

NEW GLARUS
JOINT EXTRATERRITORIAL ZONING COMMITTEE MEETING
TOWN OF NEW GLARUS / VILLAGE OF NEW GLARUS
Village Hall Board Room – 319 2nd Street, New Glarus, WI
2/19/24 5:00 P.M.

AGENDA:

- 1) Call to Order
- 2) Approval of Agenda
- 3) Public Comments
- 4) Approval of 8/22/23 Meeting Minutes
- 5) Discussion and Potential Recommendation on the Application for Land Division by Certified Survey Map (CSM), N8250 Marty Road
- 6) Public Hearing on the Talarczyk Preliminary Plat, Kubly Road, Parcels 2302401750000, 2302401750100, 2302401750200
- 7) Discussion and Potential Recommendation on the Talarczyk Preliminary Plat, Kubly Road, Parcels 2302401750000, 2302401750100, 2302401750200
- 8) Adjournment

Lauren Freeman
Administrator
Village of New Glarus

POSTED: New Glarus Village Hall – 2/16/24
New Glarus Post Office – 2/16/24
Bank of New Glarus - 2/16/24

Kelsey Jenson, Clerk

PERSONS REQUIRING ADDITIONAL INFORMATIONAL SERVICES TO PARTICIPATE IN A PUBLIC MEETING MAY CONTACT THE VILLAGE CLERK FOR ASSISTANCE AT 608-527-2510.

New Glarus Joint Extraterritorial Zoning Committee
Town of New Glarus/Village of New Glarus
Village Hall Board Room – 319 2nd Street, New Glarus, WI
8/22/23 6:00 PM

The meeting was called to order at 6:00 p.m. by Roger Truttman (Village). Members Present: Roger Truttman (Village), Bekah Stauffacher (Village), Suzi Janowiak (Village), Jim Hoesly (Town), Robert Elkins (Town), Chris Narveson (Town). Also Present: Village Administrator Lauren Freeman

Approval of Agenda: Chris Narveson moved approval of agenda. Jim Hoesly seconded. Motion passed 6-0

Approval of Minutes from 3/21/23: Bekah Stauffacher moved approval. Suzi Janowiak seconds. Motion passes 6-0.

Public Comments: None

Discussion and Potential Recommendation on the Green County Highway Department Application for Land Division by Certified Survey Map (CSM), W6177 State Hwy 39, Parcel 2302401220000: Jim Hoesly moved to recommend application for land division to the Village Board. Bekah Stauffacher seconds. Jim Hoesly moved to amend motion to include changing the “66’ private road easement” to “Reserved for Future 66’ Wide Street” on the CSM, seconded by Suzi Janowiak. Amendment passed 6-0. Original motion with amendment passes 6-0.

Adjournment: Meeting adjourned at 6:17 p.m.

Minutes taken by Lauren Freeman, Village Administrator.



To: New Glarus Extraterritorial Zoning (ETZ) Committee, Village Board

From: Mark Roffers, Village Planning Consultant

Date: February 13, 2024

Re: 8250 Marty Road (Klein) Extraterritorial CSM

Recommendation: I recommend that the ETZ Committee approve a motion recommending Village Board approval of the CSM, dated 1/19/2024, and then the Village Board approve a motion approving that same CSM, subject to the following conditions:

1. Prior to the addition of Village signature, the applicant shall amend the CSM and resubmit it for Village Administrator approval with the following adjustments:
 - a. Clearly indicate on the CSM or other document for recording the limitations outside of the designated “cluster envelopes” on each lot, and/or rename them to “cluster building envelopes” or similar for greater common understanding of their function without depending on municipal program understanding.
 - b. Adjust the cluster envelope for CSM Lot 3 to have a western edge no closer than less than 80 feet from the eastern Marty Road right-of-way edge.
 - c. On Sheet 5, correct spelling of “pavement” and specify whose responsibility it will be to relocate the existing driveway, and when or via what triggering event.
 - d. Amend the Owner’s Certificate on Sheet 7 to indicate that the CSM must also be submitted to the Village for approval.
 - e. Amend the Surveyor’s Certificate on Sheet 8 to indicate that the surveyor has complied with the Village of New Glarus subdivision regulations to the extent required by law.
 - f. Add the following note: “Aside from the removal of dead or dying trees, there shall be no disturbance within slopes of 20% or greater marked on this CSM.”
 - g. Add the following note: “Through Section 823.08 of Wisconsin Statutes, the Wisconsin Legislature has adopted a right-to-farm law. This statute limits the remedies of owners of later established residential property to seek changes to preexisting agricultural practices in the vicinity of the residential property. Active agricultural operations are now taking place and may continue in the vicinity of this CSM. These active agricultural operations may produce noises, odors, dust, machinery traffic, or other conditions during all hours of the day and night.”

2. Within one month of their recording, the applicant shall provide to the Village Administrator copies of the recorded plat, easement, and restriction described above.

Requested Approval: Certified Survey Map (CSM). Within the 1.5 mile extraterritorial land division approval jurisdiction, CSMs require an ETZ Committee recommendation and Village Board approval. Town and County approvals are also required.

Site Area and Location: The CSM is about 1.3 mile southwest of the nearest Village limits, and covers 42 acres on the east side of Marty Road, which the State has designated as a “rustic road.” The CSM is in the Village’s *land division review* jurisdiction but not its extraterritorial *zoning* jurisdiction.

Current Land Use: One single-family residence within the area of proposed CSM Lot 2. Lands northwest of the residence are wooded and most of the rest of the CSM area is farmed. The eastern edge of proposed Lot 3 has slopes of 20%+. There is no mapped wetland or floodplain.

Proposed Use: It appears that CSM Lots 1 and 3 would be made available for two additional single-family residences. The CSM includes 2 acre cluster (building) envelopes for each lot. While each lot would have frontage on Marty Road, it appears that Lot 3 may share driveway access with CSM Lot 2.

Village Comprehensive Plan Recommendations: CSM area has been designated for future “Rural Single Family Residential” land use in the Village’s plan, intended to provide for “groups of five or more single family homes, generally built on lots of at least two acres, and served by private waste treatment systems.” Within areas so planned, the Village’s Comprehensive Plan advises to “preserve views, open space, farmland, and natural features that maintain rural character” and “arrange individual homes in desirable locations, considering topography, privacy, and views of open space.”

Applicable Extraterritorial Land Division Rules: Village Board and ETZ Committee review over this CSM is prescribed under Chapter 265 (Subdivision of Land) of Village ordinances, to the extent limited by Wisconsin Statutes and court decisions. After conferring with the Village Attorney, these are likely limited to the following ordinance provisions:

1. Land suitability requirements in its Section 265-8. It is my opinion that the land is suitable for the proposed CSM, subject to the recommended condition above regarding steep slope preservation. The location of the Lot 3 building envelope and what I believe is a proposed shared drive with Lot 2 would also help preserve the woods along Marty Road.
2. Procedural requirements for CSM review in its Section 265-14. Sufficiently met.

3. Extraterritorial land division review provisions in Section 265-17. The proposed CSM complies with general extraterritorial land division policies in this section. Section 265-17 A.(6) also specifies that “extraterritorial land divisions that are beyond the extraterritorial zoning jurisdiction but within the extraterritorial land division approval jurisdiction shall be designed in accordance with the standards printed within Sections 305-110, 305-121, and 305-122 of Village ordinances. Section 305-110 includes land use regulations that cannot be legally enforced, plus a minimum 2 acre lot size regulation and dimensional requirements that can be enforced (and are met with the CSM). Section 305-121 includes maximum density regulations that likely cannot be enforced outside of the extraterritorial *zoning* area, by court decision. Section 305-122 contains “rural character design standards” that I believe are enforceable to the extent they are not regulating the use of land but rather its design. Most of these “rural character” standards appear to be met with this CSM. The future residence on Lot 1 may be highly visible from Marty Road, which runs counter to these standards. That visibility should be mitigated somewhat by a generous building setback; per the CSM, the cluster envelope for Lot 1 scales at about 50-60 feet setback from Marty Road. Most nearby houses along Marty Road are set back 100+ feet, which is why I am advising a slightly greater setback to meet rural charter standards. Additional tree planting in that expanded setback area is also encouraged. The rural character design standards also advise the “right-to-farm” note recommended above.
4. Technical requirements in its Article V. These are met, subject to the recommended technical conditions above. The surveyor is also advised to verify the accuracy of the CSM’s legal description.
5. Block and lot design standards in its Sections 265-41 and 265-42. These are met or not applicable given the CSM’s configuration.

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:

- X 1. Completed land division or consolidation by CSM application.

- N/A 2. Fifteen (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.
-submitted PDF via email.

- X 3. Plot map to show location of CSM.

- X 4. Completed Environmental Assessment checklist (attached to application).

- X 4. Fee of \$100.00 (Resolution R10-05).
-submitted by owner under separate cover.

PERMIT FEE: _____
PERMIT NO.: _____

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

TODAY'S DATE: _____

APPLICANT NAME: Matt and Jennifer Klein
ADDRESS: 1991 Spring Rose Road, Verona, WI 53593
TELEPHONE: 608-235-0390

SITE ADDRESS: 8250 Mart Road, Town of New Glarus

DESCRIPTION OF SITE BY LOT, BLOCK AND RECORDED SUBDIVISION OR BY
METES & BOUNDS: See Certified Survey Map

PRESENT ZONING OF SITE: Agriculture

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: 8250 Marty Road
 Applicant's Name: Matt and Jennifer Klein

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
Changes in relief and drainage patterns? If yes, attach two (2) copies of: <input type="checkbox"/> A topographic map showing, at a minimum, two (2) foot contour intervals.		X
A floodplain? 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
An area of soil instability - greater than 20% slope and/or organic soils, peats, or mucks at or near the surface?	X	
Prime agricultural land (Class I, II, or III soils)?		X
Wetlands and mapped environmental corridors?		X
Unique physical features or wildlife habitat?		X

WATER RESOURCES

Does the proposed project involve any of the following:

Location within the area traversed by a navigable stream or dry run?		X
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HUMAN AND SCIENTIFIC INTEREST

Does the project site involve any of the following:

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

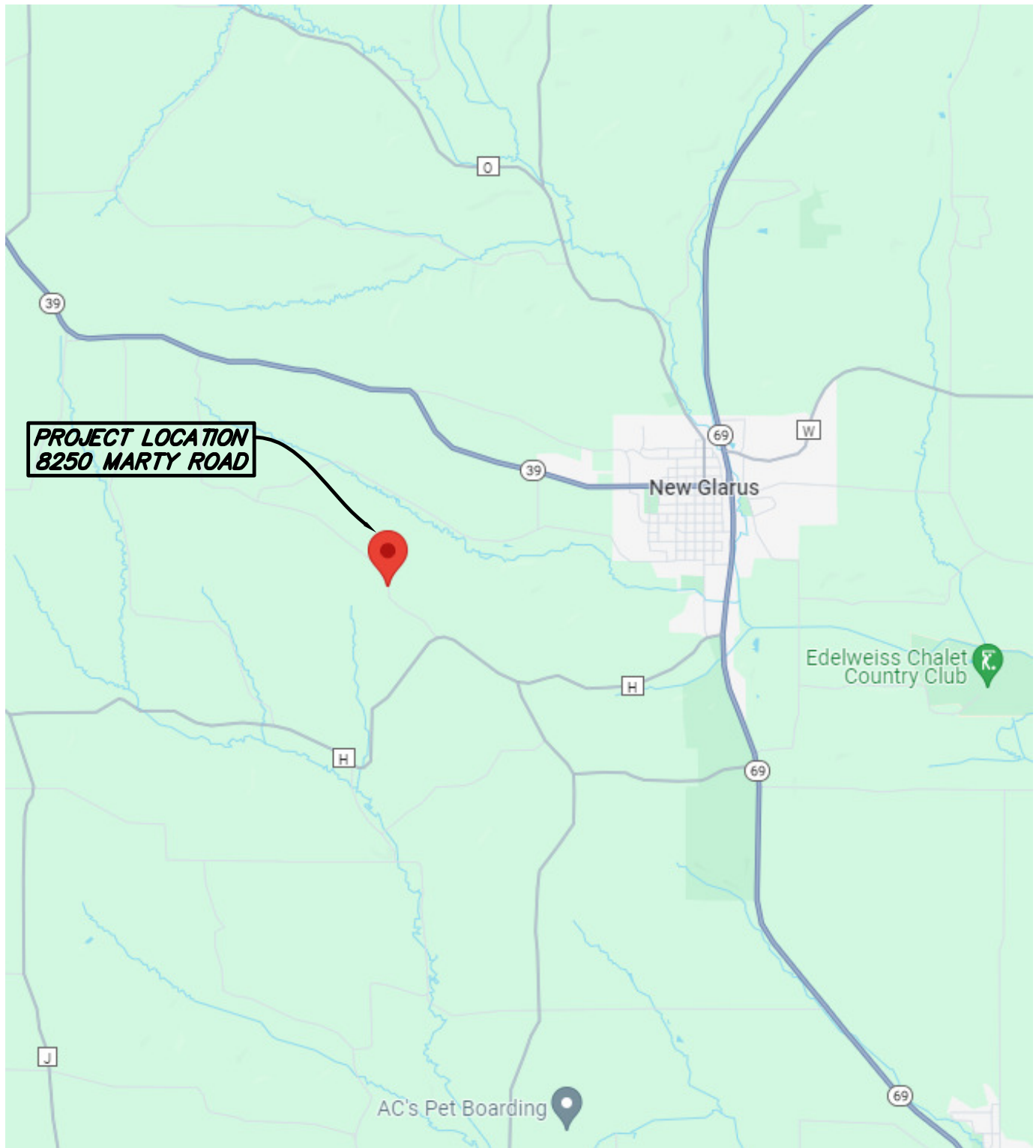
ENERGY, TRANSPORTATION AND COMMUNICATIONS		
Does the development encompass any future street appearing on the Village of New Glarus Official Map?		X
Is the development traversed by an existing or planned utility corridor (gas, electricity, water, sewer interceptor, communications, storm sewer)?		X
VILLAGE PLANNING		
Is the development consistent with the Village Master Plan and other adopted planning documents?	X	
<p>Please provide any other relevant information below:</p> <p>Project is located in the Town of New Glarus, within the extra-territorial review jurisdiction of the Village of New Glarus.</p> <p>Review fee submitted under separate cover.</p>		

Date

Applicant Signature



NOT TO SCALE



LOCATION MAP - 8250 MARTY ROAD

Town of New Glarus, Green County, WI
01/09/2024

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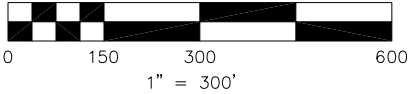
CERTIFIED SURVEY MAP No. _____

LOCATED IN THE SE1/4 OF THE NW1/4, THE SW1/4 OF THE NE1/4, AND THE NE1/4 AND NW1/4 OF THE SW1/4 OF SECTION 21, T4N, R7E, TOWN OF NEW GLARUS, GREEN COUNTY, WISCONSIN.



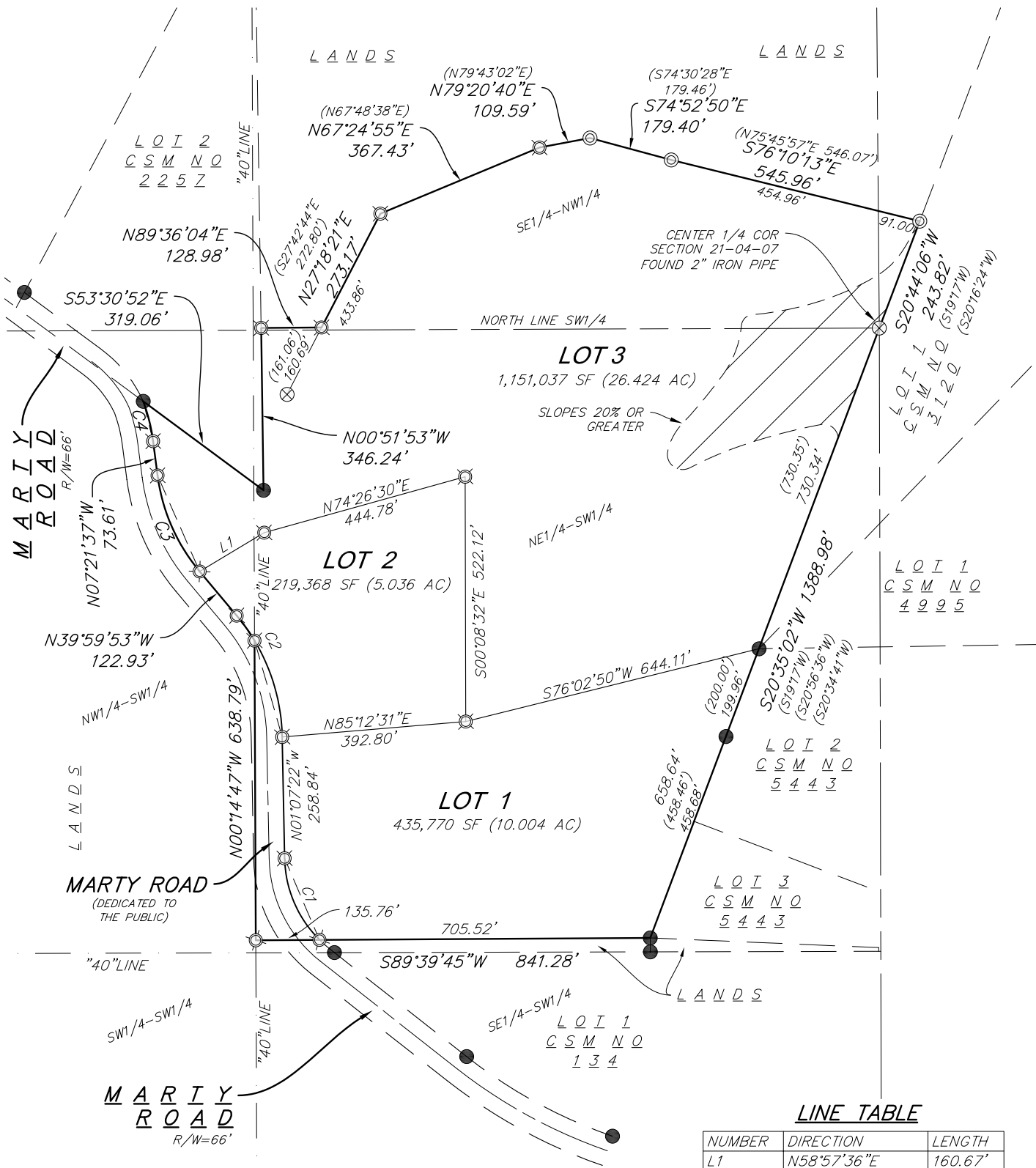
BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, GREEN COUNTY, THE EAST LINE OF THE NW 1/4 OF SECTION 21-04-07 MEASURED AS BEARING N00°27'57"W

GRAPHIC SCALE, FEET



SURVEY LEGEND

- FOUND 3/4" ϕ IRON ROD
- ⊗ FOUND 2" ϕ IRON PIPE
- ⊙ FOUND 1" ϕ IRON PIPE
- ⊗ SET 3/4" X 18" ϕ SOLID IRON RE-ROD, MIN. WT. 1.50 lbs./ft.
- () RECORDED AS INFORMATION



LINE TABLE

NUMBER	DIRECTION	LENGTH
L1	N58°57'36"E	160.67'

19 Jan 2024 - 4:57p M:\Klein, Matt\230385_8250 Marty Road, Town of New Glarus\CADD\230385 - CSM.dwg by: kpap

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Job #: 230385
Date: 01/19/2024
Rev:
Drafted By: KPAP
Checked By: KPAP

SURVEYED FOR:
MATT AND JENNIFER
KLEIN
1991 SPRING ROSE RD
VERONA, WI 53593

SURVEYED BY:
Vierbicher Associates, Inc.
999 Fourier Drive
Suite 201
Madison, WI 53717
(608) 826-0532

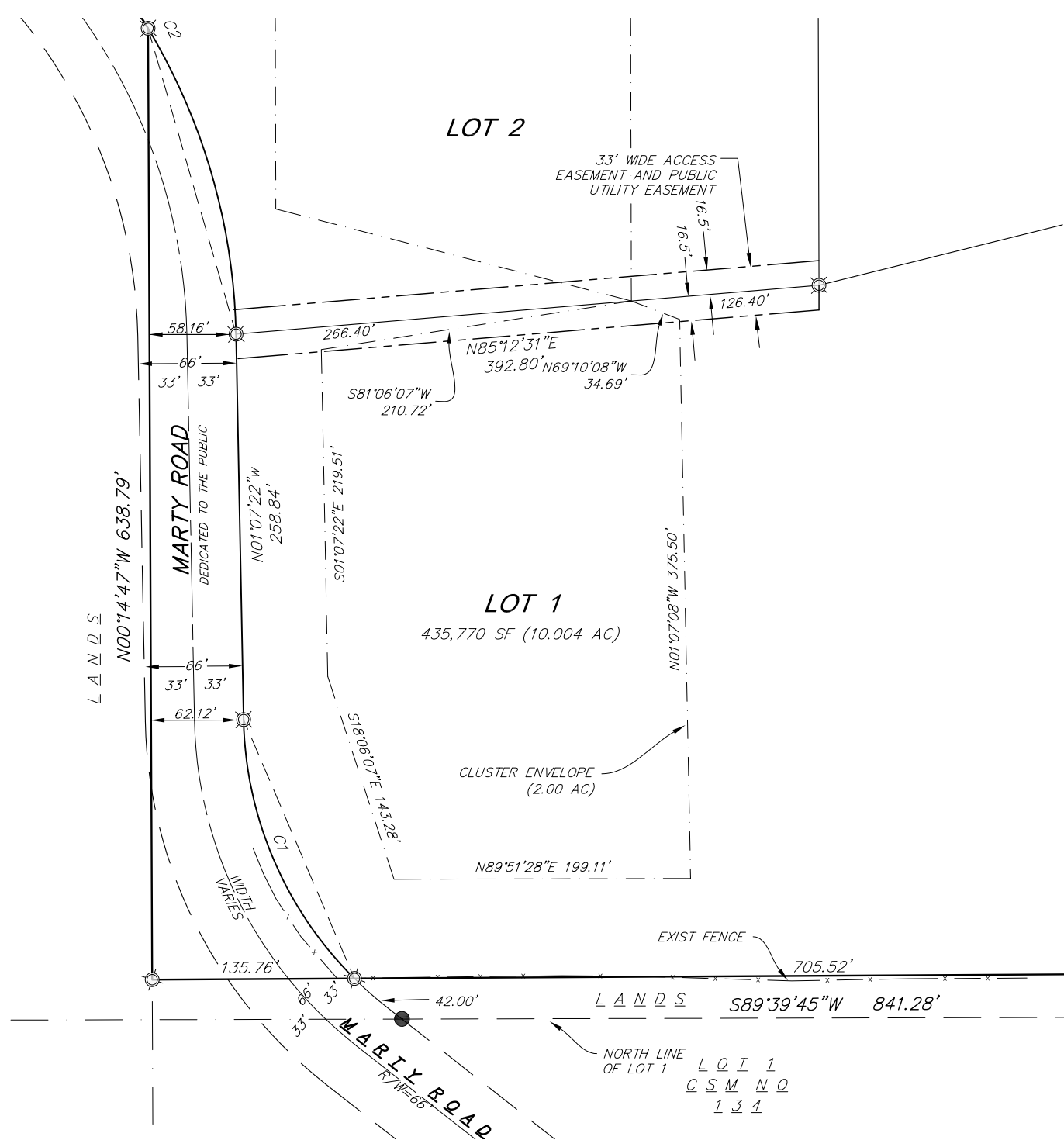
SHEET
1 OF 9

CERTIFIED SURVEY MAP No. _____

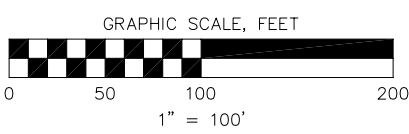
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- SURVEY LEGEND**
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 - ⊗ SET 3/4" X 18" Ø SOLID IRON RE-ROD, MIN. WT. 1.50 lbs./ft.
 - () RECORDED AS INFORMATION

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Job #: 230385
Date: 01/19/2024
Rev:
Drafted By: KPAP
Checked By: XXXX

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2 OF 9

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SURVEY LEGEND

- FOUND 3/4" ϕ IRON ROD
- ⊗ FOUND 2" ϕ IRON PIPE
- ⊙ FOUND 1" ϕ IRON PIPE
- ⊗ SET 3/4" X 18" ϕ SOLID IRON RE-ROD, MIN. WT. 1.50 lbs./ft.
- () RECORDED AS INFORMATION

LOT 3

LOT 2

219,368 SF (5.036 AC)

CLUSTER ENVELOPE
(2.00 AC)

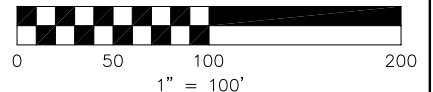
LOT 1

MARTY ROAD
(DEDICATED TO THE PUBLIC)



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, GREEN COUNTY, THE EAST LINE OF THE NW 1/4 OF SECTION 21-04-07 MEASURED AS BEARING N00°27'57"W

GRAPHIC SCALE, FEET



19 Jan 2024 - 4:57p M:\Klein, Matt\230385_8250 Marty Road, Town of New Glarus\CADD\230385 - CSM.dwg by: kpap

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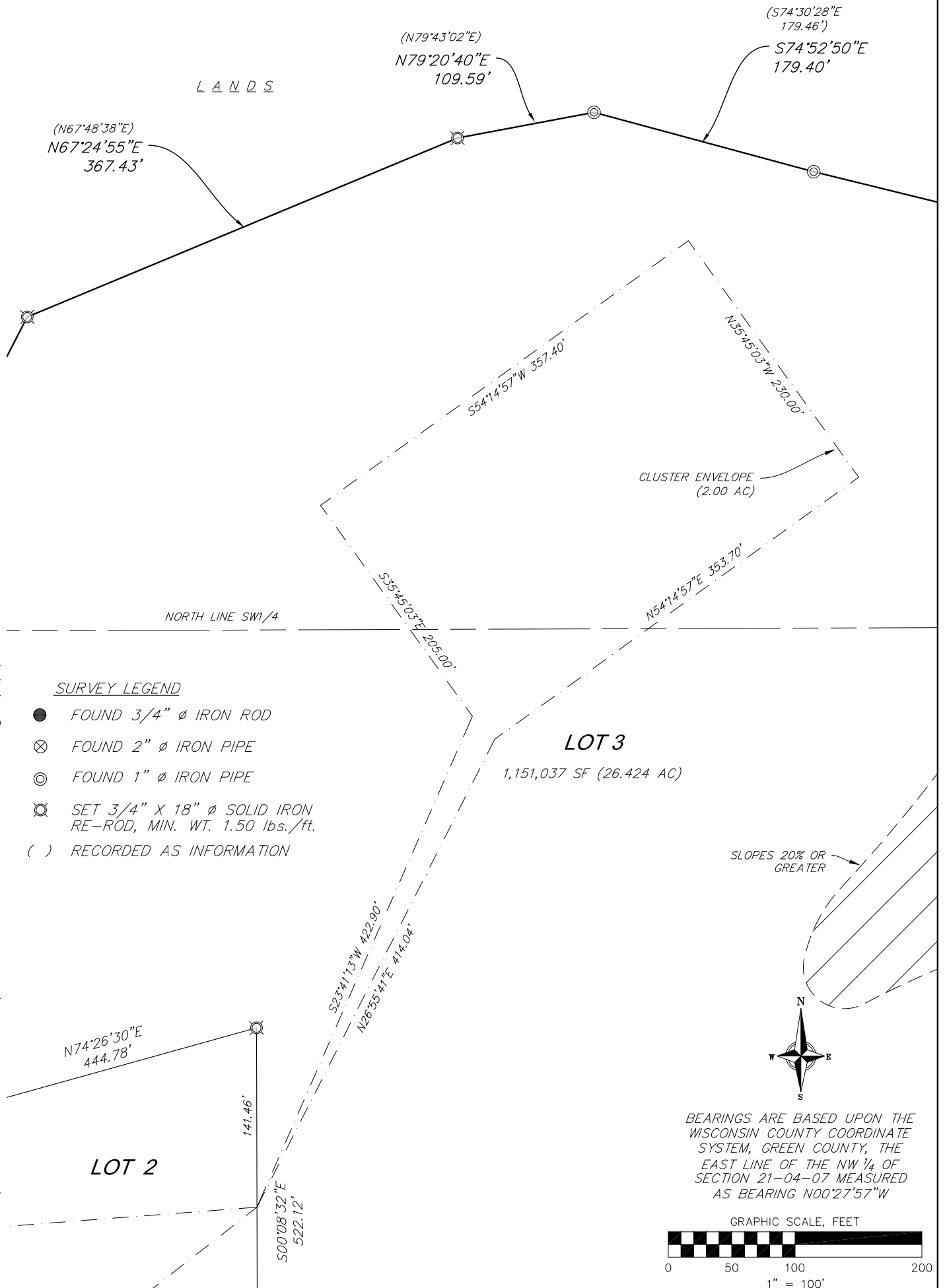
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19 Jan 2024 - 4:58p M:\Klein, Matt\230385_8250 Marty Road, Town of New Glarus\CADD\230385 - CSM.dwg by: kpap

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LOT 2
 CSM NO
 225Z

EXISTING CONDITIONS

LOT 3

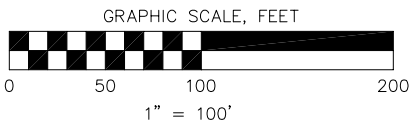
MARTY ROAD
 R/W=66'
 LANDS

EXISTING EDGE OF PAVEMTN

EXISTING ASPHALT DRIVE
- TO BE RELOCATED



BEARINGS ARE BASED UPON THE
 WISCONSIN COUNTY COORDINATE
 SYSTEM, GREEN COUNTY, THE
 EAST LINE OF THE NW 1/4 OF
 SECTION 21-04-07 MEASURED
 AS BEARING N00°27'57"W



EXISTING GRAVEL DRIVE

LOT 2

EXISTING WELL

EXISTING SEPTIC MANHOLE

EXISTING SEPTIC VENT

W

S

S.V.

S.V.

EXISTING CLEANOUT

EXISTING HOUSE

EXISTING CONCRETE DRIVE

LOT 1

MARTY ROAD
 DEDICATED TO THE PUBLIC

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Job #: 230385
 Date: 01/19/2024
 Rev:
 Drafted By: KPAP
 Checked By: KPAP

SURVEYED FOR:
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5 OF 9

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SECTION TIE DETAIL

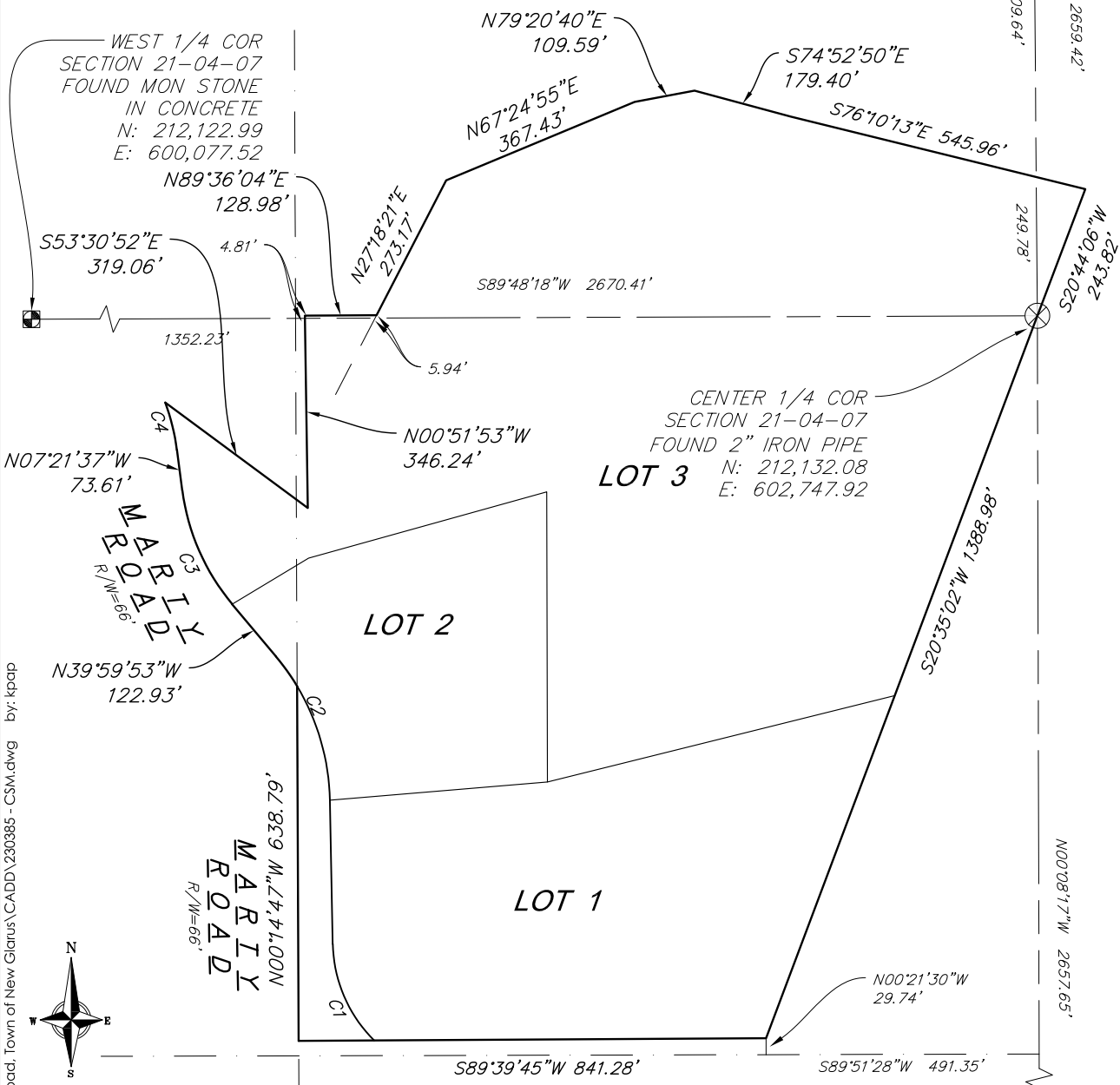
(NOT TO SCALE)

NORTH 1/4 COR
SECTION 21-04-07
FOUND ALUM MON
N: 214,791.42
E: 602,726.29

WEST 1/4 COR
SECTION 21-04-07
FOUND MON STONE
IN CONCRETE
N: 212,122.99
E: 600,077.52

CENTER 1/4 COR
SECTION 21-04-07
FOUND 2" IRON PIPE
LOT 3
N: 212,132.08
E: 602,747.92

SOUTH 1/4 COR
SECTION 21-04-07
FOUND ALUM MON
N: 209,474.44
E: 602,754.32



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, GREEN COUNTY, THE EAST LINE OF THE NW 1/4 OF SECTION 21-04-07 MEASURED AS BEARING N00°27'57"W

CURVE DATA

NUMBER	CENTRAL ANGLE	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT BEARING
C1	44°05'02"	251.89'	193.83'	N 23°10'03" W	189.08'	IN - N 45°12'44" W
C2	38°52'31"	415.00'	281.58'	N 20°33'37" W	276.21'	
LOT 2 R/W	29°50'12"	415.00'	216.11'	N 16°02'28" W	213.68'	OUT - N 30°57'34" W
EXT BNDY	09°02'19"	415.00'	65.47'	N 35°28'43" W	65.40'	
C3	32°38'15"	398.00'	226.71'	N 23°40'45" W	223.66'	
C4	13°03'55"	385.00'	87.79'	N 13°50'55" W	87.60'	OUT - N 20°22'53" W

19 Jan 2024 - 4:58p M:\Klein, Matt\230385_8250 Marly Road, Town of New Glarus\CADD\230385 - CS.M.dwg by: kpap



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OWNER'S CERTIFICATE

Klein Family Trust, as owner(s), hereby certifies that it caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon. It further certifies that this Certified Survey map is required by S236.34 to be submitted to the Town of New Glarus and Green County for approval. Witness the hand and seal of said owner this _____ day of _____, 20__.

KLEIN FAMILY TRUST

By: _____
Matthew Klein

By: _____
Jennifer Klein

State of Wisconsin)
)ss.
County of _____)

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

Notary Public, State of Wisconsin

My Commission expires: _____

CONSENT OF MORTGAGEE

Benton State Bank, 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 Benton State Bank, has caused these presents to be signed by _____ its _____, at _____, Wisconsin, on this _____ day of _____, 20__.

BENTON STATE BANK


By: _____

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 officer as the deed of said banking association, by its authority.

Notary Public, State of Wisconsin

My Commission expires: _____

vierbicher planners engineers advisors		Job #: 230385	SURVEYED FOR: MATT AND JENNIFER KLEIN 1991 SPRING ROSE RD VERONA, WI 53593	SURVEYED BY: Vierbicher Associates, Inc. 999 Fourier Drive Suite 201 Madison, WI 53717 (608) 826-0532	SHEET 7 OF 9
		Date: 01/19/2024			
		Rev:			
		Drafted By: KPAP			
		Checked By: KPAP			

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SURVEYOR'S CERTIFICATE

I, Kevin J. Pape, Professional Land Surveyor No., S-2568, do hereby certify that this Certified Survey Map is in full compliance with Chapter 236.34 of the Wisconsin State Statutes, Chapter A-E7 of the Wisconsin Administrative Code and Chapter 110 of the Town of New Glarus Code; and under the direction of the Owner listed heron, I have surveyed, divided and mapped the lands described herein and that said map is a correct representation of the exterior boundaries and division of the land surveyed.

Date: _____



DRAFT

Kevin J. Pape, WI PLS No. S-2568
Vierbicher Associates, Inc

DESCRIPTION

Being located in the SE1/4 of the NW1/4, the SW1/4 of the NE1/4, and the NE1/4 and NW1/4 of the SW1/4 of Section 21, T4N, R7E, Town of New Glarus, Green County, Wisconsin, described as follows: Commencing at the south quarter corner of said Section 21; thence N00°08'17"W, 1328.82 feet along the east line of the southwest quarter of said Section 21; thence S89°51'28"W, 491.35 feet; thence N00°21'30"W, 29.74 feet to the southwest corner of Lot 3, Certified Survey Map No. 5443 and the point of beginning; thence S89°39'45"W, 841.28 feet; thence N00°14'47"W, 638.79 feet along the west line of the NE1/4 of the SW1/4 of said Section 21 to a point on the northeasterly right-of-way line of Marty Road and point of curve; thence northwesterly on a curve to the left which has a radius of 415.00 feet and a chord which bears N35°28'43"W, 65.40 feet; thence N39°59'53"W, 122.93 feet along said northeasterly right-of-way line to a point of curve; thence northwesterly along said northeasterly right-of-way line on a curve to the right which has a radius of 398.00 feet and a chord which bears N23°40'45"W, 223.66 feet; thence N07°21'37"W, 73.61 feet along said northeasterly right-of-way line to a point of curve; thence northwesterly along said northeasterly right-of-way line on a curve to the left which has a radius of 385.00 feet and a chord which bears N13°50'55"W, 87.60 feet; thence S53°30'52"E, 319.06 feet; thence N00°51'53"W, 346.24 feet; thence N89°36'04"E, 128.98 feet; thence N27°18'21"E, 273.17 feet; thence N67°24'55"E, 367.43 feet; thence N79°20'40"E, 109.59 feet; thence S74°52'50"E, 179.40 feet; thence S76°10'13"E, 545.96 feet to a point on the northwesterly line of Certified Survey Map No. 3120; thence S20°44'06"W, 243.82 feet along said northwesterly line to the center quarter corner of said Section 21; thence S20°35'02"W, 1388.98 feet along said northwesterly line Lot 1 and the northwesterly line of Lots 2 and 3, Certified Survey Map No. 5443 to the southwest corner of said Lot 3 and the point of beginning. Contains 1,844,627 SF (42.347 AC).

19 Jan 2024 - 4:59p M:\Klein, Matt\230385_8250 Marty Road, Town of New Glarus\CADD\230385 - CS.M.dwg by: kpap

 planners engineers advisors		Job #: 230385	SURVEYED FOR: MATT AND JENNIFER KLEIN 1991 SPRING ROSE RD VERONA, WI 53593	SURVEYED BY: Vierbicher Associates, Inc. 999 Fourier Drive Suite 201 Madison, WI 53717 (608) 826-0532	SHEET 8 OF 9
		Date: 01/19/2024			
		Rev:			
		Drafted By: KPAP			
		Checked By: KPAP			

©Vierbicher Associates, Inc.

CERTIFIED SURVEY MAP No. _____

LOCATED IN THE SE1/4 OF THE NW1/4, THE SW1/4 OF THE NE1/4, AND THE NE1/4 AND NW1/4 OF THE SW1/4 OF SECTION 21, T4N, R7E, TOWN OF NEW GLARUS, GREEN COUNTY, WISCONSIN.

TOWN OF NEW GLARUS APPROVAL

Approved for recording this _____ day of _____, 20_____.
per the Town of New Glarus.

Chris Narveson, Town Chair

VILLAGE OF NEW GLARUS EXTRATERRITORIAL APPROVAL

Approved for recording this _____ day of _____, 20_____.
per the Village of New Glarus.

Kelsey Jensen, Clerk/Treasurer

GREEN COUNTY APPROVAL

Approved for recording this _____ day of _____, 20_____.
per the Green County Zoning Committee.

Adam Wiegel, Zoning Administrator

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 20_____

at _____ o'clock _____m. and recorded in Volume _____ of Certified

Survey Maps on pages _____, as Doc. No. _____.

Cynthia Meudt, Green County Register of Deeds

19 Jan 2024 - 4:59p M:\Klein, Matt\230385_8250 Marty Road, Town of New Glarus\CADD\230385 - CSM.dwg by: kpap





February 13, 2024

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

Re: Klein Preliminary CSM Review

Dear Chair Narveson and Plan Commission Members:

I am writing to convey my review comments of the CSM submitted by Kevin Pape on behalf of landowners Matthew and Mary Klein (Daryl Murken property at time of ordinance). The Applicant is seeking a 3-lot cluster division. The lots would be accessed using the frontage along Marty Road. As noted in the letter that accompanied the submittal, the existing driveway to N8250 Marty Road would be relocated and used to access the Lots. It is my understanding from discussions with the Applicants' land surveyor that they may wish to leave the existing driveway in place and construct a joint driveway for lots 1 and 3. This should be clarified by the Applicant. If a joint driveway is proposed, the Applicant shall provide a joint driveway agreement for execution with the final CSM as required by Section 36-5 (P.) of the Town Ordinances. No further driveway permits should be issued without this recorded agreement.

Available Splits and Development Potential

As provided by the Applicant, the proposed 3 lot cluster development is a viable development option for the property. The three lots are proposed on 42.347 acres and include three 2-acre cluster envelopes. The original homestead is included as one of the lots (Lot 2). Assuming all acreage outside of the 2-acre building envelopes will be restricted as Open Space, the proposed development would need to provide a deed restriction on the remaining lands to satisfy the Town Open Space requirements. I have attached a sample deed restriction that can be used by the Applicant to develop the final document.

Comments Regarding Conformance with Town Ordinances

§110-7 Land Suitability

The Technical Review Committee was not convened to evaluate land suitability for the proposed CSM. However, much of the information required in this section of the Ordinance has been provided by the Applicant and is shown in the proposed CSM.

A screening for areas with endangered species or resources was completed by the Applicant. The screening indicates that there is potential for the development to impact endangered species or endangered species habitat. Therefore, we would recommend a formal ERR review be performed as a condition of CSM approval. We reviewed available archaeological site information from the Wisconsin Historical Society on behalf of the Applicant and there are no listed areas of Archaeological concern affected by this land division.

The soil information provided by the Applicant indicates that the soils on the site are primarily New Glarus Silt Loams which have are 'very limited' for use as septic tank absorption fields (USDA Web Soil Survey). The primary limiting factor for this soil is the depth to bedrock, and slow water movement through the soil medium. In consideration of these limitations, it would be prudent to require the Applicant to identify appropriate septic system locations based on percolation tests or provide a note on the CSM alerting potential lot owners that shallow bedrock conditions may not allow the installation of conventional waste disposal systems as approved by DSPS.

§110-9 Hillside Protection

The slope of the hillsides proposed for the proposed lots vary with some sections that exceed a 20% grade. These areas have been noted on the CSM and are outside of proposed the cluster envelopes. Access for Lot 3 will require construction of a long driveway across areas where the terrain is steep. Therefore, we recommend the Town require lot 3 to submit a site plan for the proposed building location and which including a driveway plan for review and approval by the Town prior to building permit issuance. A note to this effect should be included on page 3 of the CSM stating:

"Residential home construction on Lot 3 will require submittal of a site plan demonstrating compliance with the Town of New Glarus Driveway Ordinance (Chapter 36) and depicting the proposed home location within the cluster envelope."

§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 existing buildings should be dimensioned to the property lines unless they will be razed.
2. Notes clarifying the requirements for Open Space should be added to the CSM. Where the CSM provides the location of the Cluster Envelope (sheets 2, 3, 4, 5) label the areas outside of the cluster envelopes as "Open Space" and add the following notes:
 - a. "All areas designated as "Open Space" shall be left undeveloped and free from residential, commercial, or Industrial structures. Permitted uses of Open Space are agriculture, recreation, passive recreation use, and preservation of environmentally sensitive features."

- b. "All buildings not supporting agricultural or passive recreational use shall be limited to placement within the Cluster Envelopes shown. Additional building setbacks per the Green County Zoning Code shall also be met."

Next Steps toward Approval

Following discussion by the Plan Commission on the contents of this review letter, 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 L. Schleeper, PE

Enclosures – Draft Motion for Conditional Approval

Cc: Kevin Pape, Vierbicher

Klein 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 Klein property on Marty Road as prepared by Vierbicher.. The CSM, dated January 19, 2024, 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. The Applicant shall clarify the intention to construct joint or individual driveways for the CSM with the final CSM. 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 provide a deed restriction for the Open Space outside of the depicted Cluster Envelopes on all parcels to satisfy the Open Space requirements of the development. The Deed Restriction shall be recorded concurrently with the Final CSM by the Applicant with copies provided to the Town Clerk.
3. The Applicant shall provide a copy of the Endangered Resources Review from the DNR to the Town prior to recording the CSM.
4. The Applicant shall amend the CSM to address the following:
 - a. Include a note on the CSM stating: "Lots within this land division may have areas of shallow depths to bedrock that preclude the installation of conventional waste disposal systems. All waste disposal systems shall be approved by the Wisconsin Department of Safety and Professional Services."
 - b. Dimension the existing buildings to the property lines unless they will be razed.
 - c. Add the following notes:
 - i. "Residential home construction on Lot 3 will require submittal of a site plan demonstrating compliance with the Town of New Glarus Driveway Ordinance (Chapter 36) and depicting the proposed home location within the cluster envelope."
 - ii. "All areas designated as "Open Space" shall be left undeveloped and free from residential, commercial or Industrial structures. Permitted uses of Open Space are agriculture, recreation, passive recreation use, and preservation of environmentally sensitive features."
 - iii. "All buildings shall be limited to placement within the Building Envelopes shown. Additional building setbacks per the Green County Zoning Code shall also be met."
5. 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.



To: New Glarus Extraterritorial Zoning (ETZ) Committee, Village Board

From: Mark Roffers, Village Planning Consultant

Date: February 13, 2024

Re: Talarczyks' Preliminary Plat, Between Kubly and Airport Roads

Recommendation: I recommend that the ETZ Committee approve a motion recommending Village Board approval of Talarczyks' Preliminary Plat, dated October 21, 2023, and the Village Board approve a motion approving that same plat, subject to these exceptions and conditions:

1. Per their finding that the conditions for granting exceptions specified in Section 265-52 B are met, the ETZ Committee supports and the Village Board approves the following exceptions to referenced sections of the Village's "Subdivision of Land" ordinance:
 - a. To the part of Section 265-13 A.(1) normally requiring submittal of title abstract or property report, provided that the differing current ownership of different parts of the plat area are resolved prior to recording of the final plat.
 - b. To Sections 265-18 B. (13) and (21)(k), normally requiring the location and results of percolation tests and provisions for surface water management, based on the finding that the extremely large proposed lots provide adequate space for on-site wastewater treatment and stormwater management.
 - c. To Section 265-42 C, normally requiring that every lot front or abut a public street, as it relates to Lot 4 only given its unique position relative to municipal boundaries and per the applicable condition in #2 below.
2. The final plat submitted for Village approval shall include, on or with the plat map:
 - a. Adjustments to lot boundaries such that all lots aside from Lot 4 have frontage on a public street.
 - b. Floodplain limits and shoreland zoning boundaries.
 - c. The following note: "Through Section 823.08 of Wisconsin Statutes, the Wisconsin Legislature has adopted a right-to-farm law. This statute limits the remedies of owners of later established residential property to seek changes to preexisting agricultural practices in the vicinity of the residential property. Active agricultural operations are now taking place and may continue in the vicinity of this plat. These active agricultural operations may produce noises, odors, dust, machinery traffic, or other conditions during all hours of the day and night."
 - d. Provisions for protection of mature woodlands and 20%+ slopes within the plat, which may include disturbance restrictions per Town ordinance or otherwise.

- e. Provisions to minimize visibility of future homes from public streets, which may include deep building setbacks from Kubly Roads and tree preservation within said setback area.
- f. Utility easement for the power lines that cross the northern part of the plat area.
- g. Features to meet plat submittal requirements of Section 265-19.
- h. A separate draft deed restriction preventing the separate transfer of parcel 2301401321000 in the Town of Exeter from proposed Lot 4 (both shall be and remain in common ownership).

Requested Approval: Preliminary subdivision plat. Within the extraterritorial plat approval jurisdiction, subdivision plats require an ETZ Committee recommendation and Village Board approval. Town and County approvals are also required. Assuming preliminary plat approval, a final plat will later need to be prepared and submitted to the Village, Town, and County.

Site Area and Location: Nearly 200 acres directly east and abutting the Village limits, at the east edge the Town of New Glarus. Primary street frontage is along Kubly Road, though the southern edge of the plat area also has access to Airport Road through a strip in the Town of Exeter. The plat area is within the Village's statutory 1 ½ mile extraterritorial plat and CSM review jurisdiction, but outside of the 2006 mutually-agreed extraterritorial zoning area.

Current Land Use: Mostly wooded, with its east edge defined by Ward Creek, about 200 feet elevation difference from highest to lowest points, and some 20+% slopes along hillsides. The plat area contains one existing residence and outbuildings with driveway access to Kubly Road. There are DNR-mapped wetlands near Ward Creek; there does not appear to be regulatory floodplain (1% chance flood) mapped along Ward Creek but there may be 0.2% chance floodplain. The plat area may be within DNR-reported the Rusty Patched Bumble Bee Federal High Potential Zone.

Proposed Use: The proposed plat would create 6 lots between 25 and 48 acres each, with my understanding that the division is proposed mainly for estate resolution purposes. It appears that proposed Lots 1, 2, 3, 5, and 6 would all take access from Kubly Road via the existing driveway serving the current residence, with the southern Lot 4 taking access from Airport Road via a separate driveway on a strip of land in Exeter. Proposed Lots 3 and 4 do not appear to have frontage on a public street.

Village Comprehensive Plan Recommendations: Plat area has been primarily designated for future "Agriculture, Open, and Undeveloped" land use in the Village's plan, with the predominate intended uses as suggested by the title of this future land use designation. Under statute, outside of the extraterritorial zoning area, the Village may not use its extraterritorial plat review jurisdiction to regulate land use. The Village's plan also includes "Environmental Corridor" on and near Ward Creek and otherwise along drainage corridors within the plat area.

Applicable Extraterritorial Plat Rules: Village Board and ETZ Committee review over this plat is prescribed under Chapter 265 ("Subdivision of Land") of the Village of New Glarus Municipal Code,

to the extent limited by Wisconsin Statutes and court decisions. Following discussion with the Village Attorney, these are likely limited to the following provisions as they would apply to this plat:

1. Land suitability requirements in its Section 265-8. These require that no land be divided “for reason of flooding, inadequate drainage, adverse soil or rock formation, unfavorable topography or any other feature likely to be harmful to the health, safety, or welfare of the future residents of the proposed subdivision or of the community.” The applicant has provided some but not all information to verify land suitability; see recommendations regarding final plat inclusions in the first section of this memo. Though important, any endangered species recommendations seem outside of the Village’s land suitability requirements as listed in Section 265-8.
2. Procedural requirements for plat review in its Article IV. Met. A Village public hearing has been noticed, and ETZ Committee and Village Board action on the preliminary plat required.
3. Extraterritorial land division review provisions in Section 265-17. The proposed plat complies with general extraterritorial land division policies in this section. Section 265-17 A.(6) also specifies that “extraterritorial land divisions that are beyond the extraterritorial zoning jurisdiction but within the extraterritorial land division approval jurisdiction shall be designed in accordance with the standards printed within Sections 305-110, 305-121, and 305-122 of the Extraterritorial Zoning Ordinance. Section 305-110 includes land use regulations that cannot be legally enforced, plus a minimum 2 acre lot size regulation and dimensional requirements that can be enforced (and are met with the plat). Section 305-121 includes maximum density regulations that likely cannot be enforced outside of the extraterritorial *zoning* area, by court decision. Section 305-122 contains “rural character design standards” that I believe are enforceable where not regulating the *use* of land (e.g., residential vs. agricultural). I have attached these standards to this memo, and they form the basis for some recommended conditions in the first section of this memo.
4. Technical requirements in its Article V. These are met, with the exception of floodplain and shoreland boundaries, location and results of percolation tests, and provisions for surface water management. See recommended exceptions and conditions in the first section of this memo.
5. Block and lot design standards in its Sections 265-41 and 265-42. These are met, except that 265-42 C. requires that “every lot shall front or abut on a public street.” Two proposed lots do not appear to meet this requirement, though one has extenuating circumstances. Further, 265-42 F. requires that mature woodlands shall be identified and preserved during the land division review and site development process in accordance with the provisions of § 305-137 of the Village of New Glarus Municipal Code. These matters are addressed in the recommended exceptions and conditions in the first section of this memo.

§305-122. Rural Character Design Standards.

- A. Purpose. The purpose of this section is to establish standards to ensure that new development that is approved is sensitive to preserving the rural character of the New Glarus area. The standards for approval include standards for cluster development, open space preservation, view protection, signs, and lighting.

- B. Cluster Development Design Standards. In order to be considered a cluster development under §305-121 subsection E., the following design criteria must be met:
 - (1) Natural resources shall be integrated into the development design as aesthetic and conservation landscape elements. The development shall identify and provide for the permanent preservation of environmentally sensitive areas such as wetlands, hydric soils, floodplains, slopes of 20% or greater, areas of rare or endangered plant or animal species, historic and archeological sites, and views in accordance with subsections B.6 and C below. Permanent preservation shall be achieved through the implementation of techniques such as conservation easements, restrictive covenants, deed restrictions, dedication to the public or an appropriate non-profit organization, and/or establishment of buildable or “no build” areas on the plat or certified survey map.

- (2) Homesites shall be promoted near the edges of wooded areas and near the edges of open fields.
- (3) Where the development includes a mature woodland, the developer shall identify the edges of said woodland, establish forest management guidelines in accordance with forestry Best Management Practices, and practice active forest management and selective harvesting in accordance with said guidelines to improve the health and diversity of tree species on the property.
- (4) No building site shall be located on a slope of 20% or greater.
- (5) All cluster developments of ten (10) or more lots shall provide for the recreational needs of its future residents through trails, parks, dog runs, or other recreational space or facilities geared and accessible to residents. Where an adopted Town, County, or Village comprehensive plan, land use plan, or outdoor recreation plan recommends a park, trail, or other recreational facility for the proposed plat area, the developer will make reasonable accommodation for the recommended facility.
- (6) Lots, dwellings, and internal roads shall be placed to minimize their visibility from existing public roads and to conform to the landscape. This shall be accomplished by:
 - (a) Designing lots that will abut a federal, state, or county highway to minimize the visibility of the dwellings from the highway, with strategies including maintenance of existing vegetation and grades, deep lots, dwellings abutting new roads that are not the highway, a landscaped bufferyard along the highway meeting the standards of §305-117 C. of this Article, or some combination based on the specific conditions of the land.
 - (b) Designing roads and lot layouts to blend with the natural land contours.
 - (c) Using topography and vegetation to screen dwellings.
 - (d) Preserving tree lines, fence lines, stone rows, existing farm roads, barns, cabins, and other features of the rural landscape.
 - (e) Meeting other view preservation standards in subsection C below.
- (7) The development shall include stormwater management and erosion control systems that focus on Best Management Practices (BMPs). BMPs may include overland water transfer, natural landscape planting and restoration to increase infiltration and reduce runoff, bio-infiltration systems, natural basin design, residential roof runoff directed to yard areas, and rain gardens. Such techniques shall be integrated in stormwater management and erosion control plans submitted with the cluster development subdivision plat or certified survey map submittal.
- (8) The placement of building sites shall be made in accordance with any village or town adopted future roadway or utility plan map.

- (9) The developer shall be required to work with the Joint Committee and Town of New Glarus on other design considerations that are particular to the unique characteristics of the parcel.
- C. View Preservation. The conditions of any development approval shall require the identification of building sites on the plat, certified survey map, or existing lot of record, and may restrict the location of houses and other structures so as to provide appropriate sight lines and view protection as follows:
- (1) The lots shall be positioned and building sites and heights limited so that the rooflines and tops of structures shall not visibly extend above the line of ridges and hilltops (or the vegetation that will remain on top of them) when viewed from outside the development parcel.
 - (2) Houses and structures shall be buffered from existing roads using existing and planted trees and vegetation, hills, berms or other natural-appearing features.
- D. Rural Lighting Standards. Lighting shall be installed and maintained to minimize any negative impacts on the rural character and dark night skies. The specifications for lighting set in §305-118 shall be followed.
- E. Signs and Billboards. Signs and billboards shall be restricted to promote high aesthetic quality and safety throughout the extraterritorial zoning jurisdiction. The specifications for signage and billboards in §305-119 shall be followed.
- F. Agricultural Preservation. Effort shall be taken to protect agriculture. For all new lots created for residential purposes, the following note shall be added to the final plat or certified survey map before such document is recorded: “Through Section 823.08 of Wisconsin Statutes, the Wisconsin Legislature has adopted a right-to-farm law. This statute limits the remedies of owners of later established residential property to seek changes to pre-existing agricultural practices in the vicinity of the residential property. Active agricultural operations are now taking place and may continue in the vicinity of this plat or certified survey map. These active agricultural operations may produce noises, odors, dust, machinery traffic, or other conditions during all hours of the day and night.”

Parcels: 23024-0175.000
0175.0100
0175.0200

(6 lots)

PERMIT FEE: _____
PERMIT NO.: _____

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

TODAY'S DATE: 12/22/23

APPLICANT NAME: Karen Tatarczyk, et al
ADDRESS: W5105 Kubly Rd, New Glarus, WI 53574
TELEPHONE: 608-527-2988

SITE ADDRESS: W5105 Kubly Rd, New Glarus, WI 53574

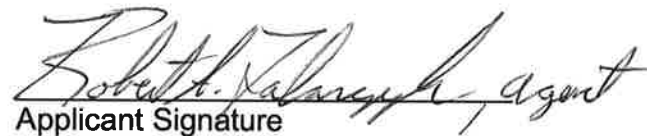
DESCRIPTION OF SITE BY LOT, BLOCK AND RECORDED SUBDIVISION OR BY
METES & BOUNDS: Part of NE, NW, SW & SE 1/4s of the NE 1/4 and the
NE & SE 1/4s of the NW 1/4 of Sec. 24, T4N R7E, Town of New Glarus
and the SW 1/4 of the NW 1/4 and the NW 1/4 of the SW 1/4 of Sec. 19, T4N R8E,
PRESENT ZONING OF SITE: Ag Town of Exeter

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.

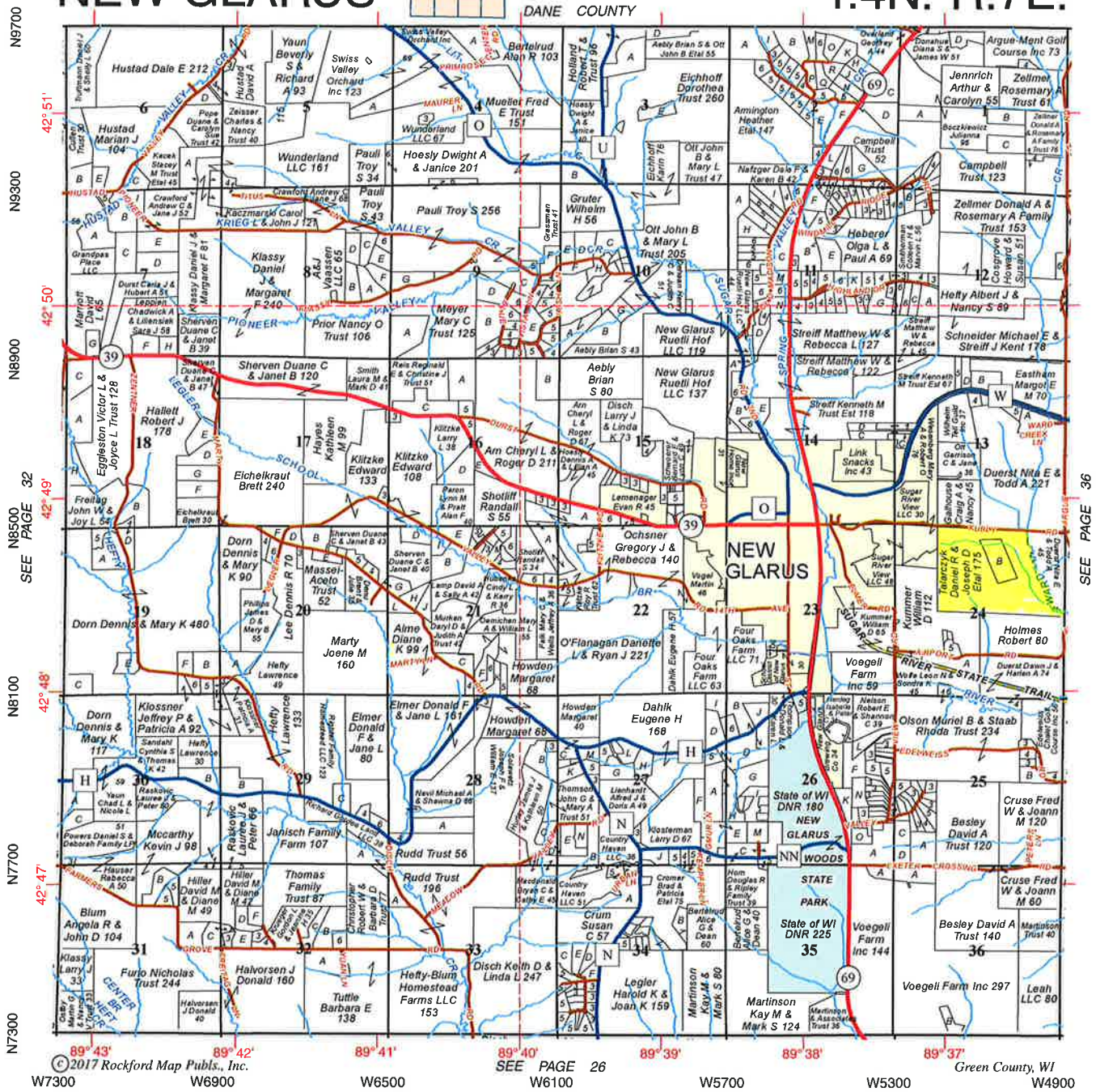

Applicant Signature

NEW GLARUS



DANE COUNTY

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



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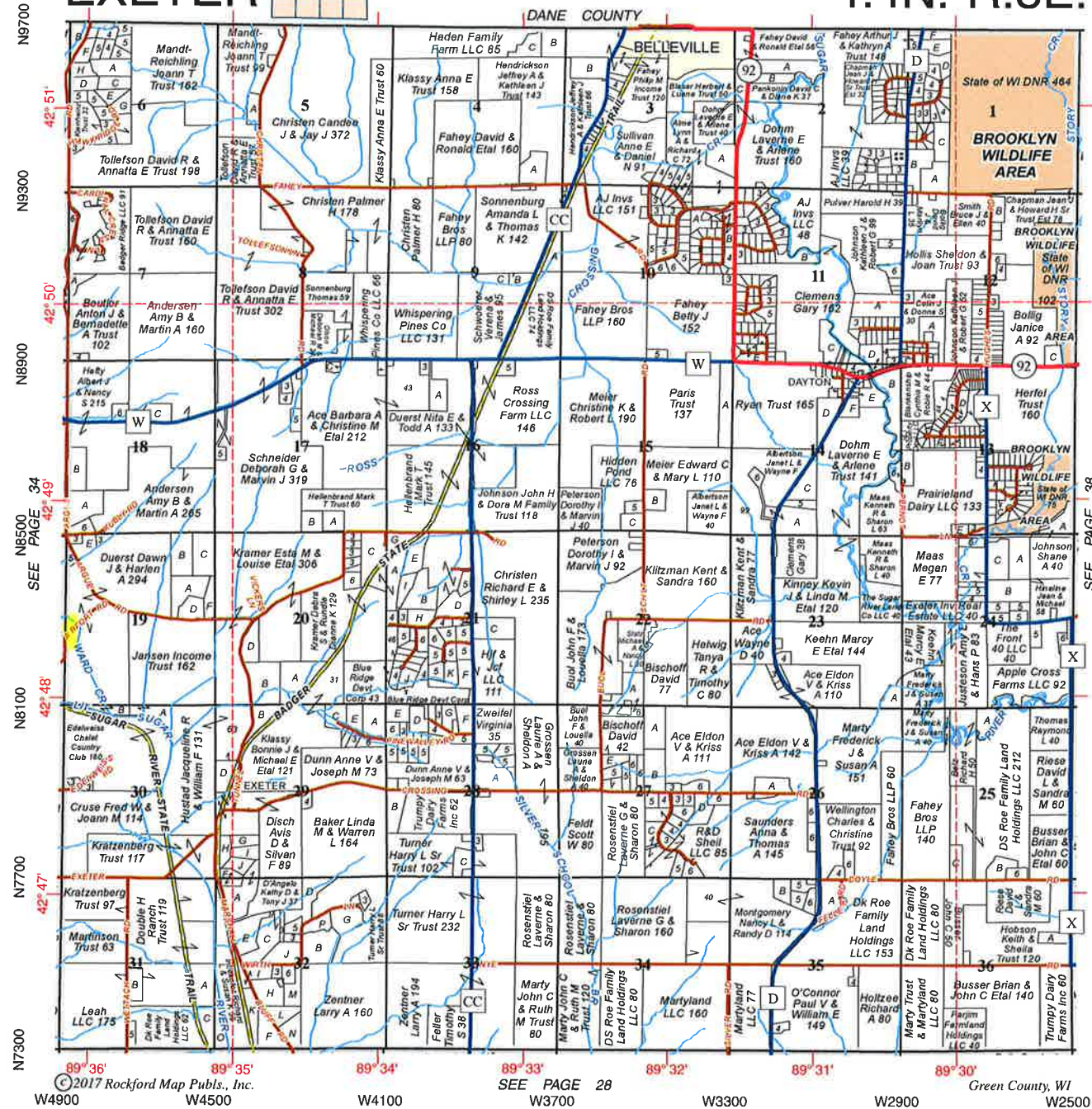
- Ag Expertise
- Ag Financing
- Revolving Lines of Credit
- Operating & Intermediate Loans
- Real Estate Loans
- Crop & Livestock Insurance*
- Trust and Estate Planning



EXETER

Refer to page 58 for keyed parcels

T.4N.-R.8E.



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Blanchardville Cooperative Oil Association



Blanchardville • Argyle • Hollandale • New Glarus

(608) 523-4294

(608) 523-4116 fax

PO Box 88 • 314 S. Main Street • Blanchardville, Wisconsin 53516

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

Project Name: Talarczyk Preliminary Plat
 Applicant's Name: Karen Talarczyk, et al

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
Changes in relief and drainage patterns? If yes, attach two (2) copies of: <input type="checkbox"/> A topographic map showing, at a minimum, two (2) foot contour intervals.		X
A floodplain? 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
An area of soil instability - greater than 20% slope and/or organic soils, peats, or mucks at or near the surface?	X	
Prime agricultural land (Class I, II, or III soils)?	X	
Wetlands and mapped environmental corridors? <i>shown on Plat</i>	X	
Unique physical features or wildlife habitat?		X
WATER RESOURCES		
Does the proposed project involve any of the following:		
Location within the area traversed by a navigable stream or dry run?	X	
HUMAN AND SCIENTIFIC INTEREST		
Does the project site involve any of the following:		
An area of archeological or geological interest?		X
An area of historical interest?		X
An area of buildings or monuments with unique architecture?		X
Unique, uncommon, or rare plant or animal habitats?		X
Mature native tree species?	X	

ENERGY, TRANSPORTATION AND COMMUNICATIONS

Does the development encompass any future street appearing on the Village of New Glarus Official Map?

Is the development traversed by an existing or planned utility corridor (gas, electricity, water, sewer interceptor, communications, storm sewer)?

VILLAGE PLANNING

Is the development consistent with the Village Master Plan and other adopted planning documents?

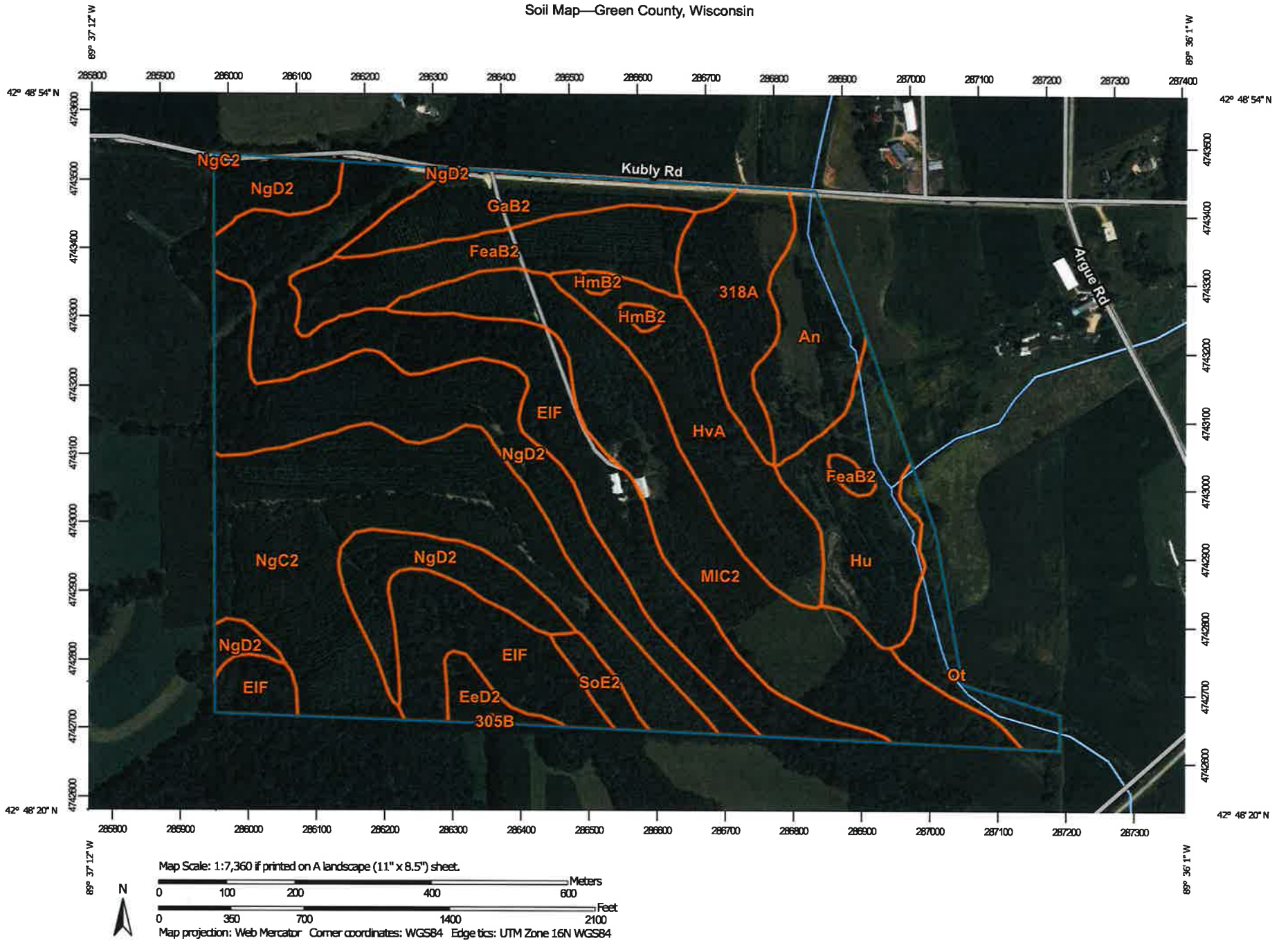
Please provide any other relevant information below:

This subdivision lies within the village's extraterritorial plat approval jurisdiction, not within its extraterritorial zoning district.





































12/22/23
Date

Robert A. Talarczyk, agent
Applicant Signature

Soil Map—Green County, Wisconsin



Soil Map—Green County, Wisconsin

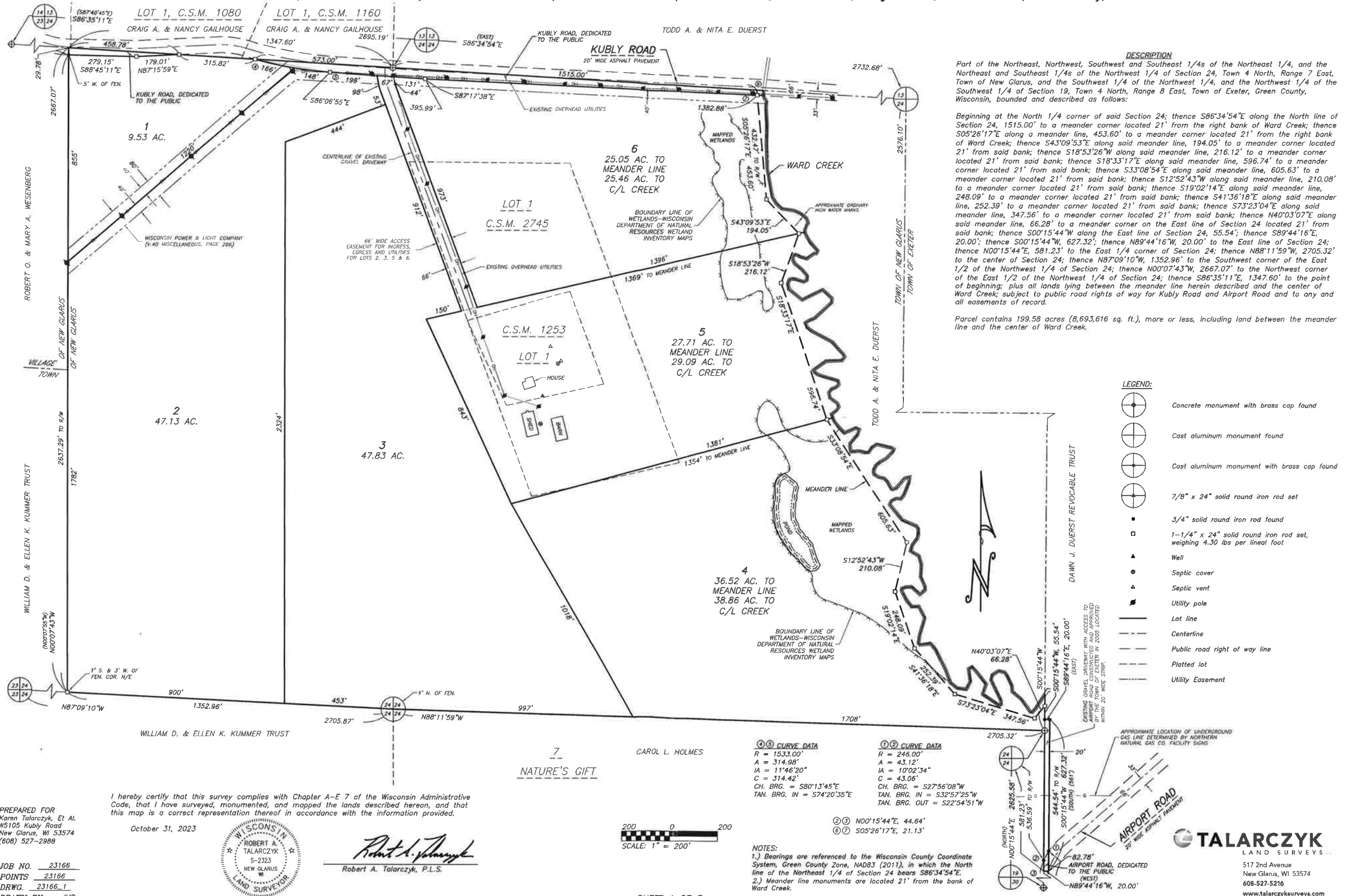
MAP LEGEND		MAP INFORMATION
Area of Interest (AOI)		<p>The soil surveys that comprise your AOI were mapped at 1:12,000.</p> <p>Please rely on the bar scale on each map sheet for map measurements.</p> <p>Source of Map: Natural Resources Conservation Service Web Soil Survey URL: Coordinate System: Web Mercator (EPSG:3857)</p>
 Area of Interest (AOI)		
Soils		<p>Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.</p> <p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</p> <p>Soil Survey Area: Green County, Wisconsin Survey Area Data: Version 24, Sep 12, 2023</p> <p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p> <p>Date(s) aerial images were photographed: Aug 12, 2020—Aug 14, 2020</p> <p>The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.</p>
 Soil Map Unit Polygons		
 Soil Map Unit Lines		
 Soil Map Unit Points		
Special Point Features		
 Blowout	 Spoil Area	
 Borrow Pit	 Stony Spot	
 Clay Spot	 Very Stony Spot	
 Closed Depression	 Wet Spot	
 Gravel Pit	 Other	
 Gravelly Spot	 Special Line Features	
 Landfill	Water Features	
 Lava Flow	 Streams and Canals	
 Marsh or swamp	Transportation	
 Mine or Quarry	 Rails	
 Miscellaneous Water	 Interstate Highways	
 Perennial Water	 US Routes	
 Rock Outcrop	 Major Roads	
 Saline Spot	 Local Roads	
 Sandy Spot	Background	
 Severely Eroded Spot	 Aerial Photography	
 Sinkhole		
 Slide or Slip		
 Sodic Spot		

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
305B	Richwood silt loam, 1 to 6 percent slopes	0.1	0.1%
318A	Bearpen silt loam, 0 to 3 percent slopes, rarely flooded	9.4	4.6%
An	Arenzville silt loam, 0 to 3 percent slopes, occasionally flooded	9.6	4.7%
EeD2	Eleva sandy loam, 12 to 20 percent slopes, moderately eroded	1.9	0.9%
EIF	Elk mound sandy loam, 30 to 45 percent slopes	39.9	19.4%
FeaB2	Festina silt loam, 1 to 6 percent slopes, moderately eroded	12.3	6.0%
GaB2	Gale silt loam, 2 to 6 percent slopes, moderately eroded	8.3	4.0%
HmB2	Hixton loam, 2 to 6 percent slopes, moderately eroded	0.7	0.3%
Hu	Houghton mucky peat, 0 to 2 percent slopes	11.7	5.7%
HvA	Huntsville silt loam, 0 to 2 percent slopes, occasionally flooded	13.4	6.5%
MIC2	Meridian loam, 6 to 12 percent slopes, moderately eroded	26.5	12.9%
NgC2	Newglarus silt loam, moderately deep, 6 to 12 percent slopes, moderately eroded	33.2	16.1%
NgD2	Newglarus silt loam, moderately deep, 12 to 20 percent slopes, moderately eroded	31.7	15.4%
Ot	Ossian silt loam, occasionally flooded	5.3	2.6%
SoE2	Sogn silt loam, 12 to 30 percent slopes, moderately eroded	1.8	0.9%
Totals for Area of Interest		205.6	100.0%

TALARCZYKS' PRELIMINARY PLAT

Part of 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.



DESCRIPTION
Part of 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, 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 Section 24, 1515.00' to a meander corner located 21' from the right bank of Ward Creek; thence S05°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, 596.74' 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 S73°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 Section 24 located 21' from said bank; thence S00°15'44"W along the East line of Section 24, 55.54'; thence S89°44'16"E, 20.00'; thence S00°15'44"W, 627.32'; thence N89°44'16"W, 20.00' to the East line 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, 1352.96' to the Southwest corner of the East 1/2 of the Northwest 1/4 of Section 24; thence N00°07'43"W, 2667.07' 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.

Parcel contains 199.58 acres (8,693,616 sq. ft.), more or less, including land between the meander line and the center of Ward Creek.

- 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
 - Utility pole
 - Lot line
 - Centerline
 - Public road right of way line
 - Platted lot
 - Utility Easement

④④ CURVE DATA

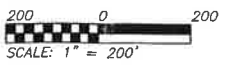
R = 1533.00'
A = 314.98'
IA = 11°46'20"
C = 314.42'
CH. BRG. = S80°13'45"E
TAN. BRG. IN = S74°20'35"E

①② CURVE DATA

R = 246.00'
A = 43.12'
IA = 10°02'34"
C = 43.06'
CH. BRG. = S27°56'08"W
TAN. BRG. IN = S32°57'25"W
TAN. BRG. OUT = S22°54'51"W

- ②③ N00°15'44"E, 44.64'
- ②③ S05°26'17"E, 21.13'

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 line monuments are located 21' from the bank of Ward Creek.



I hereby certify that this survey complies with Chapter A-E 7 of the Wisconsin Administrative Code, 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.

October 31, 2023



Robert A. Talarczyk
Robert A. Talarczyk, P.L.S.

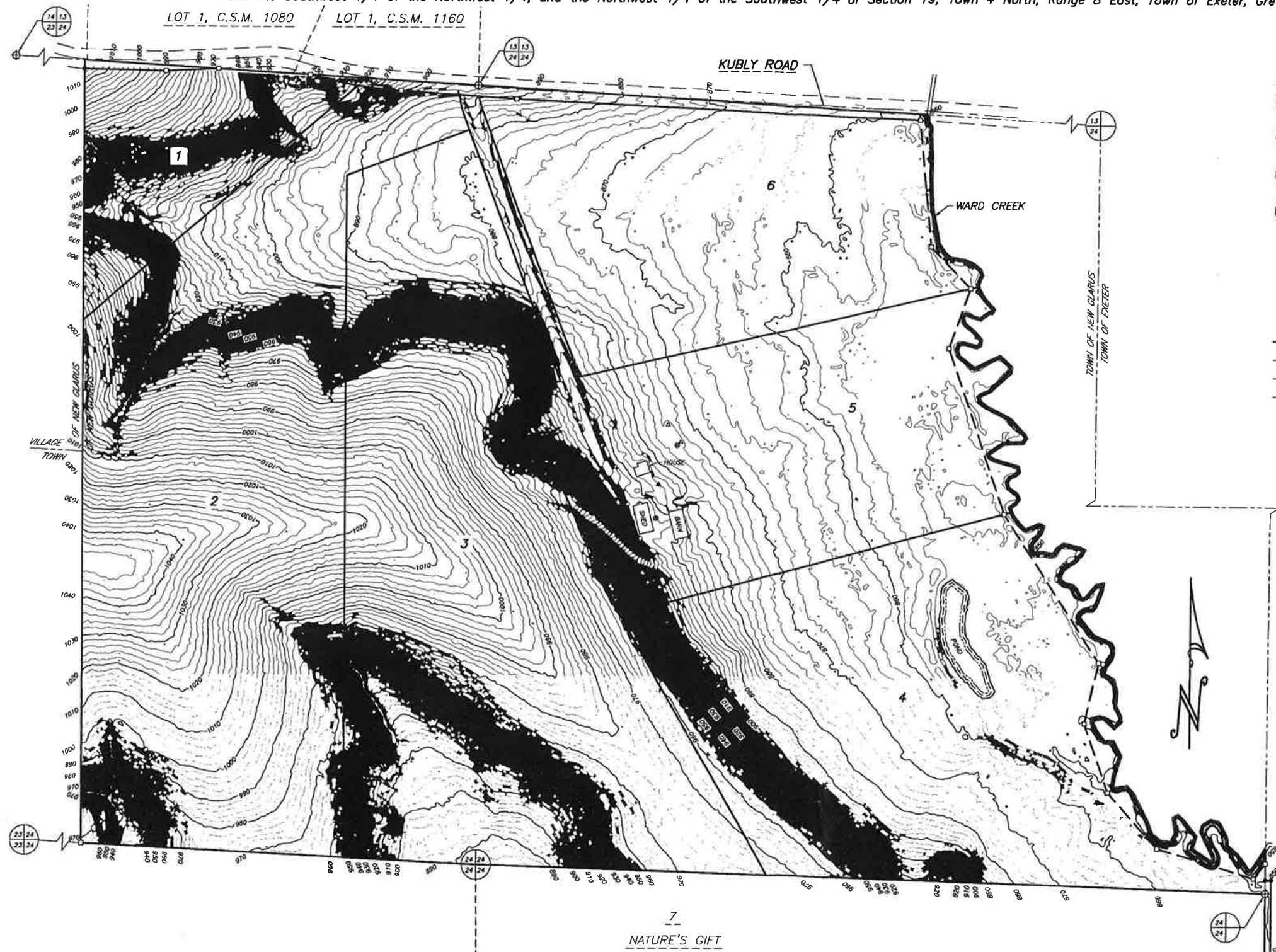
PREPARED FOR
Karen Talarczyk, Et Al.
W5105 Kubly Road
New Glarus, WI 53574
(608) 527-2988

JOB NO. 23166
POINTS 23166
DRWG. 23166-1
DRAWN BY JMB

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

TALARCZYKS' PRELIMINARY PLAT

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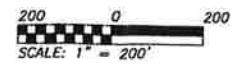
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 - 7/8" x 24" solid round iron rod set
 - 3/4" solid round iron rod found
 - 1-1/4" x 24" solid round iron rod set, weighing 4.30 lbs per lineal foot
 - Well
 - Septic cover
 - Septic vent
 - Lot line
 - Centerline
 - Public road right of way line
 - Platted lot

- LEGEND:**
- Slopes of 20% or greater

NOTES:
1.) Elevations are NAVD 88 (GEOID12A) and are shown in feet. Contour interval is 2 feet.



Robert A. Talarczyk
October 31, 2023



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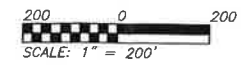


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WISCONSIN
 ROBERT A. TALARCZYK
 S-2323
 NEW GLARUS, WI
 LAND SURVEYOR
Robert A. Talarczyk
 October 31, 2023

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 Karen Talarczyk, Et Al.
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