

**VILLAGE OF NEW GLARUS  
PLAN COMMISSION MEETING AGENDA  
Village Hall Board Room  
319 2<sup>nd</sup> St.  
1/24/2024                      6:00 PM**

**REGULAR MEETING**

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes –November 15, 2023
4. Consideration/Discussion: Application for Land Division by Certified Survey Map (CSM), County Road W, Parcel 2316106380000
5. Set next meeting date for Wednesday, February 21 at 6:00 PM
6. Adjournment

Roger Truttmann, Chair  
Village Plan Commission

POSTED:

N.G. Village Hall      1/19/24  
N.G. Post Office      1/19/24  
Bank of New Glarus 1/19/24



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Kelsey A. Jenson, Clerk

PURSUANT TO APPLICABLE LAW, NOTICE IS HEREBY GIVEN THAT A QUORUM OR A MAJORITY OF THE NEW GLARUS VILLAGE BOARD TRUSTEES MAY ATTEND THIS MEETING. INFORMATION PRESENTED AT THIS MEETING MAY HELP FORM THE RATIONALE BEHIND FUTURE ACTIONS THAT MAY BE TAKEN BY THE NEW GLARUS VILLAGE BOARD.

PERSONS REQUIRING ADDITIONAL SERVICES TO PARTICIPATE IN A PUBLIC MEETING MAY CONTACT THE VILLAGE CLERK FOR ASSISTANCE AT 527-2510

**VILLAGE OF NEW GLARUS  
PLAN COMMISSION MEETING MINUTES  
Village Hall Board Room  
319 2<sup>nd</sup> Street  
November 15, 2023 6:00 PM**

REGULAR MEETING CALL TO ORDER: Chair Roger Truttman, called regular meeting to order at 6:01 p.m.

PRESENT: Roger Truttman, Bekah Stauffacher, Beth Alderman, Chuck Phillipson, Suzi Janowiak, Tara Wilde

ALSO PRESENT: Lauren Freeman (Village Administrator), Todd Hesse, Gary Steinmetz

APPROVAL OF AGENDA: Motion by Chuck Phillipson, seconded by Tara Wilde. Motioned carried unanimously 6-0.

APPROVAL OF MINUTES FROM 10.25.23: Motion by Suzi with spelling correction, seconded by Beth Alderman. Motioned carried unanimously 6-0.

CONSIDERATION/DISCUSSION: APPLICATION FOR LAND DIVISION BY CERTIFIED SURVEY MAP (CSM), 1401 STATE HWY 69:

Motion by Chuck Phillipson to approve application, seconded by Beth Alderman. Motion carried unanimously 6-0.

The next Plan Commission meeting will be Wednesday, December 20 at 6:00 PM.

ADJOURN: The meeting was adjourned at 6:12 p.m.

- Lauren Freeman  
Village Administrator

PERMIT FEE: \_\_\_\_\_  
PERMIT NO.: \_\_\_\_\_

VILLAGE OF NEW GLARUS  
APPLICATION FOR LAND DIVISION OR CONSOLIDATION BY  
CERTIFIED SURVEY MAP [CSM]

TODAY'S DATE: 1/18/24

APPLICANT NAME: Village of New Glarus / Sugar River View LLC  
ADDRESS: \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_

SITE ADDRESS: Parcel # 231W10W380000

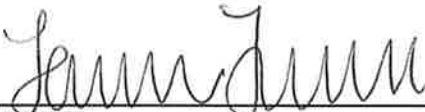
DESCRIPTION OF SITE BY LOT, BLOCK AND RECORDED SUBDIVISION OR BY  
METES & BOUNDS: Part of the NW 1/4 and SW 1/4 of the SW 1/4 of  
Section 13, and part of the SE 1/4 of the SE 1/4 of Section 14, and part of the  
NE 1/4 of the NE 1/4 of Section 23, all in Township 4 North, Range 7 East, Village  
PRESENT ZONING OF SITE: A-1 Agricultural of New Glarus,  
Green Co, Wisconsin

**NOTICE TO APPLICANT:**

ATTACH FIFTEEN (15) COPIES OF CERTIFIED SURVEY MAP PREPARED BY REGISTERED SURVEYOR SHOWING ALL THE INFORMATION REQUIRED FOR A BUILDING PERMIT AND EXISTING AND PROPOSED LANDSCAPING.

ATTACH PLOT MAP TO SHOW LOCATION OF CSM.

ATTACH COMPLETED ENVIRONMENTAL ASSESSMENT CHECKLIST.

  
\_\_\_\_\_  
Applicant Signature

**VILLAGE OF NEW GLARUS ENVIRONMENTAL ASSESSMENT CHECKLIST  
FOR SUBDIVISIONS AND LAND DIVISIONS BY CERTIFIED SURVEY**

Project Name: New Water Reservoir  
 Applicant's Name: Village of New Glarus

**All "Yes" answers must be explained in detail by attaching maps and supportive documentation describing the impacts of the proposed development/land division.**

**LAND RESOURCES**

**Does the project site involve any of the following:**  
 (If "yes", how does the developer propose to address the matter?)

	Yes	No
<b>Changes in relief and drainage patterns?</b> If yes, attach two (2) copies of:  <input type="checkbox"/> A topographic map showing, at a minimum, two (2) foot contour intervals.	X	
<b>A floodplain?</b> If yes, attach two (2) copies of:  <input type="checkbox"/> A typical stream valley cross-section showing 1) the channel of the stream; 2) the 100-year floodplains limits and 3) floodway limits, [if officially adopted] of each side of the channel; AND  <input type="checkbox"/> A cross-section of the area to be developed		X
<b>An area of soil instability - greater than 20% slope and/or organic soils, peats, or mucks at or near the surface?</b>		X
<b>Prime agricultural land (Class I, II, or III soils)?</b>		X
<b>Wetlands and mapped environmental corridors?</b>		X
<b>Unique physical features or wildlife habitat?</b>		X

**WATER RESOURCES**

Does the proposed project involve any of the following:

<b>Location within the area traversed by a navigable stream or dry run?</b>		X
-----------------------------------------------------------------------------	--	---

**HUMAN AND SCIENTIFIC INTEREST**

Does the project site involve any of the following:

<b>An area of archeological or geological interest?</b>		X
<b>An area of historical interest?</b>		X
<b>An area of buildings or monuments with unique architecture?</b>		X
<b>Unique, uncommon, or rare plant or animal habitats?</b>		X
<b>Mature native tree species?</b>		X

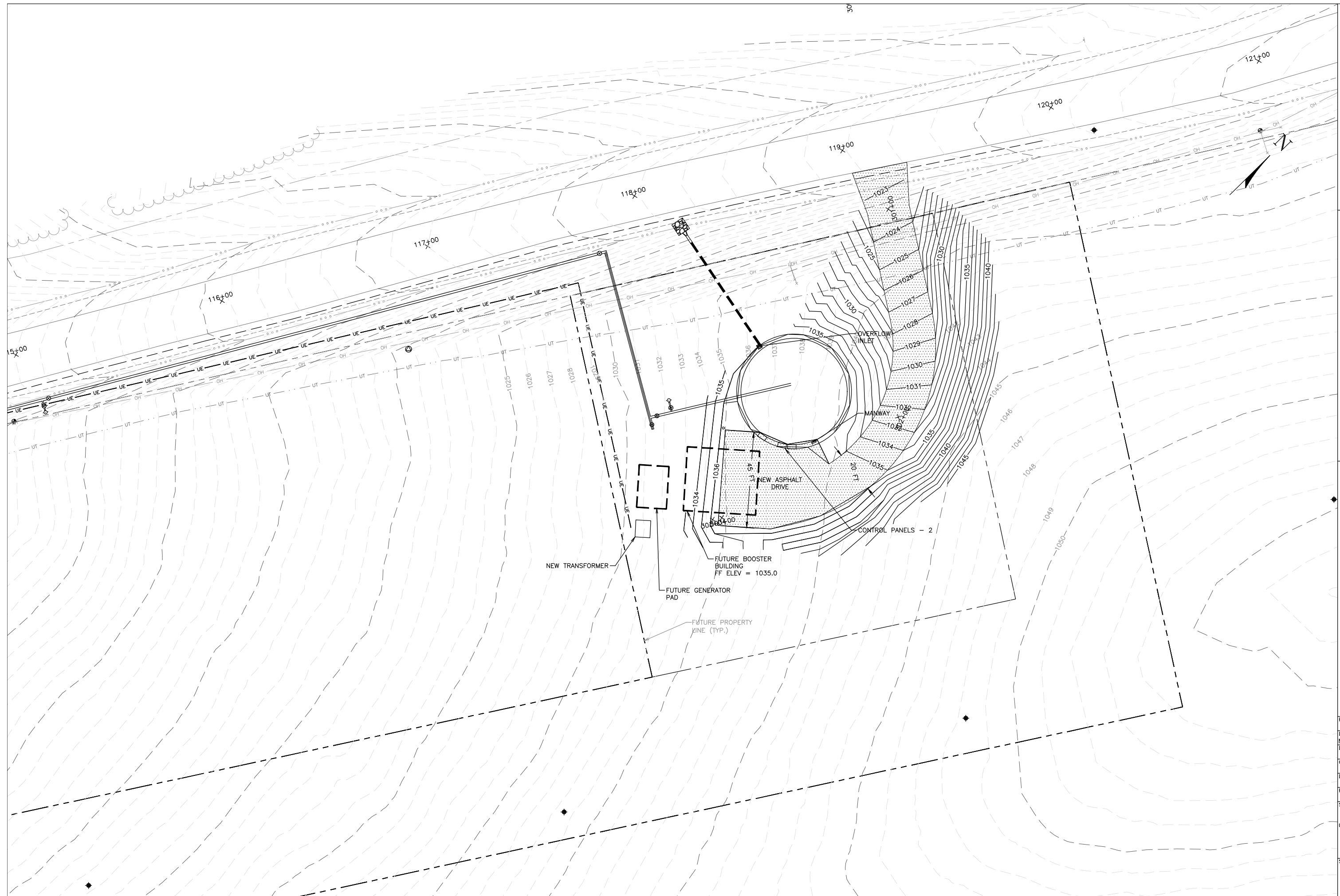
<b>ENERGY, TRANSPORTATION AND COMMUNICATIONS</b>		
<b>Does the development encompass any future street appearing on the Village of New Glarus Official Map?</b>		<b>X</b>
<b>Is the development traversed by an existing or planned utility corridor (gas, electricity, water, sewer interceptor, communications, storm sewer)?</b>		<b>X</b>
<b>VILLAGE PLANNING</b>		
<b>Is the development consistent with the Village Master Plan and other adopted planning documents?</b>	<b>X</b>	
<b>Please provide any other relevant information below:</b>		

1/22/24

Date

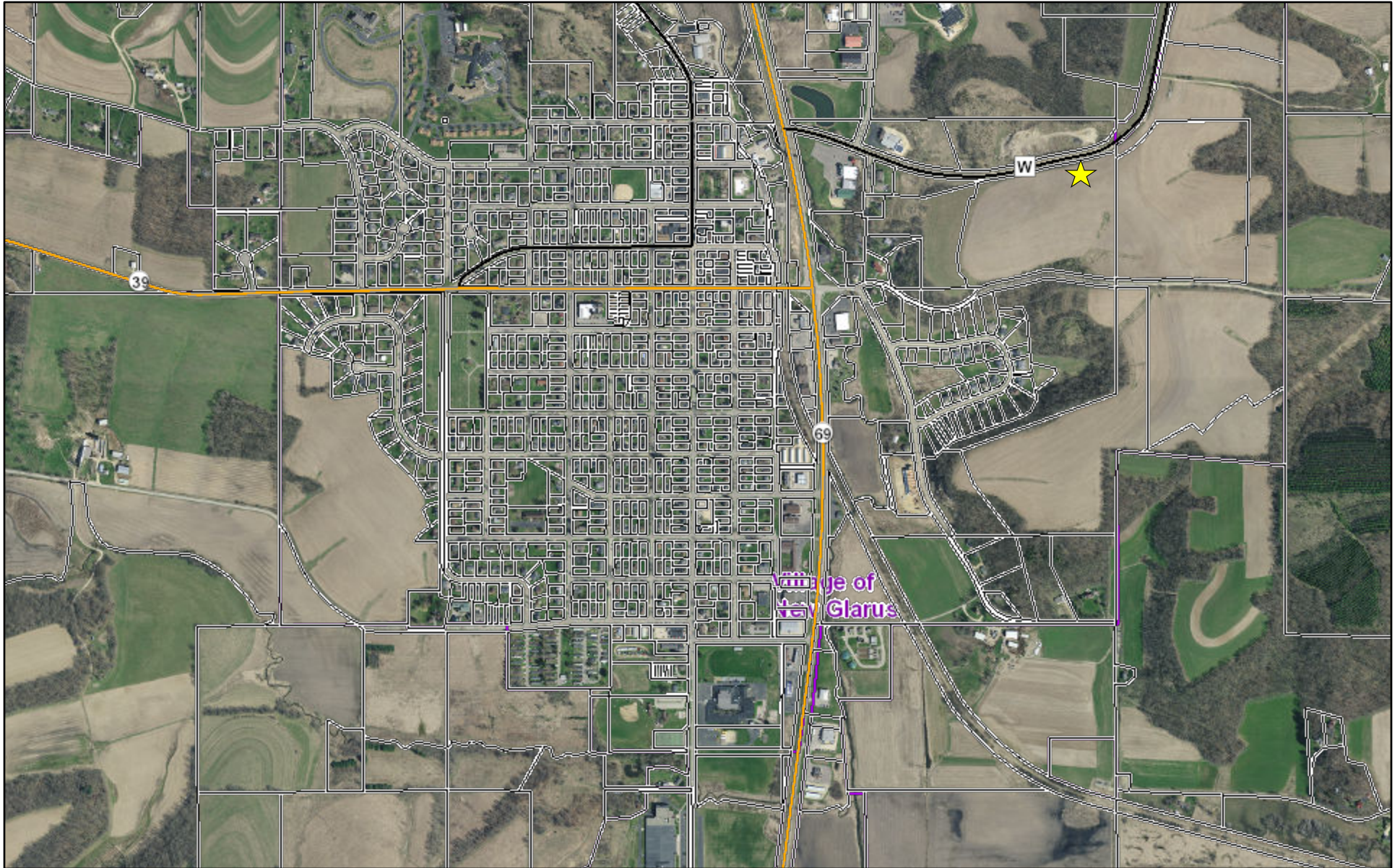
*Lauren Freeman, Village Administrator*

Applicant Signature





# Village of New Glarus

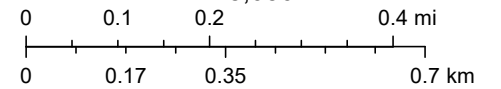


1/19/2024, 12:32:14 PM

Highways

- State Hwy
- Other Road Class
- County Hwy
- Parcels
- Municipal Boundaries

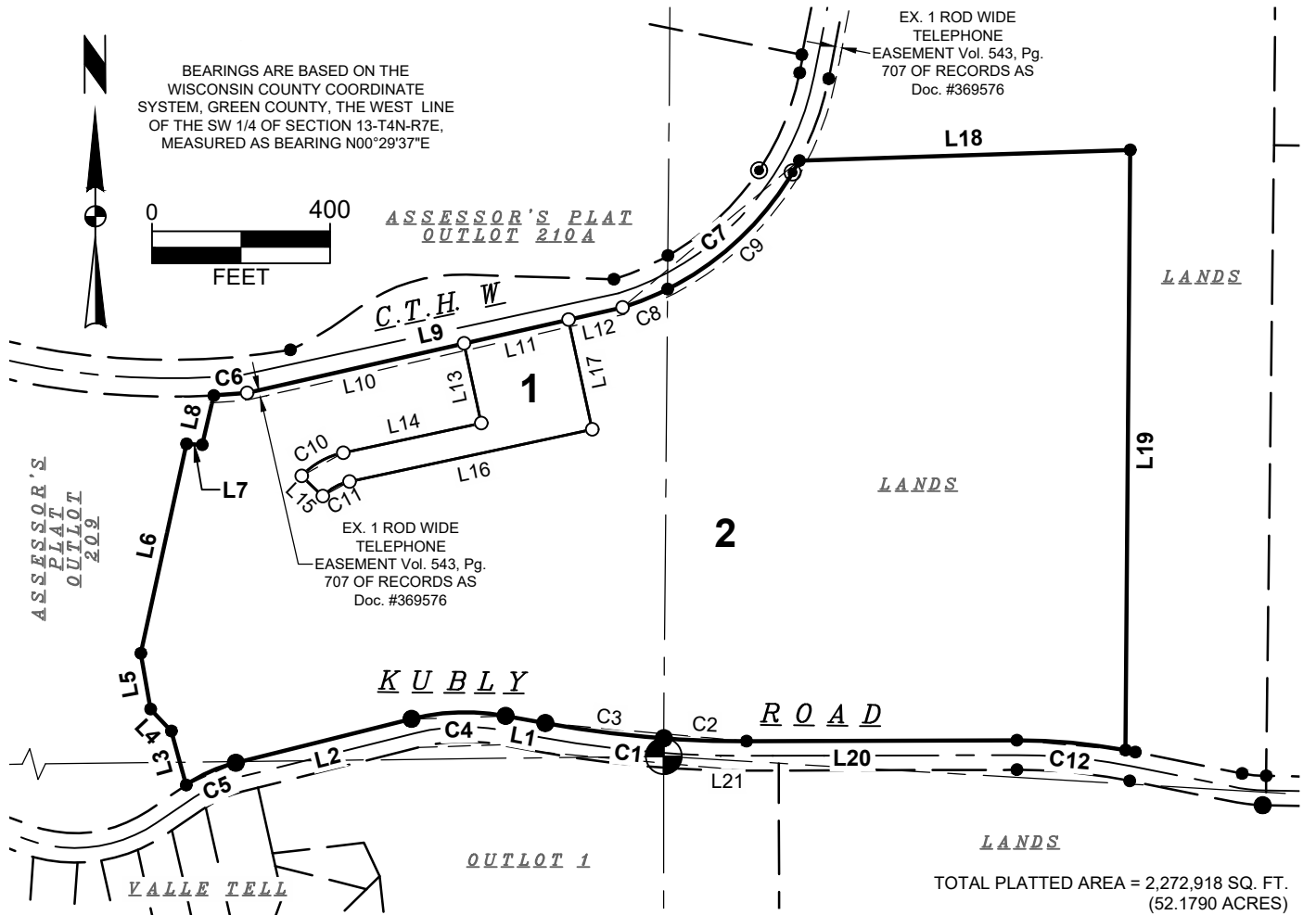
1:18,056



Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS,

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

PART OF THE NW 1/4 AND SW1/4 OF THE SW1/4 OF SECTION 13, AND PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 14, AND PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 23, ALL IN TOWNSHIP 4 NORTH, RANGE 7 EAST, VILLAGE OF NEW GLARUS, GREEN COUNTY, WISCONSIN.



LINE #	BEARING	DIST.
L1	N79°39'14"W (S78°55'20"E)	90.39'
L2	S75°56'26"W (N76°40'20"E)	407.02'
L3	N15°13'26"W (S15°10'41"E) (S14°28'40"E)	125.83' (125.89') (125.90')
L4	N43°26'10"W (S43°23'33"E) (S42°41'32"E)	68.09'
L5	N09°55'14"W (S09°55'51"E) (S09°13'50"E)	127.12' (127.05')
L6	N12°16'43"E (S12°16'53"W) (S12°58'54"W)	481.65' (481.63')
L7	S86°48'18"E (N86°40'20"E) (N85°58'19"W)	35.78' (35.68')
L8	N12°59'04"E (S12°56'25"W) (S13°38'26"W)	113.60' (113.71')

LINE #	BEARING	DIST.
L9	N77°11'02"E	865.08'
L10	N77°11'02"E	500.14'
L11	N77°11'02"E	240.64'
L12	N77°11'02"E	124.31'
L13	S12°07'13"E	183.32'
L14	S77°52'47"W	317.02'
L15	S46°01'32"E	66.00'
L16	N77°52'47"E	557.64'
L17	N12°07'13"W	252.24'
L18	N88°08'44"E (S88°08'46"W) (S88°50'44"W)	743.49' (743.37')
L19	S00°26'24"W (N00°26'20"E) (N01°07'13"E)	1348.26' (1348.21')
L20	S89°50'04"W	606.96'
L21	N00°29'37"E	40.55'

CURVE #	Δ	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	10°33'29"	2467.00'	454.60'	N84°51'03"W	453.96'
C2	4°19'06"	2467.00'	185.94'	S87°58'15"E	185.89'
C3	6°14'23" (6°14'17")	2467.00'	268.66' (268.60')	S82°41'30"E (S82°02'28.5"E)	268.53' (268.46')
C4	24°24'19" (24°24'19")	500.00'	212.98'	S88°08'36"W (N88°52'29.5"W)	211.37'
C5	20°04'40" (20°04'06")	350.00'	122.65' (122.66')	S65°54'07"W (N66°37'57"E)	122.02' (122.03')
C6	2°30'34"	1711.25'	74.95'	N85°28'41"E	74.94'
C7	44°34'40"	680.00'	529.06'	N50°18'08"E	515.81'
C8	9°12'55"	680.00'	109.37'	N67°59'00"E	109.25'
C9	35°21'45"	680.00'	419.69'	N45°41'40"E	413.06'
C10	33°54'19"	183.00'	108.29'	S60°55'38"W	106.72'
C11	33°54'19"	117.00'	69.24'	N60°55'38"E	68.23'
C12	10°33'27"	1333.00'	245.62'	N84°54'04"W	245.27'

SEE SHEET 2 & 3 FOR ADDITIONAL NOTES AND DETAILS  
SEE SHEET 3 FOR LEGEND

LOT #	AREA (SF)	AREA (ACRES)
1	87124.25	2.00
2	2185793.73	50.18

C.S.M. NO. \_\_\_\_\_  
DOC. NO. \_\_\_\_\_  
VOL. \_\_\_\_\_ PAGE \_\_\_\_\_



SURVEYED FOR:  
Village of New Glarus  
P.O. Box 399  
319 2nd Street  
New Glarus, WI 53574

SURVEYED BY:  
Snyder & Associates, Inc.  
5010 Voges Road  
Madison, WI 53718  
(608) 838-0444  
www.snyder-associates.com

FN: 123.1357.30  
DATE: 11-15-23  
REVISIONS:  
REV1:11-30-23  
REV2:01-04-24  
REV3

SHEET 1 OF 6



# CERTIFIED SURVEY MAP No. \_\_\_\_\_

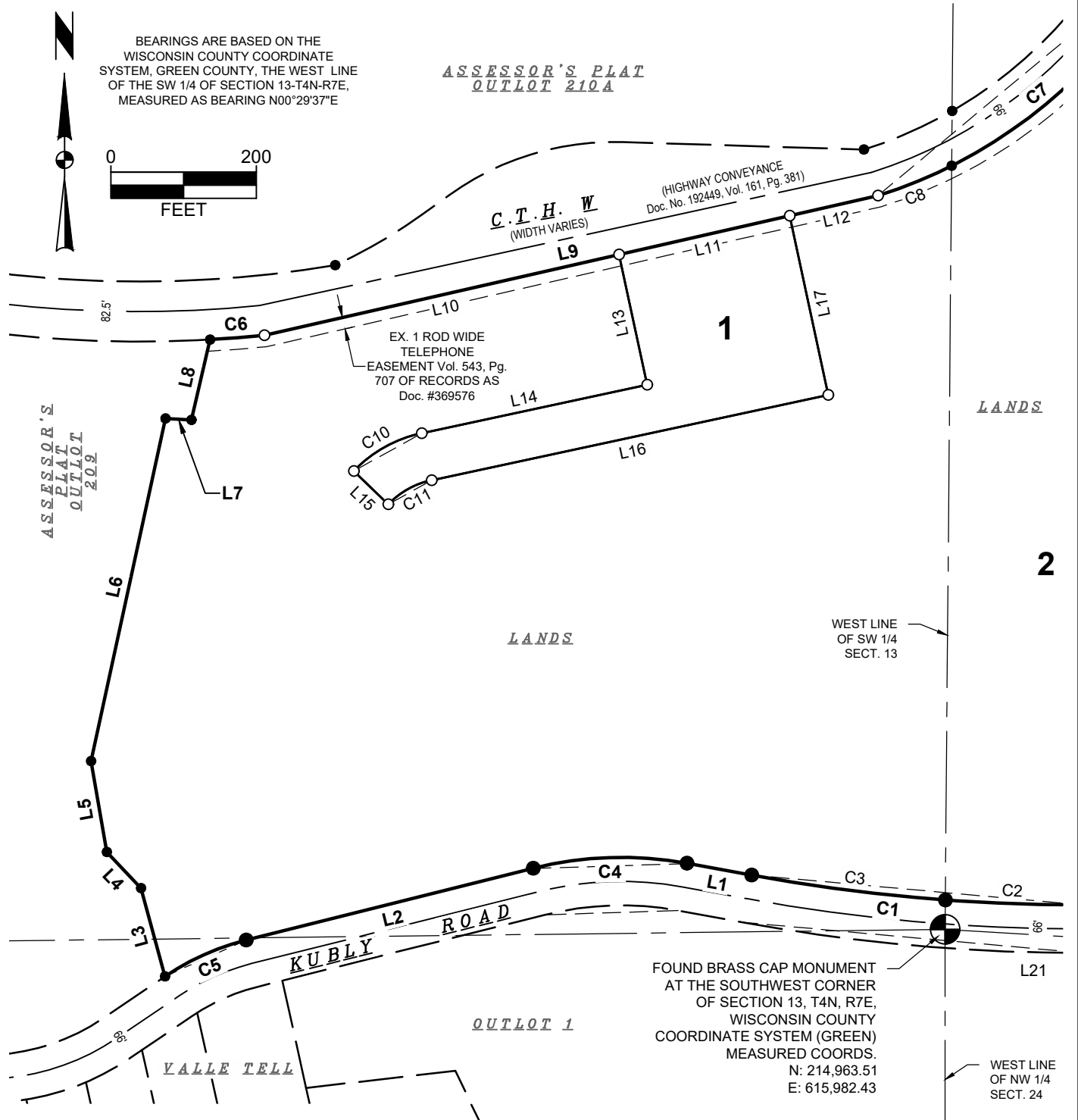
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BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, GREEN COUNTY, THE WEST LINE OF THE SW 1/4 OF SECTION 13-T4N-R7E, MEASURED AS BEARING N00°29'37"E



**ASSESSOR'S PLAT**  
**OUTLOT 210A**



**NOTES:**

- This Certified Survey Map is affected by an Easement to Wisconsin Power and Light Company, dated July 25, 1936 and recorded in the Green County Register of Deeds office August 7, 1936 in Volume 8 of misc. on page 390 as Document No. 146338A.
- This Certified Survey Map is affected by Conveyance of Lands for Highway Purposes, instrument dated April 26, 1956 and recorded in the Green County Register of Deeds office April 27, 1956 in Volume 161 of records on page 381 as Document No. 192449.
- This Certified Survey Map is affected by an Easement to Mount Vernon Telephone Company, by instrument dated June 14, 1967 and recorded in the Green County Register of Deeds office June 22, 1967 in Volume 210 of records on page 104 as Document No. 222079.
- This Certified Survey Map is affected by an Individual Conveyance of Easement to Mt. Vernon Telephone Company, by instrument dated August 28, 1996 and recorded in the Green County Register of Deeds office September 25, 1996 in Volume 543 of records on page 707 as Document No. 369576.
- This Certified Survey Map is affected by Affidavit of Ordinance from the Town of New Glarus, by instrument dated September 20, 2006 and recorded in the Green County Register of Deeds office January 9, 2007 in Volume 993 of records on page 340 as Document No. 491696.

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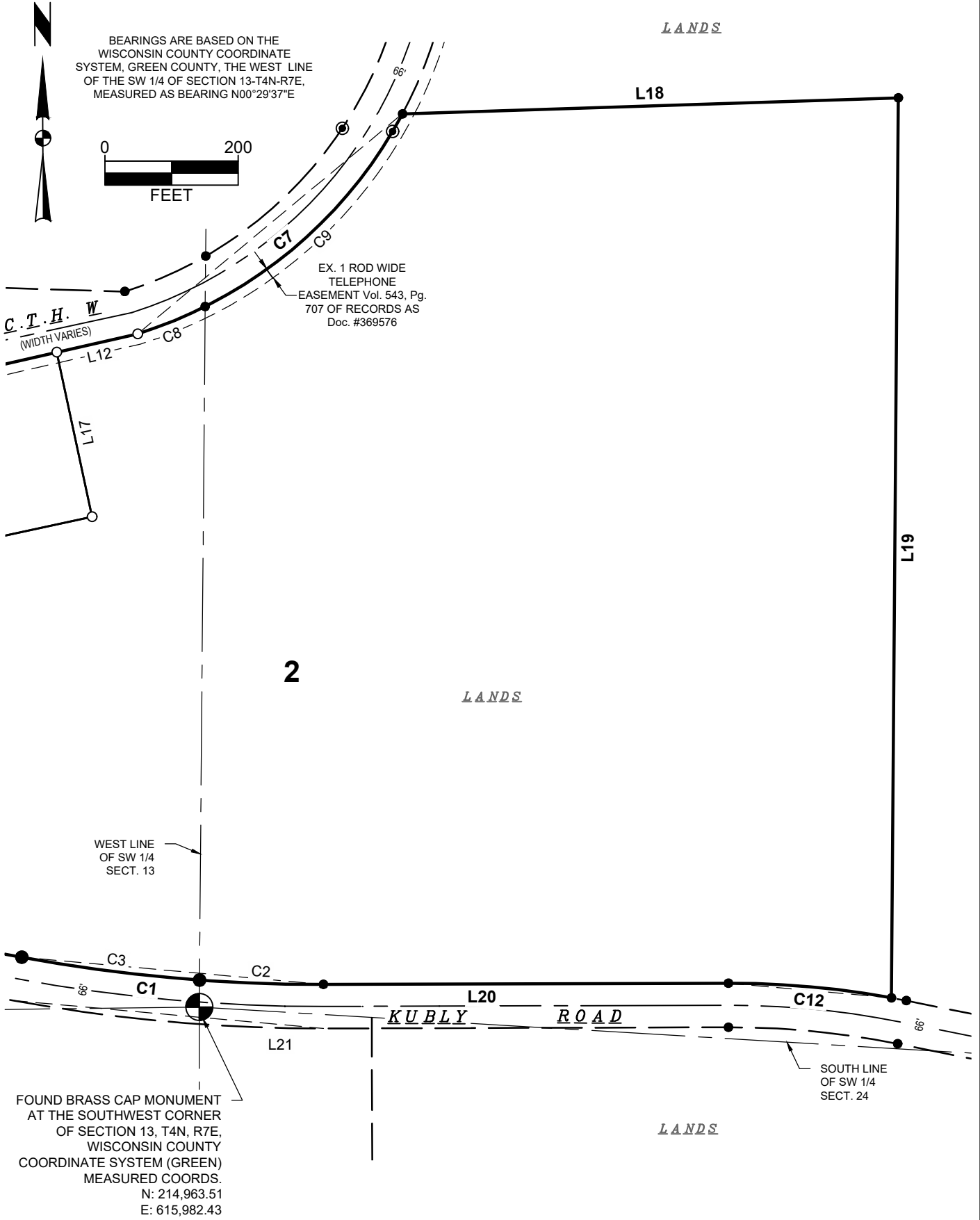
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REV3

**SHEET 2 OF 6**

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EX. 1 ROD WIDE TELEPHONE EASEMENT Vol. 543, Pg. 707 OF RECORDS AS Doc. #369576

C.T.H. W  
(WIDTH VARIES)

WEST LINE OF SW 1/4 SECT. 13

FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 13, T4N, R7E, WISCONSIN COUNTY COORDINATE SYSTEM (GREEN) MEASURED COORDS.  
N: 214,963.51  
E: 615,982.43

C.S.M. NO. \_\_\_\_\_  
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**SHEET 3 OF 6**

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BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, GREEN COUNTY, THE WEST LINE OF THE SW 1/4 OF SECTION 13-T4N-R7E, MEASURED AS BEARING N00°29'37"E



ASSESSOR'S PLAT  
OUTLOT 210A

C.T.H. W

ASSESSOR'S PLAT  
OUTLOT 209

SOUTH LINE  
OF SE 1/4  
SECT. 14

FOUND ALUMINUM MONUMENT  
AT THE SOUTH 1/4 CORNER OF  
SECTION 14, T4N, R7E,  
WISCONSIN COUNTY  
COORDINATE SYSTEM (GREEN)  
MEASURED COORDS.  
N: 214,931.36  
E: 613,350.94

VALLE TELL

OUTLOT 1

WEST LINE  
OF NW 1/4  
SECT. 24

FOUND BRASS CAP MONUMENT  
AT THE SOUTHWEST CORNER  
OF SECTION 13, T4N, R7E,  
WISCONSIN COUNTY  
COORDINATE SYSTEM (GREEN)  
MEASURED COORDS.  
N: 214,963.51  
E: 615,982.43

FOUND BRASS CAP MONUMENT  
AT THE WEST 1/4 CORNER OF  
SECTION 24, T4N, R7E, WISCONSIN COUNTY  
COORDINATE SYSTEM (GREEN)  
MEASURED COORDS.  
N: 212,283.46  
E: 615,982.26

FOUND 3/4" IRON REBAR  
(ALUMINUM TOP BROKEN OFF)  
AT THE SOUTH 1/4 CORNER OF  
SECTION 13, T4N, R7E,  
WISCONSIN COUNTY  
COORDINATE SYSTEM (GREEN)  
MEASURED COORDS.  
N: 214,803.08  
E: 618,672.66

FOUND BRASS CAP MONUMENT  
AT THE WEST 1/4 CORNER OF  
SECTION 13, T4N, R7E,  
WISCONSIN COUNTY  
COORDINATE SYSTEM (GREEN)  
MEASURED COORDS.  
N: 217,620.52  
E: 616,005.31

LANDS

C.S.M.  
1089

LANDS

C.S.M.  
1080

LANDS

## SECTION MONUMENT TIES

### LEGEND

- 3/4" SOLID IRON REBAR FOUND
- 1-1/4" SOLID IRON REBAR FOUND
- ⊙ 1" IRON PIPE FOUND
- 3/4" SOLID IRON REBAR SET
- ( ) INDICATES RECORDED INFORMATION

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

C.S.M. NO. \_\_\_\_\_

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SHEET 4 OF 6

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

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## OWNER'S CERTIFICATE

SUGAR RIVER VIEW, LLC, as owner(s), does hereby certify that it caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon. I further certify that this Certified Survey map is required by s. 236.34 to be submitted to the Village of New Glarus for approval. Witness the hand and seal of said owner this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

SUGAR RIVER VIEW, LLC

By: \_\_\_\_\_ Dated: \_\_\_\_\_  
(Authorized Representative, Title)

State of Wisconsin )

)ss.

County of Dane )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023, the above named \_\_\_\_\_, as \_\_\_\_\_, the sole member of SUGAR RIVER VIEW, LLC, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My Commission expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public, State of Wisconsin

## CONSENT OF MORTGAGEE

\_\_\_\_\_, a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedicating of the land described on this Certified Survey Map and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said \_\_\_\_\_, has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_ (title), at \_\_\_\_\_, Wisconsin, on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_

\_\_\_\_\_, (Title)

State of Wisconsin )

)ss.

County of \_\_\_\_\_ )

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, \_\_\_\_\_, of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such \_\_\_\_\_ of said banking association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking association, by its authority.

My Commission expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public, State of Wisconsin

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SHEET 5 OF 6

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

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## SURVEYOR'S CERTIFICATE

I, Adam R. Gross, Professional Land Surveyor, hereby certify: that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the Land Division Ordinances of the Village of New Glarus and under the direction of SUGAR RIVER VIEW, LLC, as owner of said land, I have surveyed, divided and mapped this Certified Survey Map; that such Certified Survey Map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is more fully described as follows:

Part of the Northwest Quarter and the Southwest Quarter of Section 13, and part of the Southeast Quarter of the Southeast Quarter of Section 14, and part of the Northeast Quarter of the Northeast Quarter of Section 23, all in Township 4 North, Range 7 East, Village of New Glarus, Dane County, Wisconsin, more fully described as follows:

Commencing at the Southwest corner of said Section 13, thence N00°29'37"E along the West line of the Southwest Quarter of said Section 13 to the northerly right of way line of Kubly Road, the point of beginning and a point of curvature; thence along said northerly right of way line and the arc of a curve to the right through a central angle of 06°14'23", an arc length of 268.66 feet, a radius of 2467.00 feet and a chord bearing N82°41'30"W, 268.53 feet; thence continuing along said northerly right of way line, N79°39'41"W, 90.39 feet to a point of curvature; thence continuing along said northerly right of way line and the arc of a curve to the left through a central angle of 24°24'19", an arc length of 212.98 feet, a radius of 500.00 feet and a chord bearing S88°08'36"W, 211.37 feet; thence continuing along said northerly right of way line, S75°56'26"W, 407.02 feet to a point of curvature; thence continuing along said northerly right of way line and the arc of a curve to the left through a central angle of 20°04'40", an arc length of 122.65 feet, a radius of 350.00 feet and a chord bearing S65°54'07"W, 122.02 feet; thence N15°13'26"W, 125.83 feet; thence N43°26'10"W, 68.09 feet; thence N09°55'14"W, 127.12 feet; thence N12°16'43"E, 481.65 feet; thence S86°48'18"E, 35.78 feet; thence N12°59'04"E, 113.60 feet to the southerly right of way line of C.T.H. W and a point of curvature; thence along said southerly right of way line and the arc of a curve to the left through a central angle of 02°30'34", an arc length of 74.95 feet, a radius of 1711.25 feet and a chord bearing N85°28'41"E, 74.94 feet; thence continuing along said southerly right of way line N77°11'02"E, 865.08 feet to a point of curvature; thence continuing along said southerly right of way line and the arc of a curve to the left through a central angle of 44°34'40", an arc length of 529.06 feet, a radius of 680.00 feet and a chord bearing N50°18'08"E, 515.81 feet; thence N88°08'44"E, 743.49 feet; thence S00°26'24"W, 1348.26 feet to the northerly right of way line of Kubly Road and a point of curvature; thence along said northerly right of way line and the arc of a curve to the left through a central angle of 10°33'27", an arc length of 245.62 feet, a radius of 1333.00 and a chord bearing N84°54'04"W, 245.27 feet; thence continuing along said northerly right of way line, S89°50'04"W, 606.96 feet to a point of curvature; thence continuing along said northerly right of way line and the arc of a curve to the right through a central angle of 04°19'06", an arc length of 185.94 feet, a radius of 2467.00 feet and a chord bearing N87°58'15"W, 185.89 feet to the point of beginning. This description contains approximately 2,272,918 square feet or 52.1790 acres.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Signed:

Adam R. Gross, P.L.S. No. 3017  
Snyder & Associates, Inc.  
5010 Voges Road  
Madison, WI 53718  
608-838-0444  
agross@snyder-associates.com

## VILLAGE OF NEW GLARUS APPROVAL CERTIFICATE:

I, \_\_\_\_\_, being the duly appointed, qualified, and acting clerk of the Village of New Glarus, Green County do hereby certify that this Certified Survey Map complies with the Village Ordinances and approval is granted and effective on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Kelsey Jenson, Clerk-Treasurer, Village of New Glarus

## REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2023, at \_\_\_\_\_ o'clock \_\_\_\_m. and recorded in Volume \_\_\_\_\_ of Certified Survey Maps on pages \_\_\_\_\_, as Doc. No. \_\_\_\_\_.

Kristi Chlebowski, Dane County Register of Deeds

C.S.M. NO. \_\_\_\_\_

DOC. NO. \_\_\_\_\_

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_



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www.snyder-associates.com

FN: 123.1357.30  
DATE: 11-15-23  
REVISIONS:  
REV1:11-30-23  
REV2:01-04-24  
REV3

SHEET 6 OF 6

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

PART OF THE NW 1/4 AND SW1/4 OF THE SW1/4 OF SECTION 13, AND PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 14, AND PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 23, ALL IN TOWNSHIP 4 NORTH, RANGE 7 EAST, VILLAGE OF NEW GLARUS, GREEN COUNTY, WISCONSIN.

BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, GREEN COUNTY, THE WEST LINE OF THE SW 1/4 OF SECTION 13-T4N-R7E, MEASURED AS BEARING N00°29'37"E



ASSESSOR'S PLAT  
OUTLOT 210A

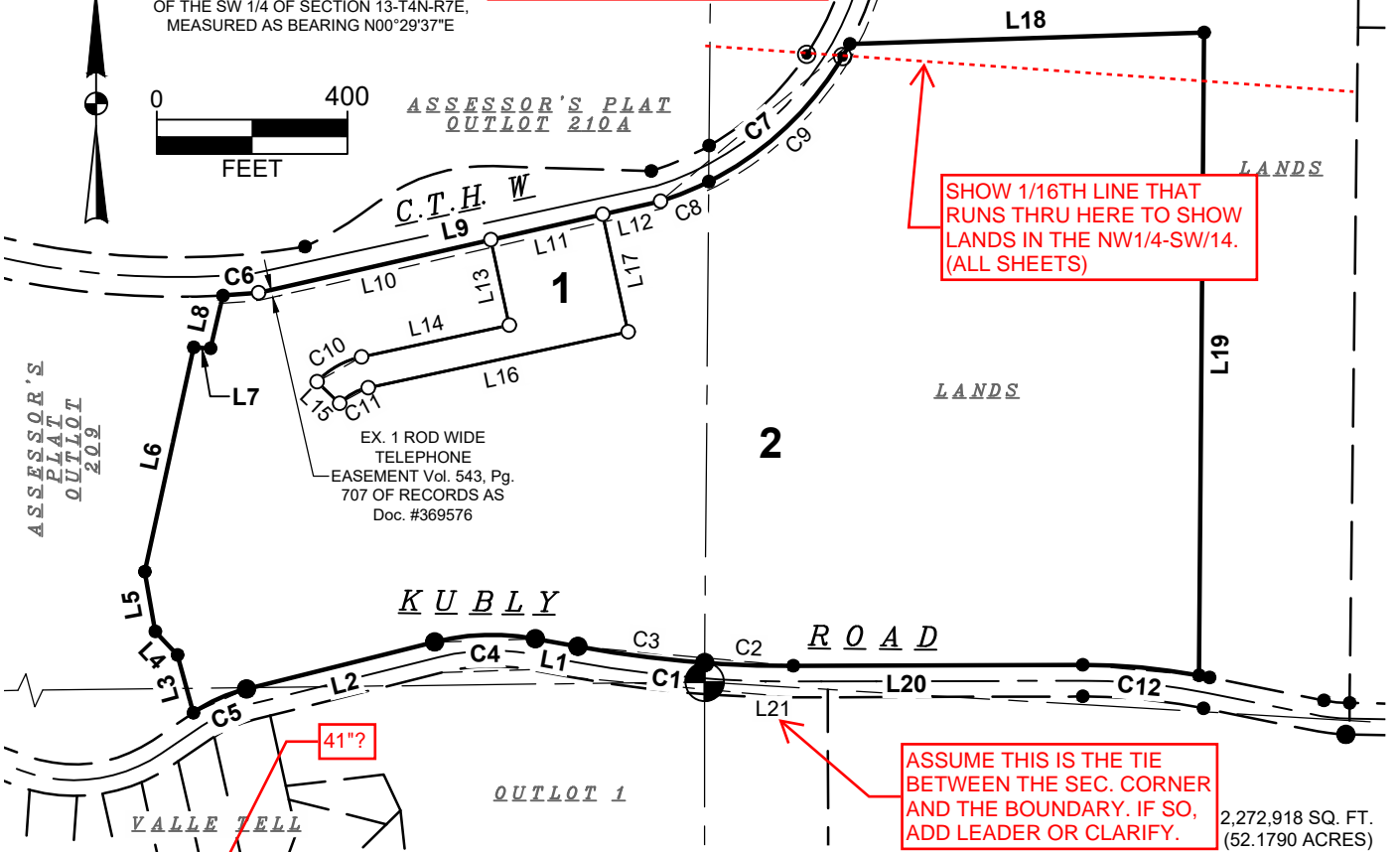
CALL OUT PRESENT ZONING OF THE PARCEL (265-20-C-8)

EX. 1 ROD WIDE TELEPHONE EASEMENT Vol. 543, Pg. 707 OF RECORDS AS Doc. #369576

SHOW 1/16TH LINE THAT RUNS THRU HERE TO SHOW LANDS IN THE NW1/4-SW14. (ALL SHEETS)

ASSUME THIS IS THE TIE BETWEEN THE SEC. CORNER AND THE BOUNDARY. IF SO, ADD LEADER OR CLARIFY.

2,272,918 SQ. FT. (52.1790 ACRES)



LINE #	BEARING	DIST.
L1	N79°39'14"W (S78°55'20"E)	90.39'
L2	S75°56'26"W (N76°40'20"E)	407.02'
L3	N15°13'26"W (S15°10'41"E) (S14°28'40"E)	125.83' (125.89') (125.90')
L4	N43°26'10"W (S43°23'33"E) (S42°41'32"E)	68.09'
L5	N09°55'14"W (S09°55'51"E) (S09°13'50"E)	127.12' (127.05')
L6	N12°16'43"E (S12°16'53"W) (S12°58'54"W)	481.65' (481.63')
L7	S86°48'18"E (N86°40'20"E) (N85°58'19"W)	35.78' (35.68')
L8	N12°59'04"E (S12°56'25"W) (S13°38'26"W)	113.60' (113.71')

LINE #	BEARING	DIST.
L9	N77°11'02"E	865.08'
L10	N77°11'02"E	500.14'
L11	N77°11'02"E	240.64'
L12	N77°11'02"E	124.31'
L13	S12°07'13"E	183.32'
L14	S77°52'47"W	317.02'
L15	S46°01'32"E	66.00'
L16	N77°52'47"E	557.64'
L17	N12°07'13"W	252.24'
L18	N88°08'44"E (S88°08'46"W) (S88°50'44"W)	743.49' (743.37')
L19	S00°26'24"W (N00°26'20"E) (N01°07'13"E)	1348.26' (1348.21')
L20	S89°50'04"W	606.96'
L21	N00°29'37"E	40.55'

CURVE #	Δ	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	10°33'29"	2467.00'	454.60'	N84°51'03"W	453.96'
C2	4°19'06"	2467.00'	185.94'	S87°58'15"E	185.89'
C3	6°14'23" (6°14'17")	2467.00'	268.66' (268.60')	S82°41'30"E (S82°02'28.5"E)	268.53' (268.46')
C4	24°24'19" (24°24'19")	500.00'	212.98'	S88°08'36"W (N88°52'29.5"W)	211.37'
C5	20°04'40" (20°04'06")	350.00'	122.65' (122.66')	S65°54'07"W (N66°37'57"E)	122.02' (122.03')
C6	2°30'34"	1711.25'	74.95'	N85°28'41"E	74.94'
C7	44°34'40"	680.00'	529.06'	N50°18'08"E	515.81'
C8	9°12'55"	680.00'	109.37'	N67°59'00"E	109.25'
C9	35°21'45"	680.00'	419.69'	N45°41'40"E	413.06'
C10	33°54'19"	183.00'	108.29'	S60°55'38"W	106.72'
C11	33°54'19"	117.00'	69.24'	N60°55'38"E	68.23'
C12	10°33'27"	1333.00'	245.62'	N84°54'04"W	245.27'

REVERSE BEARINGS TO MATCH LEGAL DESCRIPTION

SEE SHEET 2 & 3 FOR ADDITIONAL NOTES AND DETAILS  
SEE SHEET 3 FOR LEGEND

LOT #	AREA (SF)	AREA (ACRES)
1	87124.25	2.00
2	2185793.73	50.18

ROUND TO NEAREST SQUARE FOOT.

C.S.M. NO. \_\_\_\_\_  
DOC. NO. \_\_\_\_\_  
VOL. \_\_\_\_\_ PAGE \_\_\_\_\_



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SHEET 1 OF 6



# CERTIFIED SURVEY MAP No. \_\_\_\_\_

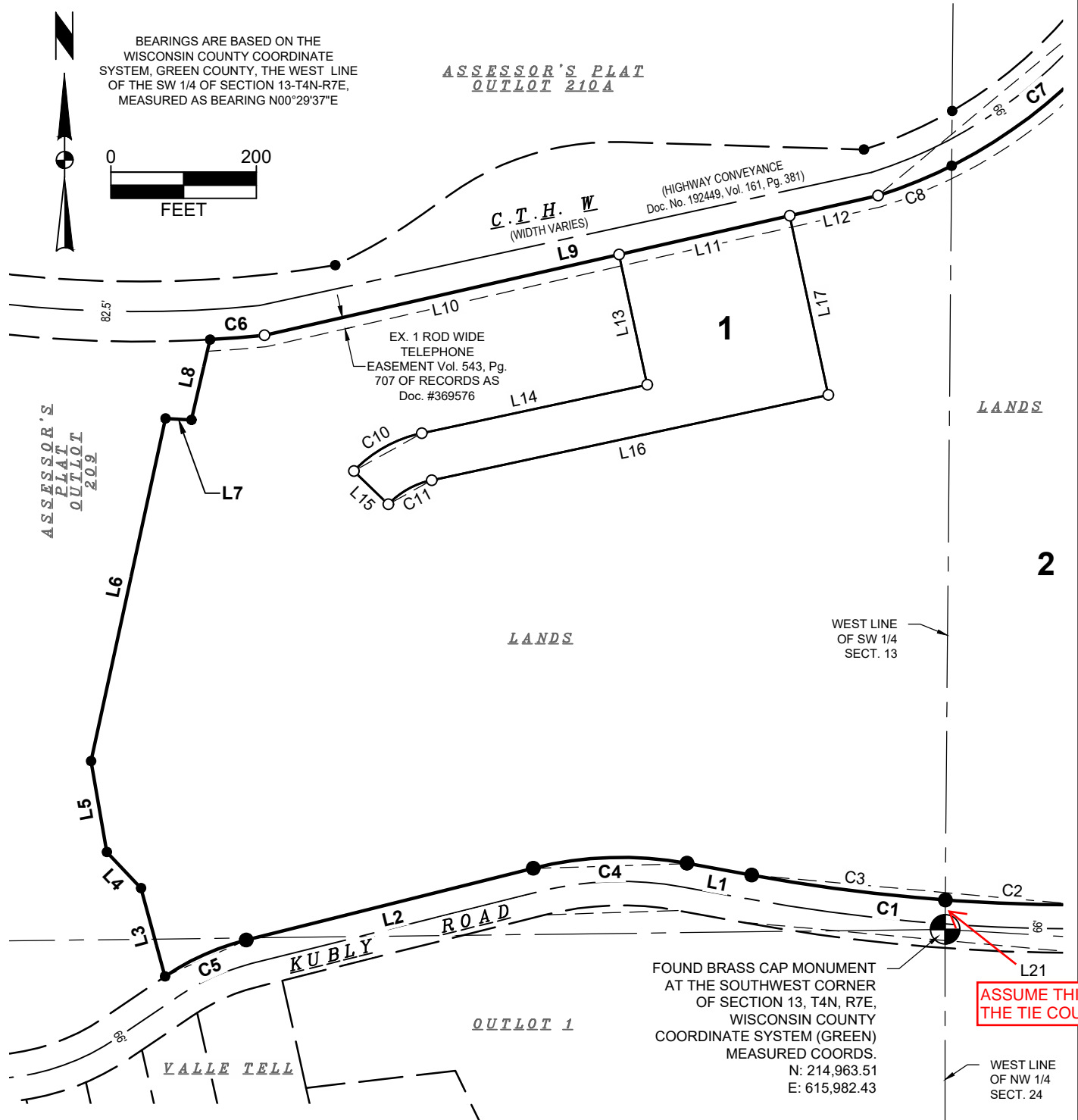
PART OF THE NW 1/4 AND SW1/4 OF THE SW1/4 OF SECTION 13, AND PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 14, AND PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 23, ALL IN TOWNSHIP 4 NORTH, RANGE 7 EAST, VILLAGE OF NEW GLARUS, GREEN COUNTY, WISCONSIN.



BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, GREEN COUNTY, THE WEST LINE OF THE SW 1/4 OF SECTION 13-T4N-R7E, MEASURED AS BEARING N00°29'37"E



ASSESSOR'S PLAT  
OUTLOT 210A



ASSUME THIS IS THE TIE COURSE?

**NOTES:**

1. This Certified Survey Map is affected by an Easement to Wisconsin Power and Light Company, dated July 25, 1936 and recorded in the Green County Register of Deeds office August 7, 1936 in Volume 8 of misc. on page 390 as Document No. 146338A.
2. This Certified Survey Map is affected by Conveyance of Lands for Highway Purposes, instrument dated April 26, 1956 and recorded in the Green County Register of Deeds office April 27, 1956 in Volume 161 of records on page 381 as Document No. 192449.
3. This Certified Survey Map is affected by an Easement to Mount Vernon Telephone Company, by instrument dated June 14, 1967 and recorded in the Green County Register of Deeds office June 22, 1967 in Volume 210 of records on page 104 as Document No. 222079.
4. This Certified Survey Map is affected by an Individual Conveyance of Easement to Mt. Vernon Telephone Company, by instrument dated August 28, 1996 and recorded in the Green County Register of Deeds office September 25, 1996 in Volume 543 of records on page 707 as Document No. 369576.
5. This Certified Survey Map is affected by Affidavit of Ordinance from the Town of New Glarus, by instrument dated September 20, 2006 and recorded in the Green County Register of Deeds office January 9, 2007 in Volume 993 of records on page 340 as Document No. 491696.

NEED TO SHOW WHERE EASEMENTS PLOT ON THE MAP. IF A BLANKET EASEMENT AND NOT PLOTTABLE THEN STATE AS SUCH.

WHAT DOES THIS MEAN? WHAT IS THE ORDINANCE IN REGARDS TO? DOES IT EVEN MATTER SINCE THE PARCEL IS NOW IN THE VILLAGE ANYWAY? I WOULD REMOVE IF NO LONGER VALID.



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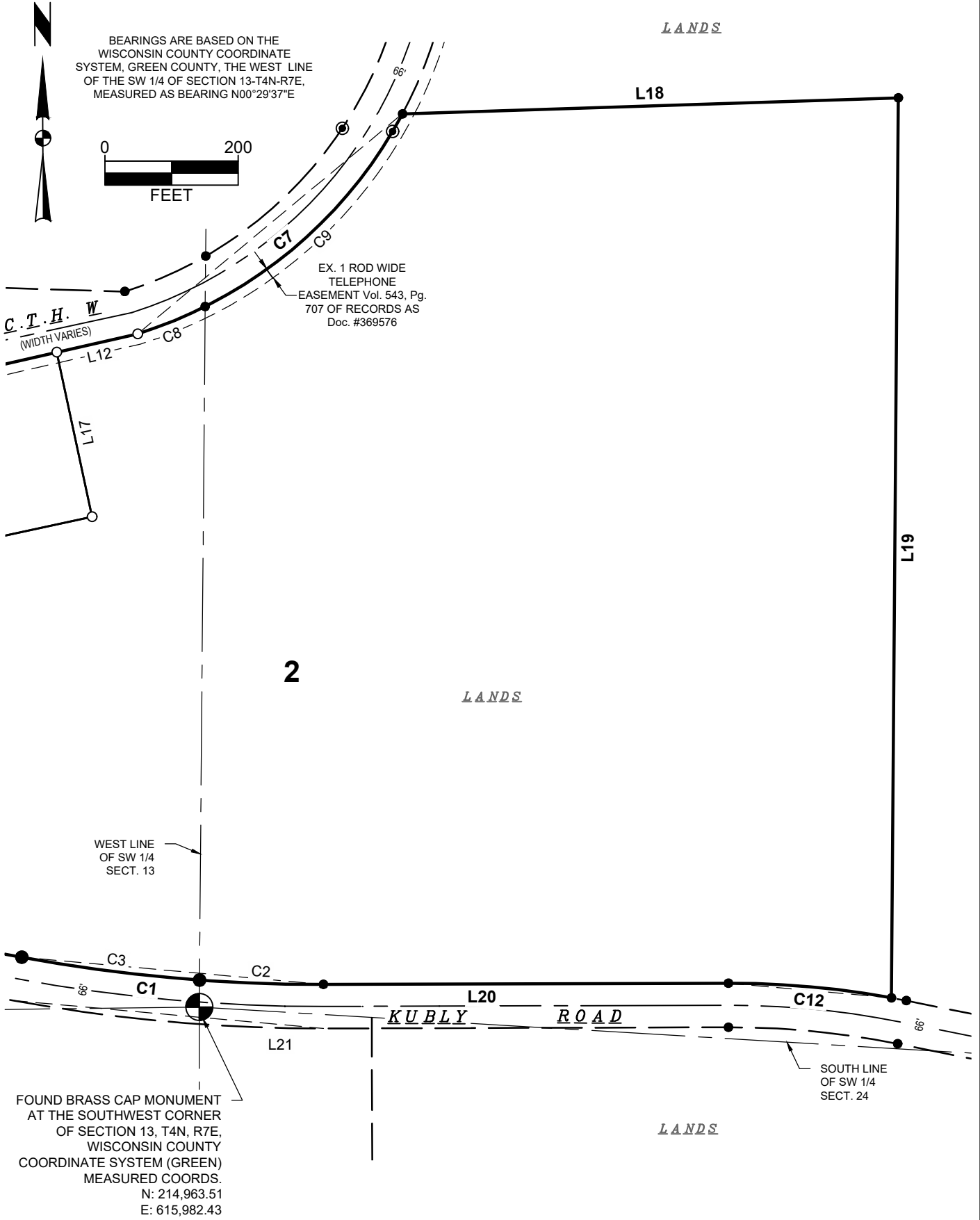
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SHEET 2 OF 6

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

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BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, GREEN COUNTY, THE WEST LINE OF THE SW 1/4 OF SECTION 13-T4N-R7E, MEASURED AS BEARING N00°29'37"E



EX. 1 ROD WIDE TELEPHONE EASEMENT Vol. 543, Pg. 707 OF RECORDS AS Doc. #369576

C.T.H. W  
(WIDTH VARIES)

WEST LINE OF SW 1/4 SECT. 13

FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 13, T4N, R7E, WISCONSIN COUNTY COORDINATE SYSTEM (GREEN) MEASURED COORDS.  
N: 214,963.51  
E: 615,982.43

C.S.M. NO. \_\_\_\_\_  
DOC. NO. \_\_\_\_\_  
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**SHEET 3 OF 6**

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

PART OF THE NW 1/4 AND SW1/4 OF THE SW1/4 OF SECTION 13, AND PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 14, AND PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 23, ALL IN TOWNSHIP 4 NORTH, RANGE 7 EAST, VILLAGE OF NEW GLARUS, GREEN COUNTY, WISCONSIN.



BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, GREEN COUNTY, THE WEST LINE OF THE SW 1/4 OF SECTION 13-T4N-R7E, MEASURED AS BEARING N00°29'37"E



ASSESSOR'S PLAT  
OUTLOT 210A

C.T.H. W

1

WEST LINE OF SW 1/4 SECT. 13

2

ASSESSOR'S PLAT  
OUTLOT 209

SOUTH LINE OF SE 1/4 SECT. 14

MON. - MON. = S89°18'00"W 2631.68'  
(EAST 2631.92'  
(N89°59'58"E 2631.88'))

FOUND ALUMINUM MONUMENT AT THE SOUTH 1/4 CORNER OF SECTION 14, T4N, R7E, WISCONSIN COUNTY COORDINATE SYSTEM (GREEN) MEASURED COORDS.  
N: 214,931.36  
E: 613,350.94

OUTLOT 1

WEST LINE OF NW 1/4 SECT. 24

VALLE TELL

FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 13, T4N, R7E, WISCONSIN COUNTY COORDINATE SYSTEM (GREEN) MEASURED COORDS.  
N: 214,963.51  
E: 615,982.43

FOUND 3/4" IRON REBAR (ALUMINUM TOP BROKEN OFF) AT THE SOUTH 1/4 CORNER OF SECTION 13, T4N, R7E, WISCONSIN COUNTY COORDINATE SYSTEM (GREEN) MEASURED COORDS.  
N: 214,803.08  
E: 618,672.66

FOUND BRASS CAP MONUMENT AT THE WEST 1/4 CORNER OF SECTION 24, T4N, R7E, WISCONSIN COUNTY COORDINATE SYSTEM (GREEN) MEASURED COORDS.  
N: 212,283.46  
E: 615,982.26

FOUND BRASS CAP MONUMENT AT THE WEST 1/4 CORNER OF SECTION 13, T4N, R7E, WISCONSIN COUNTY COORDINATE SYSTEM (GREEN) MEASURED COORDS.  
N: 217,620.52  
E: 616,005.31

(N01°12'48"E 2657.58')  
MON. - MON. = N00°29'37"E 2657.11'  
1532.05'

1009.05' (1009.37')

MON. - MON. = S00°00'12"W 2679.93'

LANDS

C.S.M. 1089

LANDS

C.S.M. 1080

LANDS

## SECTION MONUMENT TIES

### LEGEND

- 3/4" SOLID IRON REBAR FOUND
- 1-1/4" SOLID IRON REBAR FOUND
- ⊙ 1" IRON PIPE FOUND
- 3/4" SOLID IRON REBAR SET
- ( ) INDICATES RECORDED INFORMATION

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

C.S.M. NO. \_\_\_\_\_

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SHEET 4 OF 6

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

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## OWNER'S CERTIFICATE

SUGAR RIVER VIEW, LLC, as owner(s), does hereby certify that it caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon. I further certify that this Certified Survey map is required by s. 236.34 to be submitted to the Village of New Glarus for approval. Witness the hand and seal of said owner this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

SUGAR RIVER VIEW, LLC

By: \_\_\_\_\_ Dated: \_\_\_\_\_  
(Authorized Representative, Title)

State of Wisconsin )

)ss.

County of Dane )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023, the above named \_\_\_\_\_, as \_\_\_\_\_, the sole member of SUGAR RIVER VIEW, LLC, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My Commission expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public, State of Wisconsin

## CONSENT OF MORTGAGEE

\_\_\_\_\_, a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedicating of the land described on this Certified Survey Map and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said \_\_\_\_\_, has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_ (title), at \_\_\_\_\_, Wisconsin, on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_

\_\_\_\_\_, (Title)

State of Wisconsin )

)ss.

County of \_\_\_\_\_ )

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, \_\_\_\_\_, of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such \_\_\_\_\_ of said banking association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking association, by its authority.

My Commission expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public, State of Wisconsin

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SHEET 5 OF 6

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## SURVEYOR'S CERTIFICATE

OF THE SW1/4

I, Adam R. Gross, Professional Land Surveyor, hereby certify: that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the Land Division Ordinances of the Village of New Glarus and under the direction of SUGAR RIVER VIEW, LLC, as owner of said land, I have surveyed, divided and mapped this Certified Survey Map; that such Certified Survey Map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is more fully described as follows:

Part of the Northwest Quarter and the Southwest Quarter of Section 13, and part of the Southeast Quarter of the Southeast Quarter of Section 14, and part of the Northeast Quarter of the Northeast Quarter of Section 23, all in Township 4 North, Range 7 East, Village of New Glarus, Dane County, Wisconsin, more fully described as follows:

DISTANCE?

Commencing at the Southwest corner of said Section 13, thence N00°29'37"E along the West line of the Southwest Quarter of said Section 13 to the northerly right of way line of Kubly Road, the point of beginning and a point of curvature; thence along said northerly right of way line and the arc of a curve to the right through a central angle of 06°14'23", an arc length of 268.66 feet, a radius of 2467.00 feet and a chord bearing N82°41'30"W, 268.53 feet; thence continuing along said northerly right of way line, N79°39'41"W, 90.39 feet to a point of curvature; thence continuing along said northerly right of way line and the arc of a curve to the left through a central angle of 24°24'19", an arc length of 212.98 feet, a radius of 500.00 feet and a chord bearing S88°08'36"W, 211.37 feet; thence continuing along said northerly right of way line, S75°56'26"W, 407.02 feet to a point of curvature; thence continuing along said northerly right of way line and the arc of a curve to the left through a central angle of 20°04'40", an arc length of 122.65 feet, a radius of 350.00 feet and a chord bearing S65°54'07"W, 122.02 feet; thence N15°13'26"W, 125.83 feet; thence N43°26'10"W, 68.09 feet; thence N09°55'14"W, 127.12 feet; thence N12°16'43"E, 481.65 feet; thence S86°48'18"E, 35.78 feet; thence N12°59'04"E, 113.60 feet to the southerly right of way line of C.T.H. W and a point of curvature; thence along said southerly right of way line and the arc of a curve to the left through a central angle of 02°30'34", an arc length of 74.95 feet, a radius of 1711.25 feet and a chord bearing N85°28'41"E, 74.94 feet; thence continuing along said southerly right of way line N77°11'02"E, 865.08 feet to a point of curvature; thence continuing along said southerly right of way line and the arc of a curve to the left through a central angle of 44°34'40", an arc length of 529.06 feet, a radius of 680.00 feet and a chord bearing N50°18'08"E, 515.81 feet; thence N88°08'44"E, 743.49 feet; thence S00°26'24"W, 1348.26 feet to the northerly right of way line of Kubly Road and a point of curvature; thence along said northerly right of way line and the arc of a curve to the left through a central angle of 10°33'27", an arc length of 245.62 feet, a radius of 1333.00 and a chord bearing N84°54'04"W, 245.27 feet; thence continuing along said northerly right of way line, S89°50'04"W, 606.96 feet to a point of curvature; thence continuing along said northerly right of way line and the arc of a curve to the right through a central angle of 04°19'06", an arc length of 185.94 feet, a radius of 2467.00 feet and a chord bearing N87°58'15"W, 185.89 feet to the point of beginning. This description contains approximately 2,272,918 square feet or 52.1790 acres.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Signed:

Adam R. Gross, P.L.S. No. 3017  
Snyder & Associates, Inc.  
5010 Voges Road  
Madison, WI 53718  
608-838-0444  
agross@snyder-associates.com

## VILLAGE OF NEW GLARUS APPROVAL CERTIFICATE:

I, \_\_\_\_\_, being the duly appointed, qualified, and acting clerk of the Village of New Glarus, Green County do hereby certify that this Certified Survey Map complies with the Village Ordinances and approval is granted and effective on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

By:

Kelsey Jenson, Clerk-Treasurer, Village of New Glarus

Date:

## REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2023, at \_\_\_\_\_ o'clock \_\_\_\_m. and recorded in Volume \_\_\_\_\_ of Certified Survey Maps on pages \_\_\_\_\_, as Doc. No. \_\_\_\_\_.

Kristi Chlebowski, Dane County Register of Deeds

C.S.M. NO. \_\_\_\_\_

DOC. NO. \_\_\_\_\_

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_



SURVEYED FOR:  
Village of New Glarus  
P.O. Box 399  
319 2nd Street  
New Glarus, WI 53574

SURVEYED BY:  
Snyder & Associates, Inc.  
5010 Voges Road  
Madison, WI 53718  
(608) 838-0444  
www.snyder-associates.com

FN: 123.1357.30  
DATE: 11-15-23  
REVISIONS:  
REV1:11-30-23  
REV2:01-04-24  
REV3

SHEET 6 OF 6