

**VILLAGE OF NEW GLARUS
PLAN COMMISSION MEETING AGENDA
Village Hall Board Room
319 2nd St.
11/15/2023 6:00 PM**

REGULAR MEETING

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes –October 25, 2023
4. Consideration/Discussion: Application for Land Division by Certified Survey Map (CSM), 1401 State Hwy 69
5. Set next meeting date for Wednesday, December 20 at 6:00 PM
6. Adjournment

Roger Truttmann, Chair
Village Plan Commission

POSTED:

N.G. Village Hall 11/10/23
N.G. Post Office 11/10/23
Bank of New Glarus 11/10/23



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 2nd Street
October 25, 2023 6:00 PM**

REGULAR MEETING CALL TO ORDER: Chair Roger Truttman, called regular meeting to order at 6:00 p.m.

PRESENT: Roger Truttman, Bekah Stauffacher, Mike Marty, Chuck Phillipson, Suzi Janowiak

ALSO PRESENT: Lauren Freeman (Village Administrator), Tess Palmer (Applicant) & Guests

APPROVAL OF AGENDA: Motion by Mike Marty, seconded by Chuck Phillipson. Motioned carried unanimously 5-0.

APPROVAL OF MINUTES FROM 9.27.23: Motion by Mike Marty, seconded by Chuck Phillipson. Motioned carried unanimously 5-0.

PUBLIC HEARING: APPLICATION FOR CONDITIONAL USE PERMIT FOR COFFEE SHOP DRIVE-THROUGH AT 1200 STATE HIGHWAY 69:

Motion by Mike Marty to open public hearing, second by Bekah Stauffacher. Motion carried unanimously 5-0. No public comments. Motion by Chuck Phillipson to close public hearing, second by Mike Marty. Motion carried unanimously 5-0.

CONSIDERATION/DISCUSSION: APPLICATION FOR SITE PLAN APPROVAL FOR COFFEE SHOP DRIVE-THROUGH AT 1200 STATE HIGHWAY 69:

Motion by Mike Marty to approve site plan with the following conditions: 1) Applicant plants one large deciduous tree and 135 square feet of annual/perennial beds by June 15, 2024, 2) Applicant paves drive-through and paints directional lines (yellow lines on site plan), including an arrow at the start of the drive-through, by June 15, 2024, 3) Applicant installs directional signage indicating drive-through entrance and exit, with a stop sign on the other side of the exit only sign, before business opens. Second by Suzi Janowiak. Motion carried unanimously 5-0.

The next Plan Commission meeting will be Wednesday, November 15 at 6:00 PM.

ADJOURN: The meeting was adjourned at 6:21 p.m.

- Lauren Freeman
Village Administrator

PERMIT FEE: \$100.00 pd 11/17
PERMIT NO.: _____

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

TODAY'S DATE: 11-6-2023

APPLICANT NAME: HASSE SURVEYING, LLC
ADDRESS: 105820 CLIFF ROAD MOUNDWI
TELEPHONE: 608-558-1076

SITE ADDRESS: 1401 + 1405 5TH 69 NEW GLARUS

DESCRIPTION OF SITE BY LOT, BLOCK AND RECORDED SUBDIVISION OR BY
METES & BOUNDS: LOT 1, CSM 284
LOT 1, CSM 3841

PRESENT ZONING OF SITE: C-2 Highway Commercial District

NOTICE TO APPLICANT:

ATTACH FIFTEEN ⁽⁹⁾ ~~(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

CHECKLIST FOR LAND DIVISION OR CONSOLIDATION BY CSM APPLICATION

Completed land division or consolidation by CSM application must be submitted to Village Clerk's Office, along with fee and other requirements outlined by checklist. **Applications must be received 15 days prior to the Plan Commission meeting in order to be placed on agenda to meet publication deadlines.** The Plan Commission meets the 3rd Thursday of each month and Village Board meets the 1st and 3rd Tuesday.

The application will be placed on agenda only after completed form and fee have been filed with the Village Clerk's Office. Please note all applications must be reviewed by the Plan Commission and forwarded to Village Board for final action.

Required Items:

1. Completed land division or consolidation by CSM application.
2. Fifteen ⁽⁹⁾ ~~(15)~~ copies of Certified Survey Map (CSM) prepared by registered surveyor showing all the information required for a building permit and existing and proposed landscaping.
3. Plot map to show location of CSM.
4. Completed Environmental Assessment checklist (attached to application). ?
4. Fee of \$100.00 (Resolution R10-05).

Rev. 1/2016

W:\Clerk\Forms_Applications\Land Division Checklist-Application 1-2016.docx

PLOT PLAN

14TH AVENUE



SCALE: 1" = 200'

C.S.M. 524

PREPARED FOR:

Blanchardville Cooperative Oil Association
c/o Gery Steinmetz
P.O. Box 88
Blanchardville, WI 53516
(608) 523-4293

JOB NO. 23052
DRAWING M: \ORTHOS\2010COLOR\GREENCOUNTY\23052.DWG

 **HASSE**
SURVEYING, LLC
W5820 ILIFF ROAD
MONROE, WI 53566
(608) 325-5321 PHONE
(608) 329-5321 FAX

CERTIFIED SURVEY MAP No. _____

PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 7 EAST, VILLAGE OF NEW GLARUS, GREEN COUNTY, WISCONSIN.

PLAT OF SURVEY
BY: THOM GRENLIE
DATED: 4-12-2002

LOT 1
C.S.M. 4689



14TH AVENUE

14TH AVENUE

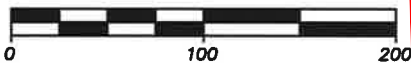
- SEE LEGEND ON SHEET 2
- SEE NOTES ON SHEET 3
- SEE CURVE DATA ON SHEET 3

PLAT OF SURVEY
BY: ROBERT TALARCZYK
DATED: 1-20-1999

O.L. 230

SCALE: 1" = 100'

GRAPHIC BAR SCALE:



-ANY ACCESS CONTROL TO SHOW ALONG HWY 69?

EXTERIOR BEARING/DISTANCE?

LOT DISTANCE?

LOT DISTANCE?

November 6th, 2023

(S89°36'00"W 11.00')
S89°03'50"W, 11.06'

(N0°24'41"W 98.26')
N0°31'41"W, 98.32'

(N0°20'35"W 132.00')
N0°23'02"W, 131.95'

1962 ASSESSOR'S PLAT?

PLAT OF SURVEY
BY: MICHAEL MARTY
DATED: 1-20-2015

LOT 1
C.S.M. 284

(S89°24'15"W)
S89°18'48"W

PREPARED FOR:

Blanchardville Cooperative
Oil Association
c/o Gery Steinmetz, G.M.
P.O. Box 88
Blanchardville, WI 53516
(608) 523-4293

UNPLATTED
LANDS

LOT 1
C.S.M. 524

LOT 1
C.S.M. 284

SEE NOTE 2

HIGHWAY REFERENCE LINE AS ESTABLISHED BY SURVEYORS RICHARD TALARCZYK & ROBERT TALARCZYK

S.T.H. 69

LOT INFO:

LOT 1	LOT 2
44,101 SQ. FT. (1.01 AC.)	76,048 SQ. FT. (1.75 AC.)



HASSE SURVEYING, LLC

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MONROE, WI 53566
(808) 325-5321 PHONE
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CERTIFIED SURVEY MAP No. _____

CHAPTER 236.34(1M) SAYS ALL SHEETS MUST SHOW LOCATION BY P.C., G.L., 1/4-1/4, SECTION, TOWN, RANGE, AND COUNTY.

Lot 1, of Certified Survey Map No. 3841, Recorded in Volume 15 of Certified Survey Maps of the Green County Register of Deeds Office, on Page 23, as Document No. 464045 and part of Lot 1, of Certified Survey Map No. 284, Recorded in Volume 1 of Certified Survey Maps of the Green County Register of Deeds Office, on Page 292, as Document No. 263102, being part of the NW 1/4 of the SE 1/4 of Section 23, Township 4 North, Range 7 East, Village of New Glarus, Green County, Wisconsin, bounded and described as follows:

Commencing at the E 1/4 corner of Section 23; thence S2°08'47"E along the East line of the SE 1/4 of Section 23, 95.87'; thence S87°51'13"W, 2416.57' to the point of beginning; thence Southwesterly, 37.87' along the Westerly right of way line of S.T.H. 69 and the arc of a curve to the right, whose radius is 11394.19' and whose chord bears S7°07'57"W, 37.87'; thence S7°13'40"W along the Westerly right of way line of S.T.H. 69, 760.77'; thence S89°18'48"W along the North line of Lot 1, of Certified Survey Map No. 524, 87.20' to the SE corner of O.L. 231, of the 1962 Revision of Part of New Glarus Assessor's Plat; thence N0°23'02"W along the East line of said O.L. 231, 131.95'; thence N0°31'41"W along the East line of O.L. 230, of the 1962 Revision of Part of New Glarus Assessor's Plat, 98.32'; thence S89°03'50"W along the South line of Lot 1, of Certified Survey Map No. 3841, 11.06'; thence N1°26'25"W along the West line of Lot 1, of Certified Survey Map No. 3841, 561.56' to the Southerly right of way line of 14th Avenue; thence N89°29'43"E along the Southerly right of way line of 14th Avenue, 214.59' to the point of beginning; subject to a public road right-of-way as shown and to any and all easements of record.

I, Todd E. Hasse, Professional Land Surveyor, S-2228, hereby certify that I have made this Certified Survey Map under the direction of Gery Steinmetz, General Manager of the Blanchardville Cooperative Oil Association and that this Survey is in compliance with Section 236.34 of the Wisconsin Statutes and that I have surveyed, monumented and mapped the lands described hereon and that this map is a correct representation of the exterior boundaries and division thereof in accordance with the information that was provided.

November 6th, 2023

WHERE IS THIS SHOWN?

Todd E. Hasse P.L.S. - 2228

REGISTER OF DEEDS CERTIFICATE: Received for record this ____ day of _____, 2023 at ____ o'clock ____M.

and recorded in Volume _____ of Certified Survey Maps of Green County on Page _____.

By: _____
Cynthia A. Meudt Register of Deeds

VILLAGE OF NEW GLARUS APPROVAL:

Approved for recording by the Village of New Glarus this ____ day of _____, 2023.

By: _____
Kelsey Jenson Village Clerk

LEGEND:



Cast Aluminum monument found.



Concrete monument with brass cap found.



1" iron pipe found



3/4" solid round iron rod found.



1 1/4" solid round iron rod found.



3/4" X 24" solid round iron rod set, weighing 1.50 lbs per lineal ft.



Existing chain link fence line.



HASSE SURVEYING, LLC

W5820 ILIFF ROAD
MONROE, WI 53566
(608) 325-5321 PHONE
(608) 329-5321 FAX

CERTIFIED SURVEY MAP No. _____

CHAPTER 236.34(1M) SAYS ALL SHEETS MUST SHOW LOCATION BY P.C., G.L., 1/4-1/4, SECTION, TOWN, RANGE, AND COUNTY.

OWNER'S CERTIFICATE:

The Blanchardville Cooperative Oil Association, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said cooperative caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this Certified Survey Map.

IN WITNESS WHEREOF, the said Blanchardville Cooperative Oil Association, has caused these presents to be signed by Gery Steinmetz, its General Manager, at Blanchardville, Wisconsin and its seal hereunto

affixed this ____ day of _____, 2023.

Gery Steinmetz, General Manager

STATE OF WISCONSIN) SS
GREEN COUNTY)

Personally came before me this _____ day of _____, 2023, the above named Gery Steinmetz, General Manager of the above named cooperative, to me known to be the same person who executed the foregoing instrument and to me known to be such General Manager of said cooperative and acknowledged that he executed the foregoing instrument as such General Manager, as the deed of said cooperative, by its authority.

My commission expires December 13th, 2023.

Kristen M. Hasse Notary Public State of Wisconsin

CURVE DATA:

CURVE	RADIUS	INT. ANGLE	ARC	CHORD	CHORD BEARING	TANGENT BEARING
1-2	11394.19'	0°11'26"	37.87'	37.87'	S7°07'57"W	① S7°02'14"W

ADD LEADING "0" TO BE CONSISTENT WITH COURSE SHOWN ABOVE

NOTES:

1. Corner was set S77°00'23"E, 0.46' from a found 3/4" iron rod.
2. Corner is located N89°18'48"E, .12' from a found 1 1/4" iron rod found.
3. The current Zoning for this parcel is C-2 Highway Commercial District.
4. Road centerline and right-of-way locations were determined from survey data of public record (Certified Survey Maps 284, 1560, 2080, 2742, 3323, 3369, 3394, 3841, 3945, 4118, 4689, 4925).
5. Bearings are referenced to the East line of the SE 1/4 of Section 23, which bears S2°08'47"E, according to the Green County Coordinate System, as defined by the Wisconsin Department of Transportation and determined by GPS observation, 2007 Adjustment.

November 6th, 2023



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November 6th, 2023

Todd E. Hasse P.L.S. - 2228

REGISTER OF DEEDS CERTIFICATE: Received for record this _____ day of _____, 2023 at ____ o'clock ____M.

and recorded in Volume _____ of Certified Survey Maps of Green County on Page _____.

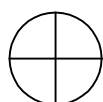
By: _____
Cynthia A. Meudt Register of Deeds

VILLAGE OF NEW GLARUS APPROVAL:

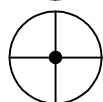
Approved for recording by the Village of New Glarus this _____ day of _____, 2023.

By: _____
Kelsey Jenson Village Clerk

LEGEND:



Cast Aluminum monument found.



Concrete monument with brass cap found.

■ 1" iron pipe found

● 3/4" solid round iron rod found.

▲ 1 1/4" solid round iron rod found.

○ 3/4" X 24" solid round iron rod set,
weighing 1.50 lbs per lineal ft.

— Existing chain link fence line.

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IN WITNESS WHEREOF, the said Blanchardville Cooperative Oil Association, has caused these presents to be signed by Gery Steinmetz, its General Manager, at Blanchardville, Wisconsin and its seal hereunto

affixed this _____ day of _____, 2023.

Gery Steinmetz, General Manager

STATE OF WISCONSIN) SS
GREEN COUNTY)

Personally came before me this _____ day of _____, 2023, the above named Gery Steinmetz, General Manager of the above named cooperative, to me known to be the same person who executed the foregoing instrument and to me known to be such General Manager of said cooperative and acknowledged that he executed the foregoing instrument as such General Manager, as the deed of said cooperative, by its authority.

My commission expires December 13th, 2023.

Kristen M. Hasse Notary Public State of Wisconsin

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NOTES:

1. Corner was set S77°00'23"E, 0.46' from a found 3/4" iron rod.
2. Corner is located N89°18'48"E, 0.12' from a found 1 1/4" iron rod found.
3. The current Zoning for this parcel is C-2 Highway Commercial District.
4. Road centerline and right-of-way locations were determined from survey data of public record (Certified Survey Maps 284, 1560, 2080, 2742, 3323, 3369, 3394, 3841, 3945, 4118, 4689, 4925).
5. Bearings are referenced to the East line of the SE 1/4 of Section 23, which bears S2°08'47"E, according to the Green County Coordinate System, as defined by the Wisconsin Department of Transportation and determined by GPS observation, 2007 Adjustment.
6. These parcels are subject to Authorization for Access to or Across a Controlled-Access Highway by Wisconsin Department of Transportation to Blanchardville Co-op Oil Association as recorded in Volume 799 of Records, Page 379, as Document No. 444046 and also as recorded in Volume 858 of Records, on Page 564, as Document No. 457807.

November 6th, 2023



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