

TOWN OF NEW GLARUS
LARRY AND LINDA DISCH LAND DIVISION PUBLIC HEARING
WEDNESDAY, OCTOBER 9 2024
AGENDA

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

DATE: Wednesday, October 9, 2024
TIME: 6:00 PM

NOTICE IS HEREBY GIVEN that the Board of Supervisors for the Town of New Glarus, County of Green, will conduct a public hearing to consider an application from Larry and Linda Disch, W5844 Disch Road, New Glarus, Wisconsin, for a proposed land division of one normal density lot by Certified Survey Map for residential use along Durst, parcel 23024 0111.4000 in Section 15, T4N, R7E.

VIRTUAL: <https://us06web.zoom.us/j/82642054973?pwd=bWw03gOryYtAOLsSaaMp2Csijc64ZV.1>

Meeting ID: 826 4205 4973

Passcode: 840958

Phone: +1 312 626 6799

AGENDA

1. Call to Order
2. Confirm Proof of Posting
3. Open Public Hearing for the Proposed 1-Lot Division by Certified Survey Map
 - a. The applicant and/or their agent will be allotted 15 minutes to explain the proposal
 - b. Members of the public will be recognized to speak for up to 5 minutes each
4. Adjourn (after the public hearing is closed, the discussion will be among the Town Board members only)

Complete documents may be reviewed on our website: <https://townofnewglarus.com/> under the Agendas/Minutes heading.

Chris Narveson, Chair
New Glarus Town Board

NOTICE POSTED 09.20.2024
NOTICE PUBLISHED 09.26.2024
NOTICE MAILED 09.20.2024

New Glarus Town Hall
New Glarus Garage
New Glarus Post Office
<https://townofnewglarus.com/>

John Wright
Clerk-Treasurer

Persons requiring additional services to participate in a public meeting may contact the Town Clerk for assistance at 608-527-2390.

TOWN OF NEW GLARUS

LAND DIVISION HEARING NOTICE

WEDNESDAY, OCTOBER 9, 2024

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26 5th Avenue
New Glarus, WI 53574

DATE: Wednesday, October 9, 2024
TIME: 6:00 PM

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- A. There will be a public hearing on the proposal; the applicant and/or their agent will be allotted 15 minutes to explain the proposal
- B. Members of the public will be recognized to speak for up to 5 minutes each

After the public hearing has adjourned, the discussion will be among the Town Board members only at the regular Town Board meeting that follows.

Complete Documents may be reviewed on our website: www.townofnewglarus.com under the Agendas/Minutes heading.

Chris Narveson, Chair
New Glarus Town Board

Join Zoom Meeting:

Meeting ID: <https://us06web.zoom.us/j/82642054973?pwd=bWw03gOryYtAOLsSaaMp2Csijc64ZV.1>

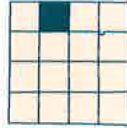
Meeting ID: 826 4205 4973 Passcode: 840958 Dial by your location: +1 312 626 6799 US (Chicago)

POSTED 09/20/2024: New Glarus Town Hall
New Glarus Garage
New Glarus Post Office
<https://townofnewglarus.com/>

PUBLISHED: Post Messenger Recorder on 9.26.2024
LETTERS MAILED: 9/20/2024

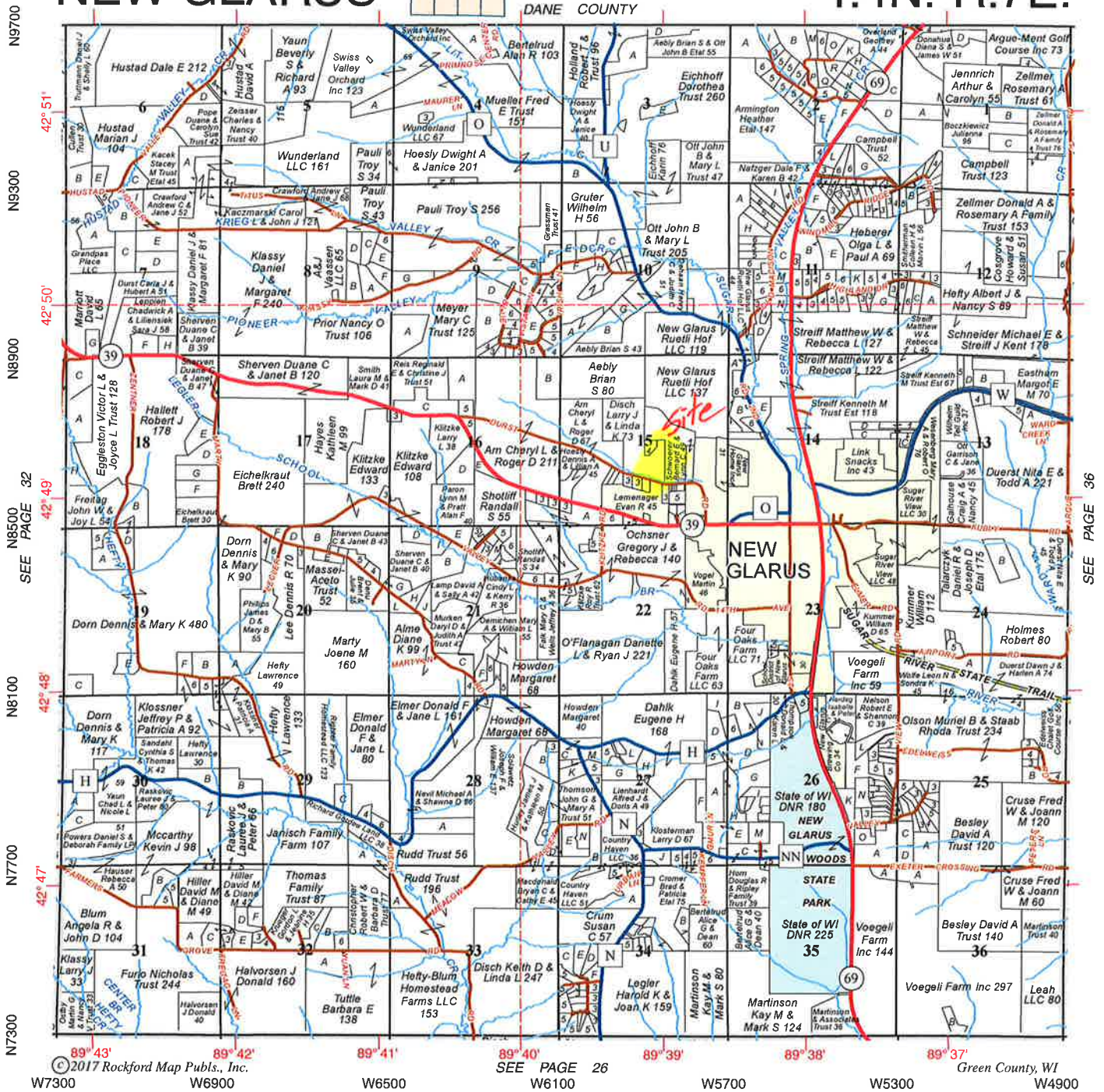
Persons requiring additional services to participate in a public meeting may contact the Town Clerk for assistance at 527-2390.

NEW GLARUS



DANE COUNTY

Refer to page 57 for keyed parcels
T.4N.-R.7E.



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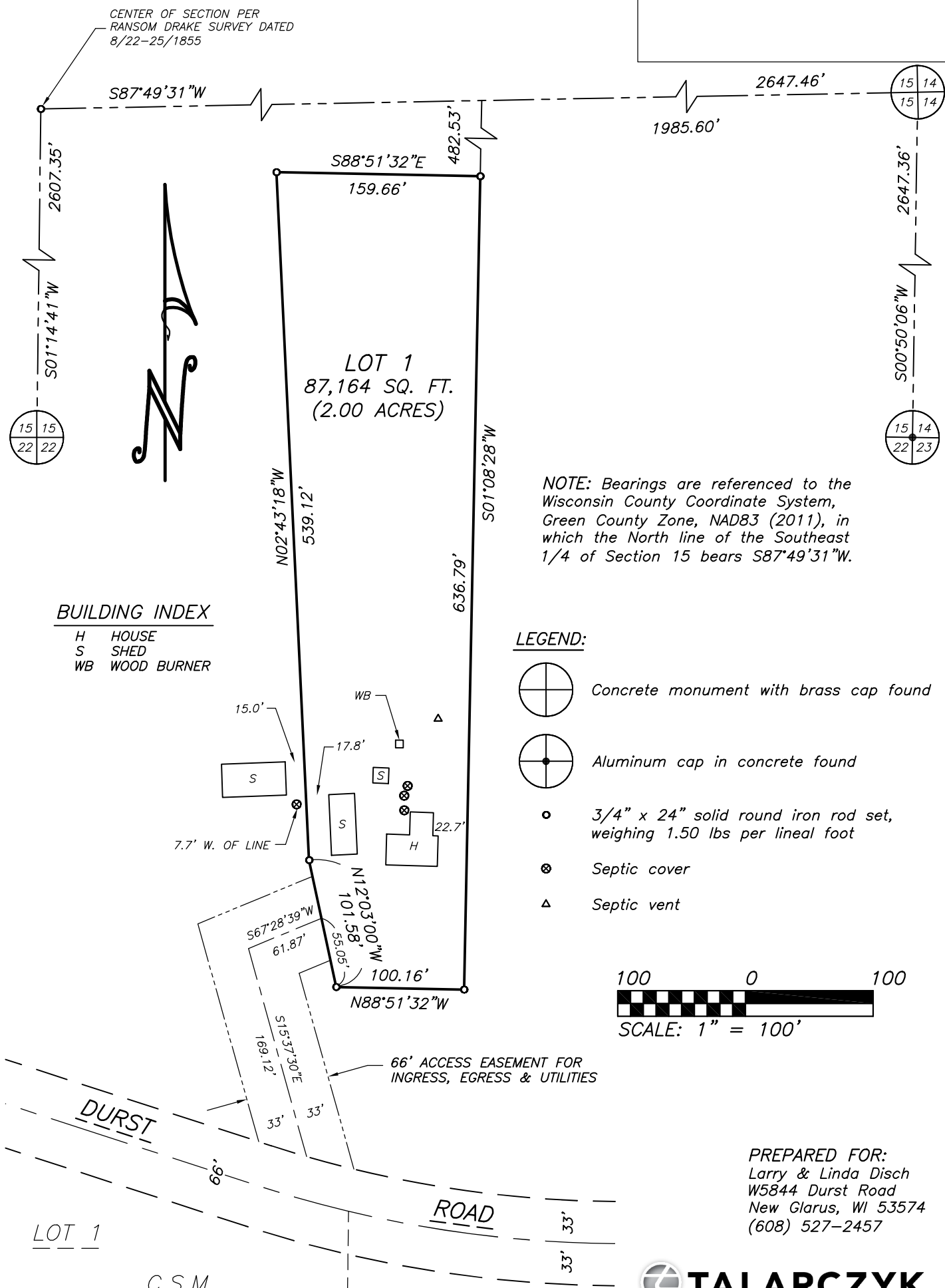
- Count on us for:**
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 Equal Opportunity Provider. Equal Housing Lender.

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.

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 _____.

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



September 19, 2024

Members of the Town Plan Commission
Town of New Glarus
26 Fifth Avenue
New Glarus, WI 53574

Re: Disch Preliminary CSM Review

Dear Chair Narveson and Plan Commission Members:

I am writing to convey my review comments of the CSM submitted by Robert Talarczyk on behalf of landowners Linda and Larry Disch. As you know, the parcel is in the Extra-Territorial Zoning Jurisdiction boundary. The area is within the Agricultural Transition (A-T) zone and is subject to section 305-112 of the Extraterritorial Zoning Ordinance.

It is my understanding that there are two homes on the existing parcel. This CSM would create a new parcel for the second home. The new parcel would not have direct frontage on Durst Road but would share an existing driveway with the parent parcel for access. A 66-foot-wide easement will be recorded over the parent parcel to create this access. As noted in the letter that accompanied the submittal, the Applicant has sought a variance with the Village to allow a parcel without physically fronting a public road.

Available Splits and Development Potential

As provided by the ETZ code provisions (305-112), the parcel is allowed 4 dwelling units, other principal structures, or some combination of both. This CSM will create the second split for a dwelling unit on the parcel.

Comments Regarding Conformance with the ETZ Ordinance

§305-17 Landscaping, Screening, and Fencing Standards

Based on the Application provided, no new buildings, dwellings or other structures are proposed at this time and the existing buildings on both lots are intended to remain. Under this scenario, it is my opinion that the landscaping and screening sections of this chapter would not apply to this land division. As noted in Section D, the Applicant should clarify the intent for any fencing proposed to separate the parcels.

§305-22 Rural Character Design Standards

This section of the ordinance applies specifically to new development and would not apply to this CSM.

Comments Regarding Conformance with Town Requirements

§110-18 Technical Requirements for Certified Survey Maps

In general, the Applicant has provided a CSM that provides the information required by this section of the Town Ordinance. Beyond the addition of notes clarifying the previously mentioned items (see attached recommendation for motion), the following items should be added to the CSM:

1. The east line of the Disch property south of Lot 1 as it extends to Durst Road shall be shown.
2. The adjoining unplatted lands shall be labeled.
3. The 1119.32' dimension as described in the Access Easement description shall be shown.
4. The existing driveway from Lot 1 to Durst Road shall be shown.

§110-39 Private Road Standards

The proposed CSM will provide access to each property using the existing driveway. The access easement proposed meets the width requirement of this section (66 feet). As required by paragraph E. of this section, the Applicant shall provide a joint driveway agreement for execution with the final CSM.

Next Steps toward Approval

Following discussion by the Plan Commission on the contents of this review letter and considering any ETZ Committee comments, the Plan Commission should recommend action by the Town Board to hold a public hearing to consider the CSM. Further, the Plan Commission should provide a recommendation for Conditional Approval (with whatever amendments or adjustments they would like to include) addressing the above noted items. I have provided a draft motion for the Plan Commission to use in making these recommendations to the Board.

Should you have any questions please feel free to contact me.

Sincerely,


Timothy J. Schleeper, PE

Enclosures – Draft Motion for Conditional Approval

Cc: Robert Talarczyk, Talarczyk Land Surveys

9/27/2007


Split Computation- Larry Disch
Sect. 15 Town Of New Glarus
Green County, WI

Splits= Exist. Parcel Acreage/35= 2.077
 Round down to 2 potential splits**

**Parcel is located in the A-T District of the ETZ. A maximum of 4 dwelling units or principal structures is allowed.

Split #	Existing Parcel-A.	Split Identity Acres	Sold to	Date	Deficit Acres	CSM or parcel #	Remarks	Deed Restricted? Y/N
	72.7100							
1	35.00	2.00			33.00	892	existing home	Y
2	35.00	2.00	CSM	9/17/2024	33.00	892	second home	Y
Excludes 111.0100 that was split 2/11/1997 pre-Ordinance								
		Total			Total			
		4.00			66.00			
revised 09-17-24								

Legend

 Disch Property at Date of Ordinance



Disch Property at Date of Ordinance

Town of New Glarus
September 17, 2024

vierbicher
planners | engineers | advisors



Disch CSM – POSSIBLE RECOMMENDATION TO THE TOWN BOARD

The Town of New Glarus Plan Commission hereby recommends the Town Board hold a Public Hearing to consider the CSM for the Disch property on Durst Road as prepared by Talarczyk Land Surveys, LLC. The CSM should be considered at the next regularly scheduled Town Board meeting. Further, the Plan Commission RECOMMENDS CONDITIONAL APPROVAL of the CSM by the Town Board subject to the Applicant providing an amended CSM and supporting documents addressing the following items:

1. A Joint Driveway Agreement shall be provided with the final CSM for all lots that will be served by a joint driveway and shall be recorded concurrently with the CSM by the Applicant with copies provided to the Town Clerk.
2. The Applicant shall amend the CSM to address the following:
 - a. The east line of the Disch property south of Lot 1 as it extends to Durst Road shall be shown.
 - b. The adjoining unplatted lands shall be labeled.
 - c. The 1119.32' dimension as described in the Access Easement description shall be shown.
 - d. The existing driveway from Lot 1 to Durst Road shall be shown.
3. All revisions to the CSM and required supporting documents shall be provided to the Town Engineer and Planner for review prior to the Applicant requesting signature on the CSM by the Town Chair.