

**NEW GLARUS**  
**JOINT EXTRATERRITORIAL ZONING COMMITTEE MEETING**  
**TOWN OF NEW GLARUS / VILLAGE OF NEW GLARUS**  
**Village Hall Board Room – 319 2<sup>nd</sup> Street, New Glarus, WI**  
**3/5/24            6:00 P.M.**

**AGENDA:**

- 1) Call to Order
- 2) Approval of Agenda
- 3) Public Comments
- 4) Approval of 2/19/24 Meeting Minutes
- 5) Discussion and Potential Recommendation on the Application for Land Division by Certified Survey Map (CSM), N8250 Marty Road
- 6) Adjournment

Lauren Freeman  
Administrator  
Village of New Glarus

POSTED: New Glarus Village Hall – 3/1/24  
New Glarus Post Office – 3/1/24  
Bank of New Glarus - 3/1/24

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 2<sup>nd</sup> Street, New Glarus, WI**  
2/19/24            5:00 PM

The meeting was called to order at 5:01 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, Craig Galhouse, Robert Talarczyk, Lance McNaughton

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

Approval of Minutes from 8/22/23: Suzi Janowiak moved approval. Chris Narveson seconds. Motion passes 6-0.

Public Comments: None

Discussion and Potential Recommendation on the Application for Land Division by Certified Survey Map (CSM), N8250 Marty Road: Chris Narveson moved to approve CSM with the adjustments made after the Town review, motion failed. Suzi Janowiak made a motion to table item, Jim Hoesly seconds. Motion passes 6-0.

Public Hearing on the Talarczyk Preliminary Plat, Kubly Road, Parcels 2302401750000, 2302401750100, 2302401750200: Chris Narveson moved to open public hearing, Jim Hoesly seconds. Motion passes 6-0. Craig Galhouse made a public comment. Chris Narveson moved to close the public hearing, Jim Hoesly seconds. Motion passes 6-0.

Discussion and Potential Recommendation on the Talarczyk Preliminary Plat, Kubly Road, Parcels 2302401750000, 2302401750100, 2302401750200: Chris Narveson moved to approve the preliminary plat with the 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 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.
  - 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.
2. The final plat submitted for Village approval shall include, on or with the plat map:
  - a. 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."
  - b. Utility easement for the power lines that cross the northern part of the plat area.
  - c. Features to meet plat submittal requirements of Section 265-19.
  - d. 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) unless a separate access has been approved

Jim Hoesly seconds. Motion passes 6-0.

Adjournment: Meeting adjourned at 5:47 p.m.

Minutes taken by Lauren Freeman, Village Administrator.

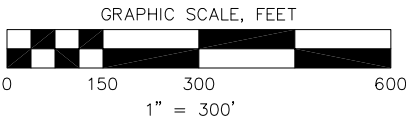
# CERTIFIED SURVEY MAP No. \_\_\_\_\_

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.

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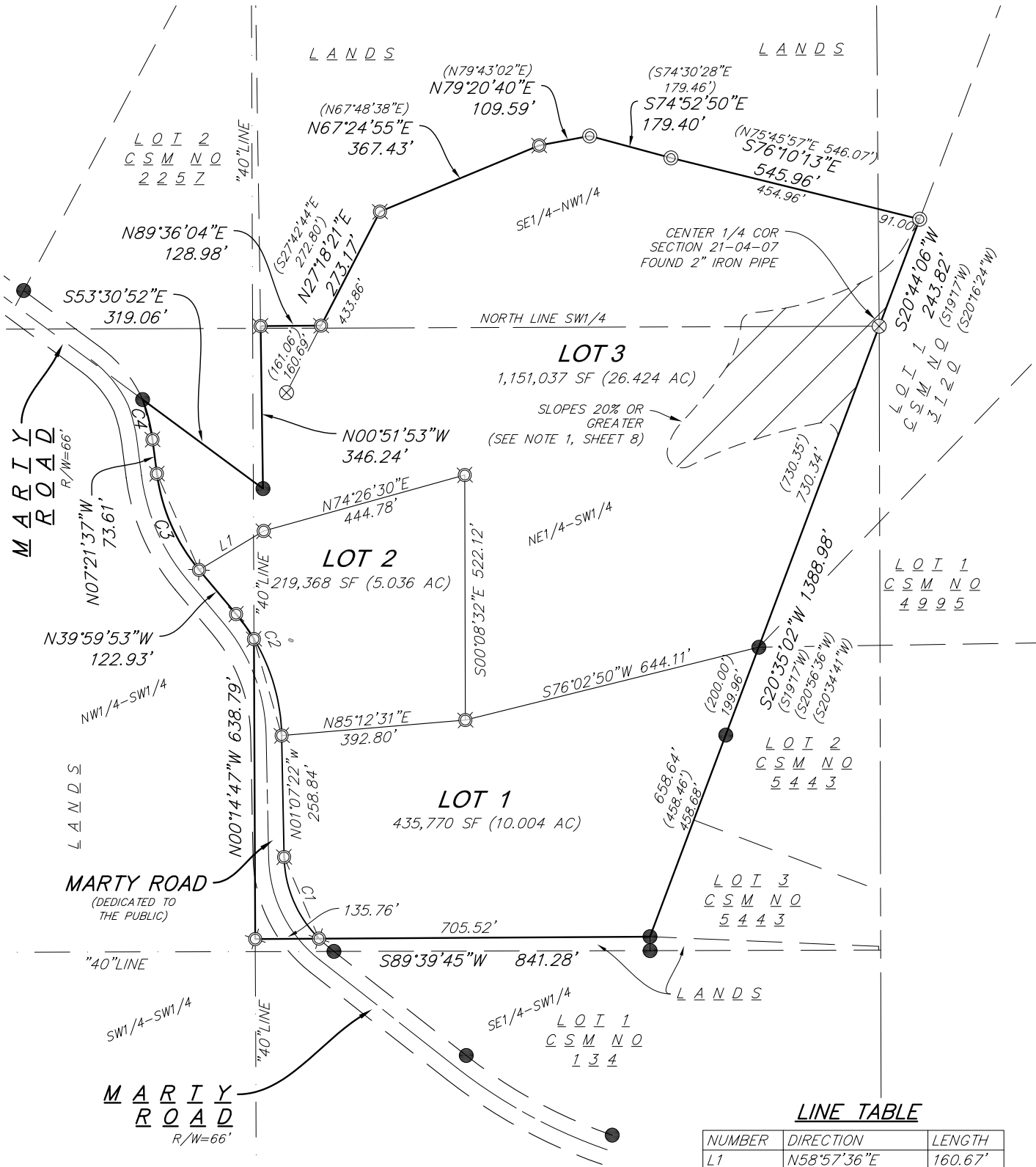


BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, GREEN COUNTY, THE EAST LINE OF THE NW 1/4 OF SECTION 21-04-07 MEASURED AS BEARING N00°27'57"W



### SURVEY LEGEND

- FOUND 3/4" Ø IRON ROD
- ⊗ FOUND 2" Ø IRON PIPE
- ⊙ FOUND 1" Ø IRON PIPE
- ⊗ SET 3/4" X 18" Ø 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'

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Job #: 230385  
Date: 01/19/2024  
Rev: 02/22/24  
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

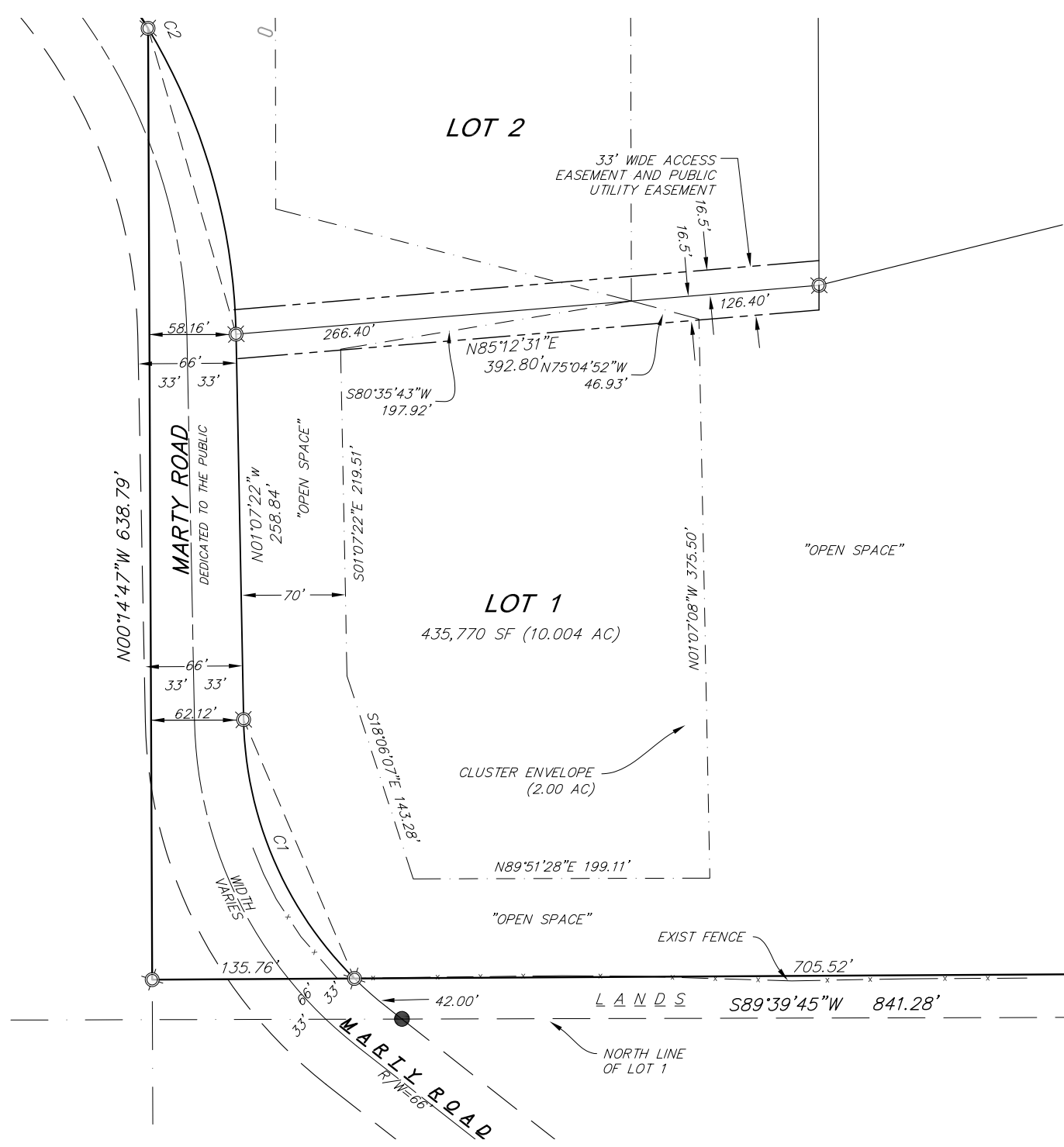
**SHEET**  
**1 OF 9**

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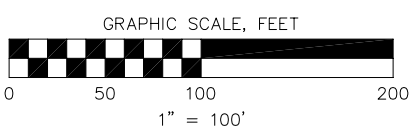
M:\Klein, Matt\230385\_8250 Marty Road, Town of New Glarus\CADD\230385 - CSM.dwg by: kpap 22 Feb 2024 - 2:43p



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**SHEET**  
**2 OF 9**

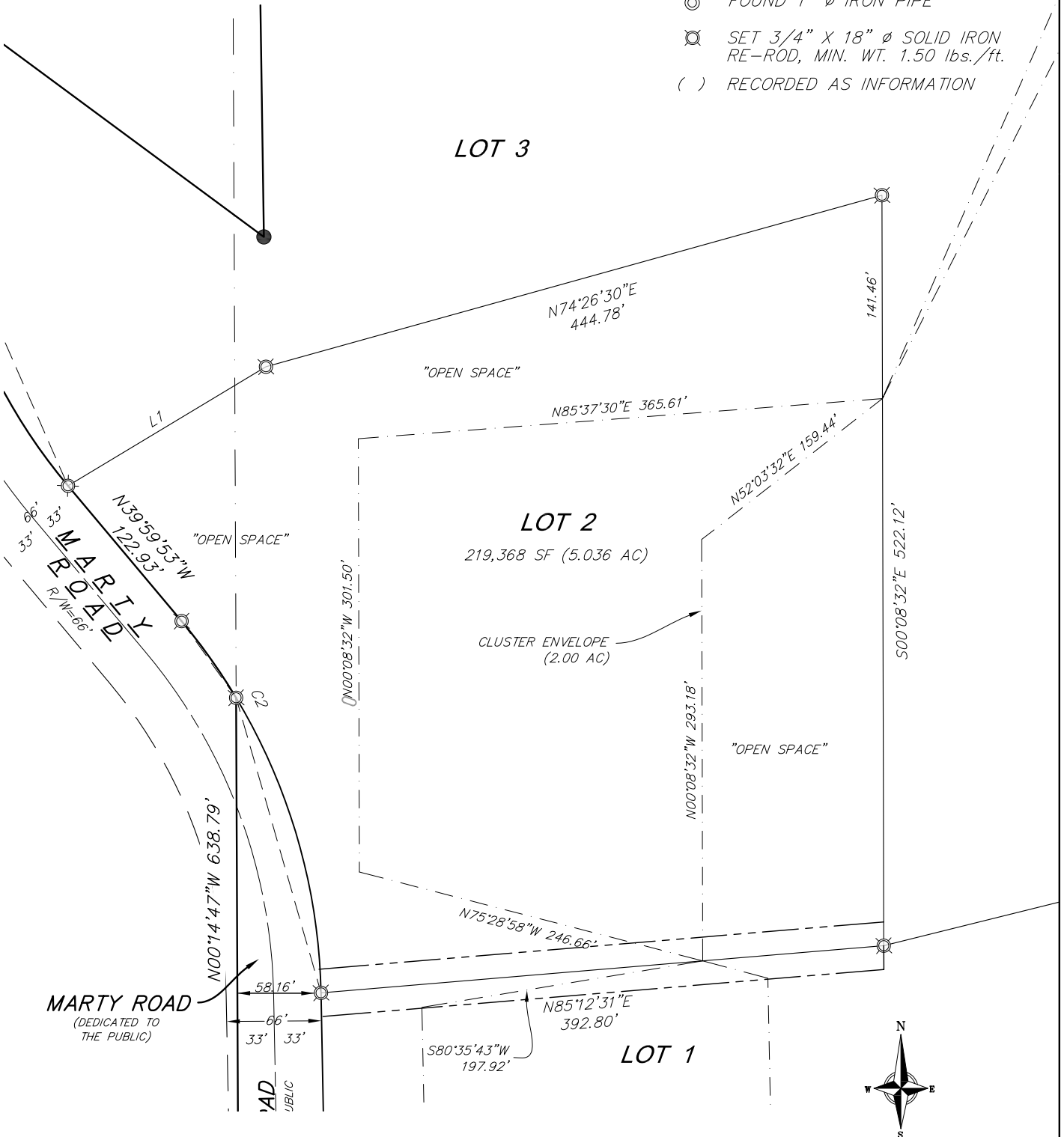
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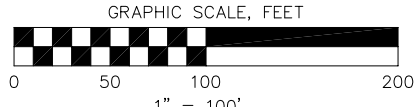
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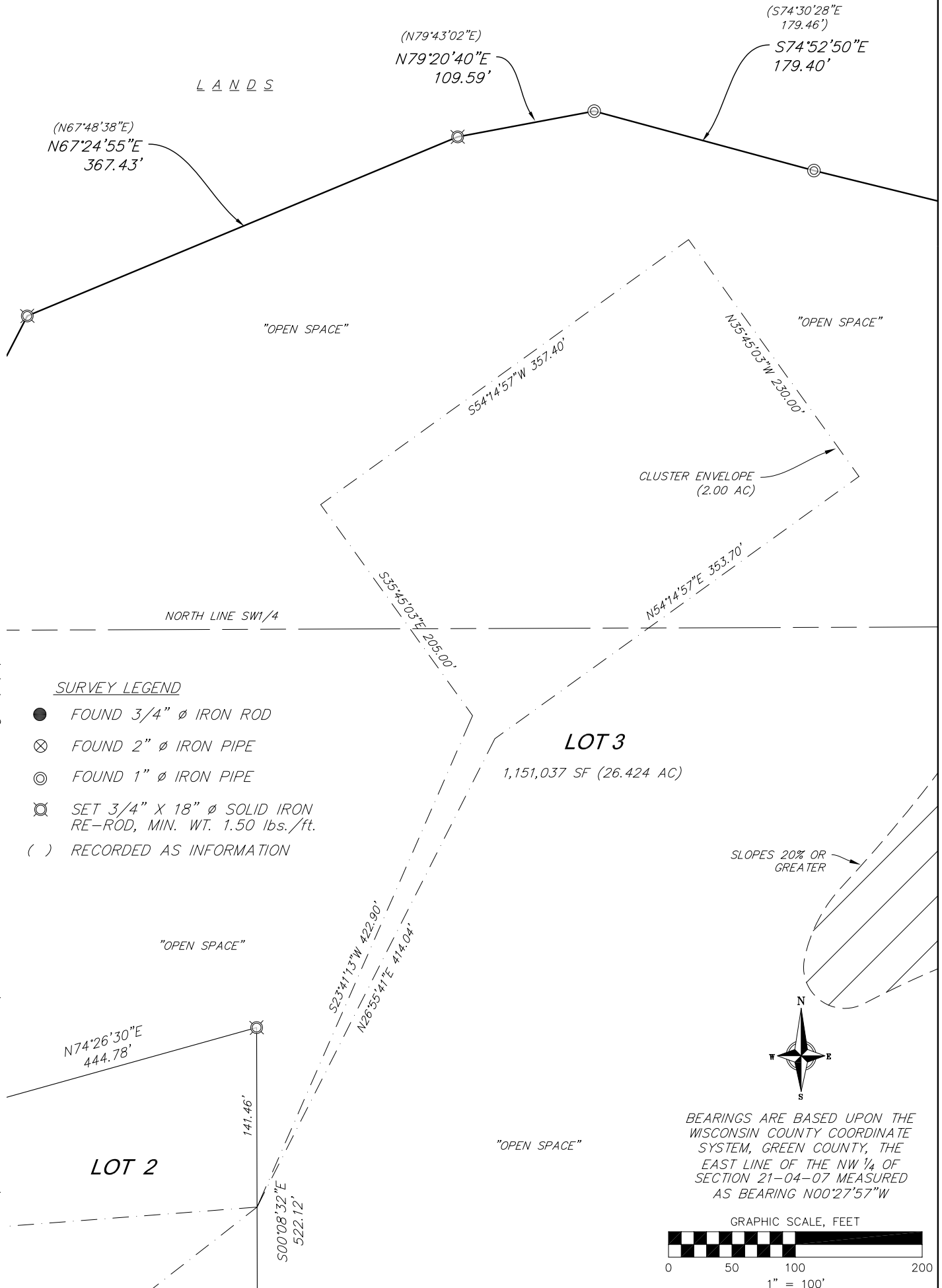
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22 Feb 2024 - 2:43p M:\Klein, Matt\230385\_8250 Marly Road, Town of New Glarus\CADD\230385 - CSM.dwg by: kpap

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 Checked By: KPAP

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**SHEET**  
**4 OF 9**

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## EXISTING CONDITIONS

LOT 3

LOT 2

LOT 1

MARTY ROAD  
R/W=66'

EXISTING EDGE OF PAVEMENT

EXISTING GRAVEL DRIVE

EXISTING LP TANK

EXISTING WELL

EXISTING SEPTIC MANHOLE

EXISTING SEPTIC VENT

EXISTING CLEANOUT

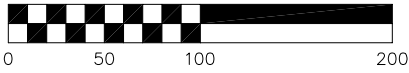
EXISTING HOUSE

EXISTING CONCRETE DRIVE



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



1" = 100'

MARTY ROAD  
DEDICATED TO THE PUBLIC

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**SHEET**  
**5 OF 9**

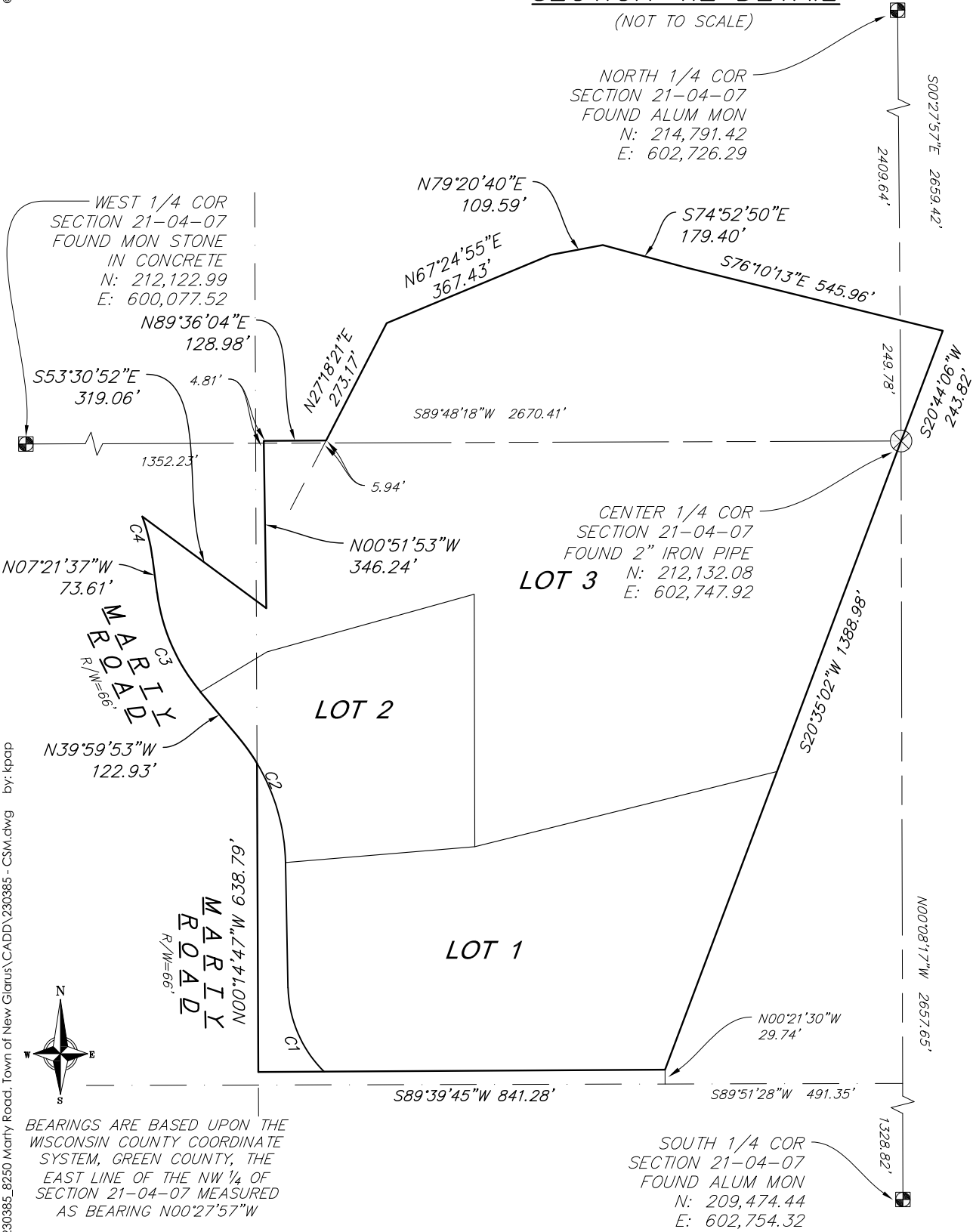


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## SECTION TIE DETAIL

(NOT TO SCALE)



### 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

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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, Village 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: \_\_\_\_\_



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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, Chapter 110 of the Town of New Glarus Code, and the Village of New Glarus subdivision regulations – to the extent required by law; 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).

## NOTES:

1. Aside from the removal of dead or dying trees, there shall be no disturbance within slopes of 20% or grater marked on this CSM.
2. 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 an night.

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## 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

