338) as recorded in the Office of the Register of Deeds for Green County, Wisconsin, on June 24, 2020, in Volume 26 of Certified Survey Maps on Pages 49 thru 53, Document No. 600374, being a part of the Northwest Quarter of the Northeast Quarter and Southwest Quarter of the Northeast Quarter of Section 26, Town 4 North, Range 7 East, all located in the Town of New Glarus, Green County, Wisconsin; ALSO, Part of Lot 3 of Certified Survey Map No. 4114 (CSM 4114) as recorded in the Office of the Register of Deeds for Green County, Wisconsin, on February 23, 2006, in Volume 16 of Certified Survey Maps on Pages 157 and 158, Document No. 482084, being a part of the Southwest Quarter of the Northeast Quarter of Section 26, Town 4 North, Range 7 East, all located in the Town of New Glarus, Green County, Wisconsin; ALSO, Lot 1 of Certified Survey Map No. 4536 (CSM 4536) as recorded in the Office of the Register of Deeds for Green County, Wisconsin, on June 14, 2010, in Volume 19 of Certified Survey Maps on Pages 77 thru 79, Document No. 526143, being a part of the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Southeast Quarter of Section 26, Town 4 North, Range 7 East, all located in the Town of New Glarus, Green County Wisconsin, described as follows:

Beginning at the North Quarter Corner of said Section 26; thence South 89 degrees 29 minutes 23 seconds East along the north line of said Northeast Quarter of Section 26, a distance of 814.16 feet to the Northeast corner of said Lot 1 of CSM 5338; thence South 00 degrees 19 minutes 02 seconds West along the east line of said Lot 1 of CSM 5338, a distance of 620.00 feet; thence South 71 degrees 59 minutes 24 seconds East along the north line of said Lot 1 of CSM 5338, a distance of 551.21 feet to the east line of said Northwest Quarter of the Northeast Quarter of Section 26; thence South 00 degrees 19 minutes 02 seconds West along the east line of said Northwest Quarter of the Northeast Quarter of Section 26 and the east line of said Southwest Quarter of the Northeast Quarter of said Section 26, a distance of 2143.45 feet to the Southeast corner of said Lot 1 of CSM 4536; thence North 89 degrees 15 minutes 36 seconds West along the south line of said Lot 1 of CSM 4536 and the south line of said Lot 1 of CSM 5337, a distance of 617.61 feet to the easterly right of way of Wisconsin State Trunk Highway 39 and 69 (STH 69); thence North 24 degrees 00 minutes 58 seconds West along said easterly right of way of STH 69, a distance of 121.62 feet; thence North 00 degrees 02 minutes 41 seconds West along said easterly right of way of STH 69, a distance of 72.39 feet; thence North 89 degrees 58 minutes 05 seconds West along said easterly right of way of STH 69, a distance of 54.59 feet; thence North 24 degrees 00 minutes 56 seconds West along said easterly right of way of STH 69, a distance of 259.14 feet to a point of a tangent curve; thence Northwesterly along said easterly right of way of STH 69 on a curve concave to the Northeast having a radius of 5659.65 feet, an arc length of 1161.44 feet, a chord bearing North 18 degrees 08 minutes 12 seconds West, and a chord length of 1159.40 feet; thence South 77 degrees 44 minutes 33 seconds West along the easterly right of way of STH 69, a distance of 10.00 feet to a point of a non-tangent curve; thence Northwesterly along said easterly right of way of STH 69 on a curve concave to the Northeast having a radius of 5669.65 feet, an arc length of 369.88 feet, a chord bearing North 10 degrees 23 minutes 19 seconds West, and a chord length of 369.81 feet to the Southwest corner of Lot 1 of Certified Survey Map No. 4114 (CSM 4114) as recorded in the Office of the Register of Deeds for Green County, Wisconsin on February 23, 2006, in Volume 16 of Certified Survey Maps on Pages 157 and 158, Document No. 482084; thence South 89 degrees 40 minutes 42 seconds East along the south line of said Lot 1 of CSM 4114, a distance of 94.99 feet to the Southeast corner of said Lot 1 of CSM 4114; thence North 00 degrees 18 minutes 57 seconds East along the east line of said Lot 1 of CSM 4114, a distance of 913.61 feet to the Northeast corner of said Lot 1 of CSM 4114; thence North 89 degrees 29 minutes 23 seconds West along the north line of said Lot 1 of CSM 4114, a distance of 162.10 feet to the easterly right of way of STH 69 and a point on a non-tangent curve; thence Northerly along said easterly right of way of STH 69 on a curve concave to the East having a radius of 5669.65 feet, an arc length of 134.99 feet, a chord bearing North 01 degrees 26 minutes 08 seconds East, and a chord length of 134.99 feet to the north line of said Northwest Quarter of Section 26; thence North 89 degrees 01 minutes 36 seconds East along the north line of said Northwest Quarter of Section 26, a distance of 0.19 feet to the Point of Beginning, containing 2,777,734 square feet or 63.76 acres, more or less, and is subject to any and all easements of record.

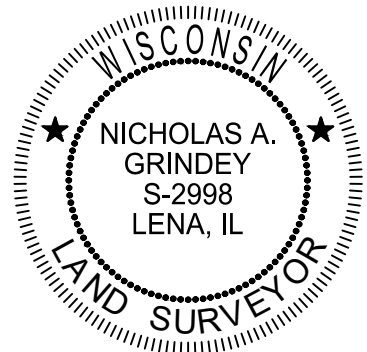
That I have made such survey, land-division and plat by the direction of New Glarus Brewing Company, owner of said land.

That such map is a correct representation of the exterior boundaries of the land surveyed and the division thereof.

That I have fully complied with provisions of s. 236.34 of the Wisconsin Statutes in surveying, dividing and mapping the same.

Dated this _____ day of _____, 2024

Nicholas A. Grindey, P.L.S. No. S-2998
Fehr Graham
101 West Stephenson Street
Freeport, Illinois 61032
815-235-7643



9/3/24 SHEET 4 OF 7

FEHR GRAHAM

ENGINEERING & ENVIRONMENTAL

ILLINOIS DESIGN FIRM NO. 184-003525

ILLINOIS

IOWA

WISCONSIN

CERTIFIED SURVEY MAP NO. _____

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TOWN OF NEW GLARUS APPROVAL CERTIFICATE

Approved for recording by the Town of New Glarus on this ____ day of _____, 2024.

Chris Narveson, Town Chair

NEW GLARUS EXTRATERRITORIAL COMMISSION APPROVAL CERTIFICATE

Approved for recording by the New Glarus Extraterritorial Commission this ____ day of _____, 2024.

Kelsey Jenson, Village of New Glarus - Clerk

VILLAGE OF NEW GLARUS APPROVAL CERTIFICATE

Approved for recording by the Village of New Glarus this ____ day of _____, 2024.

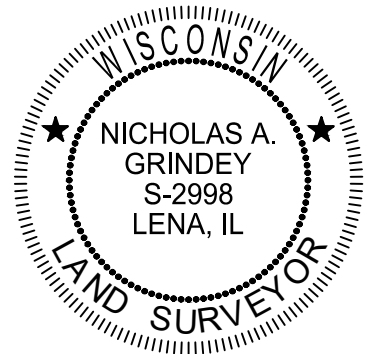
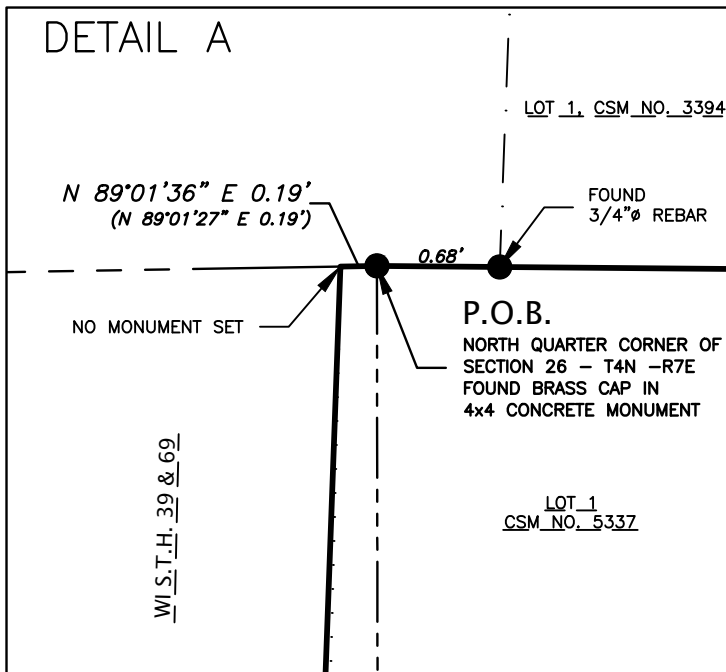
Kelsey Jenson, Village of New Glarus - Clerk

REGISTER OF DEEDS CERTIFICATE

Received for record this ____ day of _____, 2024 at ____ o'clock ____M. and recorded in

Volume ____ of Certified Survey Maps of Green County on Page _____, Document No. _____.

Cynthia Meudt, Register of Deeds



9/3/24 SHEET 5 OF 7

FEHR GRAHAM

ENGINEERING & ENVIRONMENTAL

ILLINOIS DESIGN FIRM NO. 184-003525

ILLINOIS

IOWA

WISCONSIN

CERTIFIED SURVEY MAP NO. _____

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OWNER'S CERTIFICATE

New Glarus Brewing Company, a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin as owner, does hereby certify that we have caused the land described hereon to be surveyed, divided, and mapped as represented on this Certified Survey Map. New Glarus Brewing Company does also certify that this Certified Survey Map is required to be submitted to the following for approval: Village of New Glarus, Town of New Glarus

Dated this _____ day of _____, 2024.

STATE OF WISCONSIN)
SS
GREEN COUNTY)

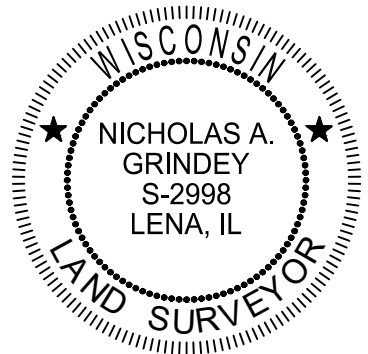
Personally came before me this _____ day of _____, 2024, the above named

_____, to me known to be the person who executed the foregoing instrument,

and to me known to be such _____ of said corporation, and acknowledged that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

My commission expires _____.

Notary Public



9/3/24 SHEET 6 OF 7

FEHR GRAHAM

ENGINEERING & ENVIRONMENTAL

ILLINOIS DESIGN FIRM NO. 184-003525

ILLINOIS
IOWA
WISCONSIN

CERTIFIED SURVEY MAP NO. 4536

Being a Replat of Part of Lot 3 of Certified Survey Map No. 4114 (Volume 16, Page 157 and 158), Located in the SW 1/4 - NE 1/4 and the NW 1/4 - SE 1/4 of Section 26, T4N, R7E, Town of New Glarus, Green County, Wisconsin

Surveyor's Certificate:

I, Stanley J. King, Registered Wisconsin Land Surveyor, do hereby certify:

That I have surveyed, divided, and mapped this Certified Survey Map, being a Replat of part of Lot 3 of Certified Survey Map No. 4114 (Volume 16, Page 157 and 158), located in the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) and the Northwest Quarter of the Southeast Quarter of Section Twenty-Six (26), Town Four North (T4N), Range Seven East (R7E) of the Fourth Principal Meridian, Green County, Wisconsin, containing 5.00 Acres, more or less, and being described as follows:

Commencing at the North Quarter (N 1/4) corner of said Section Twenty-Six (26);
Thence S 89°49'22" E 1,339.07' along the North Line of the North Quarter of said Section Twenty-Six(26); to the Northeast corner of said Lot 3;
Thence S 00°01'42" E 2,209.20' along the East Line of said Lot 3 to the Point of Beginning;
Thence S 00°01'42" E 720.00' along the East Line of said Lot 3 to the Southeast corner thereof;
Thence N 89°35'47" W 302.59' along the South Line of said Lot 3 to the Southwest corner thereof;
Thence N 00°01'42" W 720.00' along the West Line of said Lot 3;
Thence S 89°35'47" E 302.59' to the East line of said Lot 3 and the Point of Beginning and being subject to any and all easements of record and/or usage.

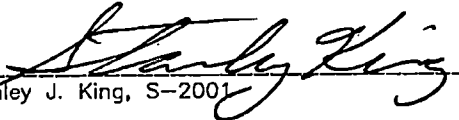
That I have made such survey, land division, and map by the direction of Daniel and Deborah Carey.

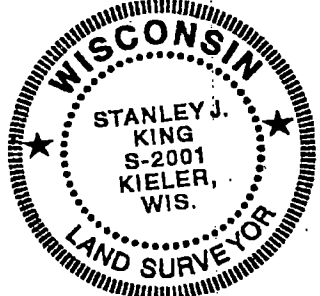
There is no warranty with respect to local ordinances.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the subdivision made thereof.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the subdivision requirements of Green County and the Town of New Glarus, in surveying, dividing, and mapping the same.

Dated this 18th day of June, 2010



Stanley J. King, S-2001



Surveyor's Notes:

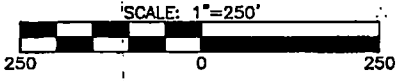
Surveyor has made no investigation for easements of record, encumbrances, restrictive covenants, ownership title evidence except as specifically shown on this plat. No distance should be assumed by scaling. No underground improvements have been located unless shown and noted. No representation as to ownership, use or possession, should be hereon implied. Refer to abstract, title, or local ordinances for any additional restriction, easements, or building setback lines. No abstract, nor title commitment, nor results of title searches were furnished to the surveyor. There may exist documents of record which would affect this parcel.

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**DELTA 3**
ENGINEERING
INC
Professional Civil-Municipal & Structural Engineering
Land Development Planning & CADD Services
52 Means Drive, Suite 101 Phone: (608) 348-5355
Platteville, Wisconsin 53818 Fax: (608) 348-5455

For: Daniel & Deborah Carey
700 3rd Street
New Glarus, WI 53574

DRAWN BY: C.Coyier
APPROVED: SJ King
CREW: KK-CJ-DD
Data: G:\Projects\2009\D9-044\CAD\Survey.dwg
Drawing: G:\Projects\2009\D9-044\CAD\Cert Surv Map.dwg



CERTIFIED SURVEY MAP NO. 4536

Being a Replat of Part of Lot 3 of Certified Survey Map No. 4114 (Volume 16, Page 157 and 158), Located in the SW 1/4 - NE 1/4 and the NW 1/4 - SE 1/4 of Section 26, T4N, R7E, Town of New Glarus, Green County, Wisconsin

Town of New Glarus Approval Certificate:

Approved for recording this 22 day of June, 2010 by the Town of New Glarus.

Keith Anderson - Chair
Chair of the Town of New Glarus

New Glarus Extraterritorial Commission Approval Certificate:

Approved for recording this 20th day of January, 2010 by the New Glarus Extraterritorial Commission.

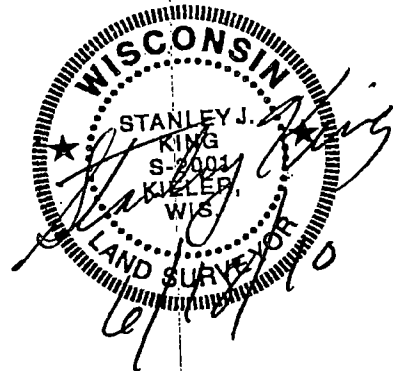
Roger W. Meudt
Village Chair of the New Glarus Extraterritorial Commission

Register of Deeds Certificate:

Received for record this 24th day of June, 2010 at 10:00 o'clock, A.m

and recorded in Volume 19 of Certified Survey Maps on Page (s) 77-79

Cynthia A. Meudt
Cynthia Meudt, Register of Deeds



VOL. 19 PAGE 79

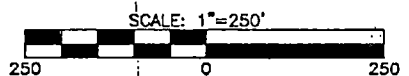


**DELTA 3
ENGINEERING**
INC

Professional Civil-Municipal & Structural Engineering
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52 Means Drive, Suite 101 Phone: (608) 348-5355
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For: Daniel & Deborah Carey
700 3rd Street
New Glarus, WI 53574

DRAWN BY: C.Coyier
APPROVED: SJ King
CREW: KK-CJ-DD
Data: G:\Projects\2008\09-044\CAD\Survey.dwg
Drawing: G:\Projects\2008\09-044\CAD\Cert Surv Map.dwg



Sheet 3 of 3

526143

4536

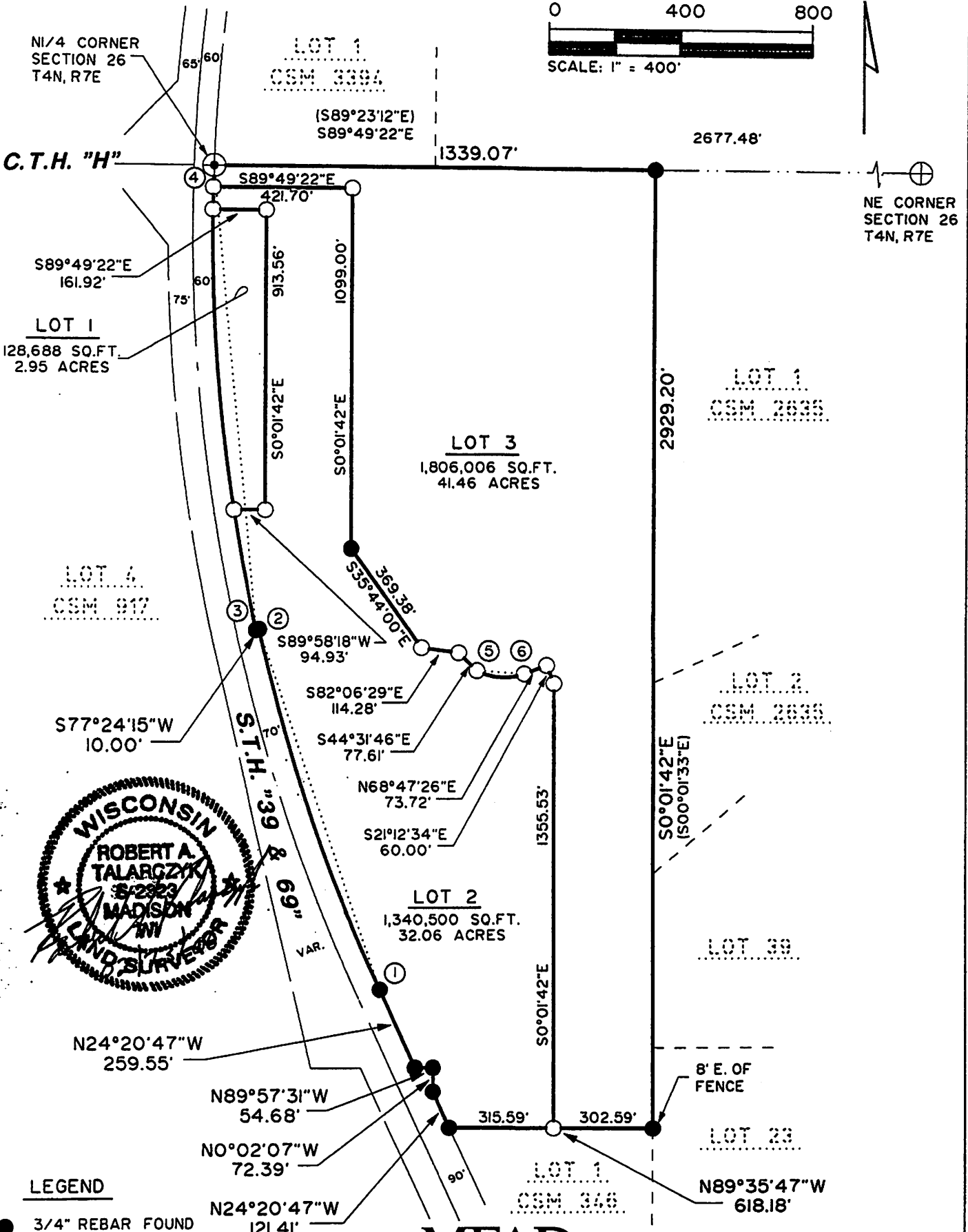
482084

T New Gla

4114

CLIENT: NEW GLARUS BREWING CO.
P.O. BOX 759
NEW GLARUS, WI 53574

CERTIFIED SURVEY MAP



LEGEND

- 3/4" REBAR FOUND
- 3/4" X 24" LONG REBAR WEIGHING 1.504 LBS/LIN.FT. SET
- ⊕ ALUMINUM MONUMENT FOUND
- ⊕ CONCRETE MONUMENT FOUND



Mead & Hunt, Inc.
6501 Watts Road, Suite 101
Madison, Wisconsin 53719-2700
Phone: 608-273-6380
Fax: 608-273-6391

Dwg. No. 10415
Sheet 1 of 2
Job No. 14178-00-06001
FILES

Document No. 482084
C.S.M. No. 4114
Volume 16 Page 157

VOL. 16 PAGE 157

CLIENT: NEW GLARUS BREWING CO.
P.O. BOX 759
NEW GLARUS, WI 53574

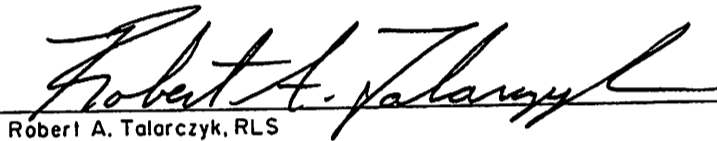
CERTIFIED SURVEY MAP

Lots 1, 2 and 3 of Certified Survey Map 4104 (Vol. 16, Page 136 and 137) being part of the NW1/4 and SW1/4 of the NE1/4 and the NW1/4 of the SE1/4 of Section 26, T4N, R7E, Town of New Glarus, Green County, Wisconsin, bounded and described as follows:

Beginning at the NE1/4 corner of said Section 26; thence S89°49'22"E, 1339.07 feet to the Northeast corner of the NW1/4 of the NE1/4 of Section 26; thence S0°01'42"E, 2929.20 feet; thence N89°35'47"W, 618.18 feet to the Easterly right-of-way line of Wisconsin Highways 39 and 69; thence N24°20'47"W along said right-of-way line, 121.41 feet; thence N0°02'07"W along said right-of-way line, 72.39 feet; thence N89°57'31"W along said right-of-way line, 54.68 feet; thence N24°20'47"W along said right-of-way line, 259.55 feet; thence Northwesterly along said right-of-way line and the arc of a curve to the right whose radius is 5659.65 feet and whose chord bears N18°28'16"W, 1158.68 feet; thence S77°24'15"W along said right-of-way line, 10.00 feet; thence Northwesterly along said right-of-way line and the arc of a curve to the right whose radius is 5669.65 feet and whose chord bears N5°24'26"W, 1418.95 feet to the point of beginning.

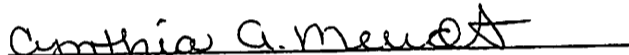
I hereby certify that this survey is in compliance with Chapter 236.34 of the Wisconsin Statutes and that I have surveyed, monumented and mapped the above described lands and that this map is a correct representation thereof in accordance with the information furnished.

February 23, 2006


Robert A. Talarczyk, RLS



Received for recording this 23 day of February, 2006 at 2:55 o'clock P.M. and recorded in Volume 16 of Green County Certified Surveys on pages 157 and 158.


Cynthia A. Meador
Register of Deeds.

CURVE DATA TABLE

CURVE	RADIUS	ARC	DELTA	CHORD	CH BEARING	TAN BEARING
1-2	5659.65	1160.72	11°45'02"	1158.68	N18°28'16"W	2 N12°35'45"W
3-4	5669.65	1422.69	14°22'38"	1418.95	N05°24'26"W	3 N12°35'45"W
LOT 2	5669.65	370.09	3°44'24"	370.02	N10°43'33"W	4 N01°46'53"E
LOT 1	5669.65	917.58	9°16'22"	916.58	N04°13'10"W	
LOT 2	5669.65	68.99	0°41'50"	68.99	N00°45'56"E	
LOT 3	5669.65	66.02	0°40'02"	66.02	N01°26'52"E	
5-6	170.00	147.82	49°49'08"	143.20	N86°18'00"W	

NOTES:

- 1.) BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NE1/4 OF SECTION 26, WHICH WAS ASSUMED TO BEAR S89°49'22"E.
- 2.) RECORDED DATA, WHEN DIFFERENT THAN MEASURED, IS SHOWN IN PARENTHESIS.
- 3.) THIS SURVEY WAS PREPARED TO FACILITATE THE REDIVISION OF THREE EXISTING LOTS. NO NEW BUILDABLE PARCELS ARE BEING CREATED.
- 4.) THIS SURVEY PREPARED TO NULLIFY AND REPLACE CERTIFIED SURVEY MAP 4104.



Mead & Hunt, Inc.
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Dwg. No. 10415
Sheet 2 of 2
Job No. 14178-00-06001

Document No. 482084
C.S.M. No. 4114
Volume 16 Page 157 & 158

FILES

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