

VILLAGE OF NEW GLARUS - VILLAGE BOARD PROCEEDINGS REGULAR MEETING

Village Hall Board Room
319 2nd Street New Glarus, WI

Zoom Meeting Link: <https://us02web.zoom.us/j/89893208272>

3/5/2024

7:00 P.M.

7:00 P.M. Regular Meeting	Page #
1. Call to Order – Please Silence All Cell Phones	
2. Approval of agenda	
3. Public appearances and citizen comments on items not listed on this agenda. [Items will not be debated or acted upon at this meeting but will be referred to the proper staff/committee if action is required.] – <i>Please keep comments to 3 minutes</i>	
4. Approval of Consent Agenda	
A. Approval of Minutes of 2.20.2024 Regular Meeting	4
B. Approval of Claims	6
C. Approval of Special Event, Bike Rodeo, May 18, 2024	9
5. Unfinished Business	
A. Consideration/Discussion: Application for Land Division by Certified Survey Map (CSM) in Extraterritorial Plat Jurisdiction, N8250 Marty Road	11
B. Consideration/Discussion: Application for Land Division by Preliminary Plat in Extraterritorial Plat Jurisdiction, Kubly Road, Parcels 2302401750000, 2302401750100, 2302401750200	20
6. New Business	
A. Consideration/Discussion: Ordinance 24-01 Amend Chapter 288 to Revise Parking Restrictions for Certain Vehicles	40
B. Consideration/Discussion: Ordinance 24-02 Repeal and Recreation Part II, Chapter 118, Article I (Building, Electrical, and Plumbing Codes)	41
C. Consideration/Discussion: Resolution 24-04 Appointment of Full Time Police Officer	71
D. Consideration/Discussion: Use of Public Works Equipment Sinking Fund for Tire Replacement	73
E. Consideration/Discussion: Water Utility Truck Purchase	74
7. Public Works and Safety	
8. Parks and Recreation	
9. Personnel and Finance	
10. President’s Report	
11. Announcement: The Village Board Will Adjourn into Closed Session Pursuant to Wisconsin State Statute 19.85(1)(c): Considering employment, promotion, compensation, or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility. [Village Administrator Performance Review]	
12. Return to Open Session for Possible Action on Closed Session Item	
12. Adjournment	

Roger Truttman, President

AGENDA POSTED: N.G. Village Hall 3/1/2024
 N.G. Post Office 3/1/2024
 Bank of New Glarus 3/1/2024

Kelsey Jenson, Clerk

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

Village Board Meeting Notes

March 5, 2024

Consent Agenda:

Approval of Minutes of 2/20 Regular Meeting: The minutes are included in the packet for consideration.

Approval of Claims: The claims lists are included in your packet and include: ACH for payroll expenses, credit card; wire for power bill; payroll vouchers 17926 to 17951 totaling \$36,728.48; and checks 42897 to 42934 totaling \$780,982.85.

Approval of Special Event, Bike Rodeo, May 18, 2024: Application is included in the agenda packet. This is a repeat event with no changes.

Unfinished Business:

Consideration/Discussion: Application for Land Division by Certified Survey Map (CSM) in Extraterritorial Plat Jurisdiction, N8250 Marty Road: Application is included in the agenda packet. Reviewed by the Joint ETZ Commission at their meeting on February 19, 2024 and March 5, 2024.

Consideration/Discussion: Application for Land Division by Preliminary Plat in Extraterritorial Plat Jurisdiction, Kubly Road, Parcels 2302401750000, 2302401750100, 2302401750200: Application is included in the agenda packet. Reviewed by the Joint ETZ Commission at their meeting on February 19, 2024. This item was tabled by the Village Board at the February 20, 2024 meeting. The agenda packet includes a type of list of recommendations discussed at the last meeting.

New Business:

Consideration/Discussion: Ordinance 24-01 Amend Chapter 288 to Revise Parking Restrictions for Certain Vehicles: The ordinance is included in the agenda packet. This would allow trailers, buses, RVs, etc. to park on Village streets for 24 hours or less. This is a change from the current policy of not allowing these vehicles to park at all between 2:00 AM and 7:00 AM. Additionally, this ordinance change allows semi-trucks over 16 feet to park in the Industrial Park for a 24-hour period, only allowing them to park on the east side of Hoesly Drive.

Consideration/Discussion: Ordinance 24-02 Repeal and Recreation Part II, Chapter 118, Article I (Building, Electrical, and Plumbing Codes): The ordinance is included in the agenda packet. These code revisions were drafted back in 2021 to modernize and update the building, electrical, and plumbing codes, covering State law reference changes and better coordination with the zoning code. The draft was reviewed by the Plan Commission and Village Attorney at the time. However, these changes were never formally adopted. Late in 2023, the Scott Jelle the Village's Building Inspector reviewed the draft revisions and provided a few additional comments that were incorporated into the current draft.

Consideration/Discussion: Resolution 24-04 Appointment of Full Time Police Officer: The resolution is included in the agenda packet to appoint Skyler Mullen as a new full-time police officer. He does not have a firm start date, but will likely start in late March or early April.

Consideration/Discussion: Use of Public Works Equipment Sinking Fund for Tire Replacement: Staff recently had to replace the tires on one of the Public Works trucks given that one of the tires was bulging. The total bill was \$2,106. Public Works Director Cockroft has requested the use of the Public Works Equipment Sinking Fund to pay for this unanticipated expense.

Consideration/Discussion: Water Utility Truck Purchase: The 2024-2028 Capital Improvement Plan includes the purchase of a new water utility truck budgeted in 2024. Total budgeted amount is \$70,000. Staff identified a 2022 Ford truck available for \$54,000, and will require a few additions anticipated to come in under the budgeted \$70k amount.

VILLAGE BOARD PROCEEDINGS
VILLAGE OF NEW GLARUS
2/20/2024

REGULAR MEETING-CALL TO ORDER: President Truttman called the regular meeting to order at 7:00 p.m. and announced to silence all cell phones.

PRESENT: Michael Bell, Peggy Kruse, Chuck Phillipson, Larry Stuessy, Mike Marty, and Roger Truttman.

ABSENT: Gof Thomson.

ALSO PRESENT: Amy Trumble (NGPL), Joe Cockroft (Public Works Director), Lauren Freeman (Village Administrator), Chief Jeff Sturdevant (Police Chief), Kelsey Jenson (Clerk-Treasurer).

APPROVAL OF AGENDA: Motion by Larry Stuessy, second by Michael Bell to approve the 2/20/24 agenda. Motion carried (6-0).

PUBLIC APPEARANCES AND CITIZEN COMMENTS: None.

CONSENT AGENDA: Motion by Chuck Phillipson for approval of the consent agenda, second by Larry Stuessy. Motion carried (6-0).

APPROVAL OF MINUTES OF 2.6.2024 Regular Meeting

APPROVAL OF CLAIMS: The claims lists are included in your packet and include: ACH for payroll expenses, health insurance, tax settlements; e-check for life insurance, journal entry for utilities; payroll vouchers 17902 to 17925 totaling \$34,665.29; and checks 42854 to 42896 totaling \$227,353.37.

JANUARY 2024 FINANCIALS

JANUARY 2024 BUILDING INSPECTION REPORT

JANUARY 2024 POLICE REPORT

APPROVAL OF TEMPORARY CLASS B: BEER & WINE LICENSE FOR NGFD,
ANNUAL KALBERWURST SUPPER 3/16/2024

APPROVAL OF OPERATORS LICENSE: HAILEY A THOMPSON

NEW BUSINESS

Consideration/Discussion: Application for Land Division by Certified Survey Map (CSM) in Extraterritorial Plat Jurisdiction, N8250 Marty Road: Motion by Mike Marty to table Application

for Land Division by CSM in ETZ, N8250 Marty Road, until the ETZ Commission reviews it, second by Michael Bell. Motion carried (6-0).

Consideration/Discussion: Application for Land Division by Preliminary Plat in Extraterritorial Plat Jurisdiction, Kubly Road, Parcels 2302401750000, 2302401750100, 2302401750200: Motion by Chuck Phillipson to table Application for Land Division by Preliminary Plat in ETZ, Kubly Rd, Parcels 2302401750000, 2302401750100, 230240175022 until next Village Board meeting, second by Michael Bell. Motion carried (6-0).

Consideration/Discussion: Use of Building Sinking Fund for Village Hall Interior Painting: Motion by Peggy Kruse to approve use of Building Sinking Fund for Village Hall interior painting, second by Mike Marty. Motion carried (6-0).

PUBLIC WORKS AND SAFETY:

Consideration/Discussion: Request for Street Light on 2nd Avenue: Motion by Peggy Kruse to install street light on 2nd Ave, second by Larry Stuessy. Motion carried (6-0).

Consideration/Discussion: Downtown Watering Agreement: Motion by Michael Bell to approve Downtown Watering Agreement, second by Larry Stuessy. Motion carried (6-0).

Consideration/Discussion: Mailbox Replacement Policy: Motion by Mike Mary to approve Mailbox Replacement Policy with revisions discussed, second by Larry Stuessy. Motion carried (6-0).

PARKS AND RECREATION:

Consideration/Discussion: 2024 Portable Restroom Vendor: Motion by Mike Marty to approve Bulleye's quote, second by Chuck Phillipson. Motion carried (6-0).

PERSONNEL AND FINANCE: None.

PRESIDENT'S REPORT:

Consideration/Discussion: Reschedule April 2, 2024 Village Board Meeting Motion by Chuck Phillipson to reschedule the April 2 Village Board meeting to April 3, second by Michael Bell. Motion carried (6-0).

ADJOURN: Being no further business, President Truttmann adjourned the meeting at 7:51 p.m.
 – Kelsey Jenson,
 Clerk-Treasurer

For more details on agenda items, please visit newglarusvillage.com to view the meeting agenda packet. A recording of the meeting is also available on the Village of New Glarus YouTube Channel.

Report Criteria:

Report type: Summary

Check.Check Issue Date = 03/06/2024

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Amount
03/24	03/06/2024	42897	1050	ALPINE AUTO ELECTRIC	19.02
03/24	03/06/2024	42898	6294	ANIMAL QUEST	371.00
03/24	03/06/2024	42899	6121	AUTO VALUE NEW GLARUS	150.74
03/24	03/06/2024	42900	1275	BORDER STATES ELECTRIC SUP	2,605.20
03/24	03/06/2024	42901	5485	BROWNELLS INC	34.88
03/24	03/06/2024	42902	4935	C.D. SMITH CONSTRUCTION INC.	751,722.00
03/24	03/06/2024	42903	6207	COCKROFT, JOE	144.95
03/24	03/06/2024	42904	1590	DELTA DENTAL	1,615.34
03/24	03/06/2024	42905	1900	GORDON FLESCH CO INC	109.99
03/24	03/06/2024	42906	1925	GREEN CTY HIGHWAY DEPT	1,448.31
03/24	03/06/2024	42907	4196	HEARTLAND GRAPHICS	40.00
03/24	03/06/2024	42908	6296	HINTERBERG, ANNE	30.00
03/24	03/06/2024	42909	5827	INFOSEND INC	700.09
03/24	03/06/2024	42910	2415	MARKS CHEMICAL LLC	1,023.00
03/24	03/06/2024	42911	2480	MEUW	4,245.00
03/24	03/06/2024	42912	5526	MIDWEST METER INC	109.82
03/24	03/06/2024	42913	2515	MIDWEST TAPE LLC	167.67
03/24	03/06/2024	42914	2590	MONROE TRUCK EQUIPMENT	157.34
03/24	03/06/2024	42915	2675	NCL OF WISCONSIN INC.	254.13
03/24	03/06/2024	42916	6168	ODP BUSINESS SOLUTIONS LLC	248.10
03/24	03/06/2024	42917	5276	POSITIVE PROMOTIONS	507.16
03/24	03/06/2024	42918	2915	PRECISION DRIVE & CONTROL INC	100.00
03/24	03/06/2024	42919	2945	PUBLIC SERVICE COMMISSION	433.54
03/24	03/06/2024	42920	2970	QUILL CORPORATION	36.57
03/24	03/06/2024	42921	6201	RHYME	174.26
03/24	03/06/2024	42922	4043	SEAMLESS GUTTERS UNLMTED LLC	200.00
03/24	03/06/2024	42923	4726	SHOE BOX	327.60
03/24	03/06/2024	42924	3255	STREICHER'S	83.99
03/24	03/06/2024	42925	4065	STURDEVANT, JEFF	11.00
03/24	03/06/2024	42926	6297	SUGAR RIVER VIEW LLC	5,000.00
03/24	03/06/2024	42927	6127	SYMDON AUTO	172.13
03/24	03/06/2024	42928	3335	TDS TELECOM	83.47
03/24	03/06/2024	42929	5297	THE O'BRION AGENCY LLC	80.00
03/24	03/06/2024	42930	5963	TOP PACK DEFENSE LLC	60.00
03/24	03/06/2024	42931	3420	TOWN & COUNTRY ENG INC	6,967.50
03/24	03/06/2024	42932	6295	ULTIMATE AUTO GLASS LLC	450.00
03/24	03/06/2024	42933	5927	UNIFORM DEN EAST INC	529.75
03/24	03/06/2024	42934	3510	USA BLUEBOOK	569.30
Grand Totals:					780,982.85

Report Criteria:

Check.Check Issue Date = 03/06/2024

<u>GL Invoice Acct</u>	<u>Amt</u>
Total 10:	5,443.08
Total 22:	8.99
Total 25:	1,026.36
Total 40:	752,660.71
Total 45:	415.68
Total 50:	21,304.05
Total 70:	123.98
<hr/>	
Grand Totals:	780,982.85
	<u><u>780,982.85</u></u>

VILLAGE OF NEW GLARUS-CLAIMS PRESENTED -

3/5/2024

CHECK #	PAYEE	DIST.	AMOUNT
ACH	941 Tax	PP# 4	12,077.59
ACH	WI Withholding	PP# 4	2,096.21
ACH	Great-West Retirement	deferred comp-pre tax, PP# 4	726.00
ACH	Great-West Retirement	deferred comp-post tax PP# 4	25.00
ACH	WRS February Remittance	Retirement	14,904.67
ACH	US Bank	February credit card	20,357.09
WIRE	WPPI	power bill	140,430.30
	Sub-total		190,616.86

Payroll - 2/23/2024

17926	Kelsey Jenson	Clerk	1,822.46
17927	Deanna Young	Deputy Clerk	1,468.08
17928	Lauren Freeman	Administrator	2,278.97
17929	Mark Binger	PD	943.81
17930	Chance Kaczmariski	PD	84.50
17931	Alex Brey	PD	1,704.94
17932	Hunter Krohn	PD	1,739.21
17933	Brian Bennett	PD	1,866.58
17934	Jeff Sturdevant	PD	2,556.94
17935	Molly Hultine	PD	215.10
17936	Ann Lahey	PD	662.43
17937	Joe Cockroft	PW	2,600.82
17938	Kenneth Wolfe	PW	1,385.55
17939	Aaron Funseth	Water Treatment Plant	2,274.44
17940	Matthew Halvorsen	PW	1,198.99
17941	Jason Borth	Utility	2,549.86
17942	William Kosmeder	Utility	2,902.05
17943	Kevin Funseth	Utility	3,011.17
17944	Beth Heller	Utility	1,304.16
17945	Erica Loeffelholz	Library	1,096.64
17946	Peggy Hammerly	Library	100.40
17947	Brooke Mathews	Library	1,081.32
17948	Amy Trumble	Library	1,269.02
17949	Julie Hawkins	Library	502.27
17950	Amalia Morrison	Library	58.57
17951	Mia Sies	Library	50.20
	Payroll Subtotal		36,728.48



Village of New Glarus

319 Second Street

PO Box 399

New Glarus WI 53574

(608)527-2510

www.newglarusvillage.com

SPECIAL EVENT PERMIT No. 24-SE-01

ISSUED TO: Chamber of Commerce/ Police Department

EVENT: New Glarus Bike Rodeo

DATES/TIMES: Saturday, May 18, 2024 8:00 a.m. to 4:00 p.m.

LOCATIONS/USES OF PUBLIC FACILITIES:

STREET CLOSURES/NO PARKING:

Saturday, 5/18/24 [8 a.m. to 4 p.m.]: Closure of 4th Avenue between 2nd Street and Railroad Street

VILLAGE PARK:

Event includes the use of Village Park. **No dogs** are allowed in Village Park and this should be disseminated to and followed by event participants.

TENTS:

Event includes the installation of five (5) 10' x 10' tents on 4th Avenue between Railroad and 2nd Street, to be secured with weights.

DUMPSTERS:

Sponsor shall provide adequate trash cans onsite. They will be returned to the Chamber and trash disposed of there.

RESTROOMS:

Number of restrooms shall be in conformance to FEMA specifications for the number of event attendees. Sponsor shall provide 1 outdoor unit in southwest corner of Village Park in addition to indoor units located at their building at 418 Railroad Street.

AMPLIFICATION:

Sponsor shall be permitted use of loud speakers/microphone to be used at Village Park within 100' of the gazebo area from 11 a.m. to 1 p.m. on the event date.

SAFETY/SECURITY:

None required. Emergency Operation Plan not required due to size of event.

INSURANCE:

Insurance is on file with the Village Clerk's Office.

MISC:

Any work performed by Village staff outside normal working hours will be billed to the permit holder.

SPECIAL SAFETY PROCEDURES:

This event will be held only if it complies with all recommendations of the State of Wisconsin, State Health and Human Services Department, and the Green County Health Department regarding large gatherings and events at the time the event is scheduled to take place. The Village reserves the right to revoke this permit if its occurrence presents a public health risk.

PERMIT ISSUED: _____

BY: _____
Lauren Freeman, Administrator

CERTIFIED SURVEY MAP No. _____

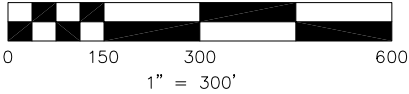
LOCATED IN THE SE1/4 OF THE NW1/4, THE SW1/4 OF THE NE1/4, AND THE NE1/4 AND NW1/4 OF THE SW1/4 OF SECTION 21, T4N, R7E, TOWN OF NEW GLARUS, GREEN COUNTY, WISCONSIN.

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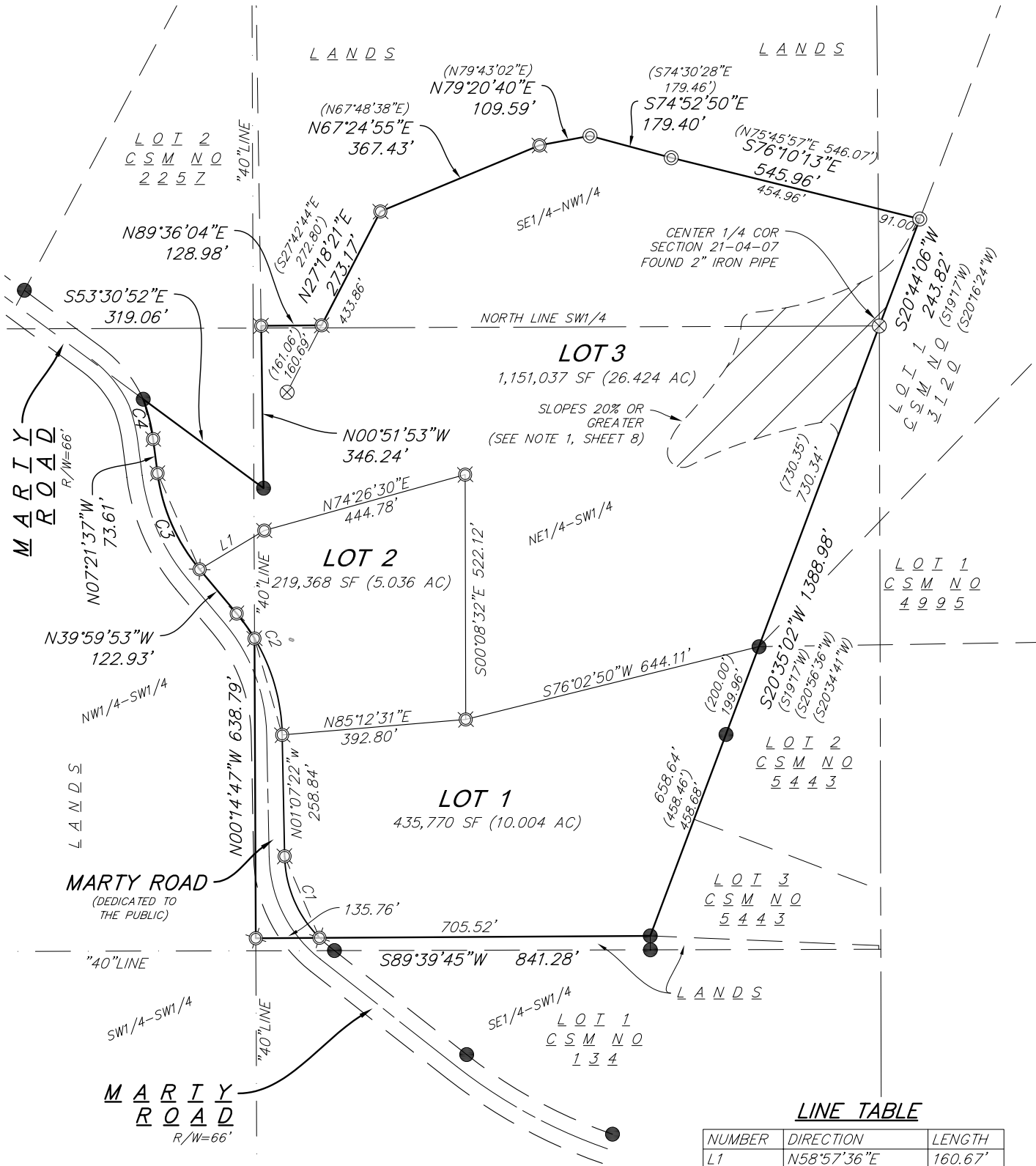
BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, GREEN COUNTY, THE EAST LINE OF THE NW 1/4 OF SECTION 21-04-07 MEASURED AS BEARING N00°27'57"W

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'

22 Feb 2024 - 2:42p M:\Klein, Matt\230385_8250 Marty Road, Town of New Glarus\CADD\230385 - CSM.dwg by: kpap

vierbicher
planners | engineers | advisors

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

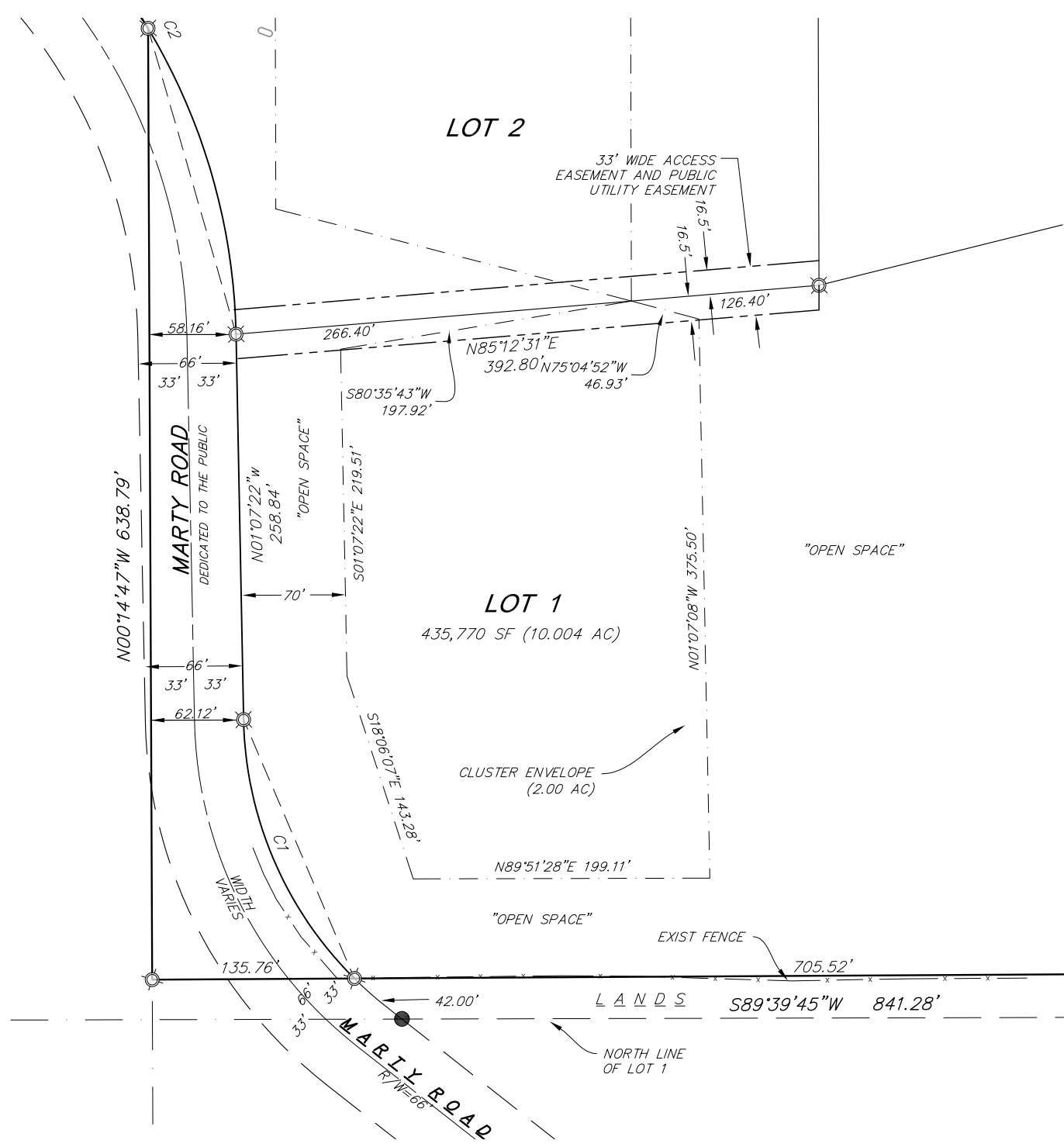
SHEET
1 OF 9

CERTIFIED SURVEY MAP No. _____

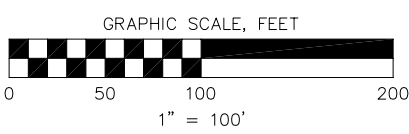
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M:\Klein, Matt\230385_8250 Marty Road, Town of New Glarus\CADD\230385 - CSM.dwg by: kpap 22 Feb 2024 - 2:43p



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\"/>



- SURVEY LEGEND**
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2 OF 9

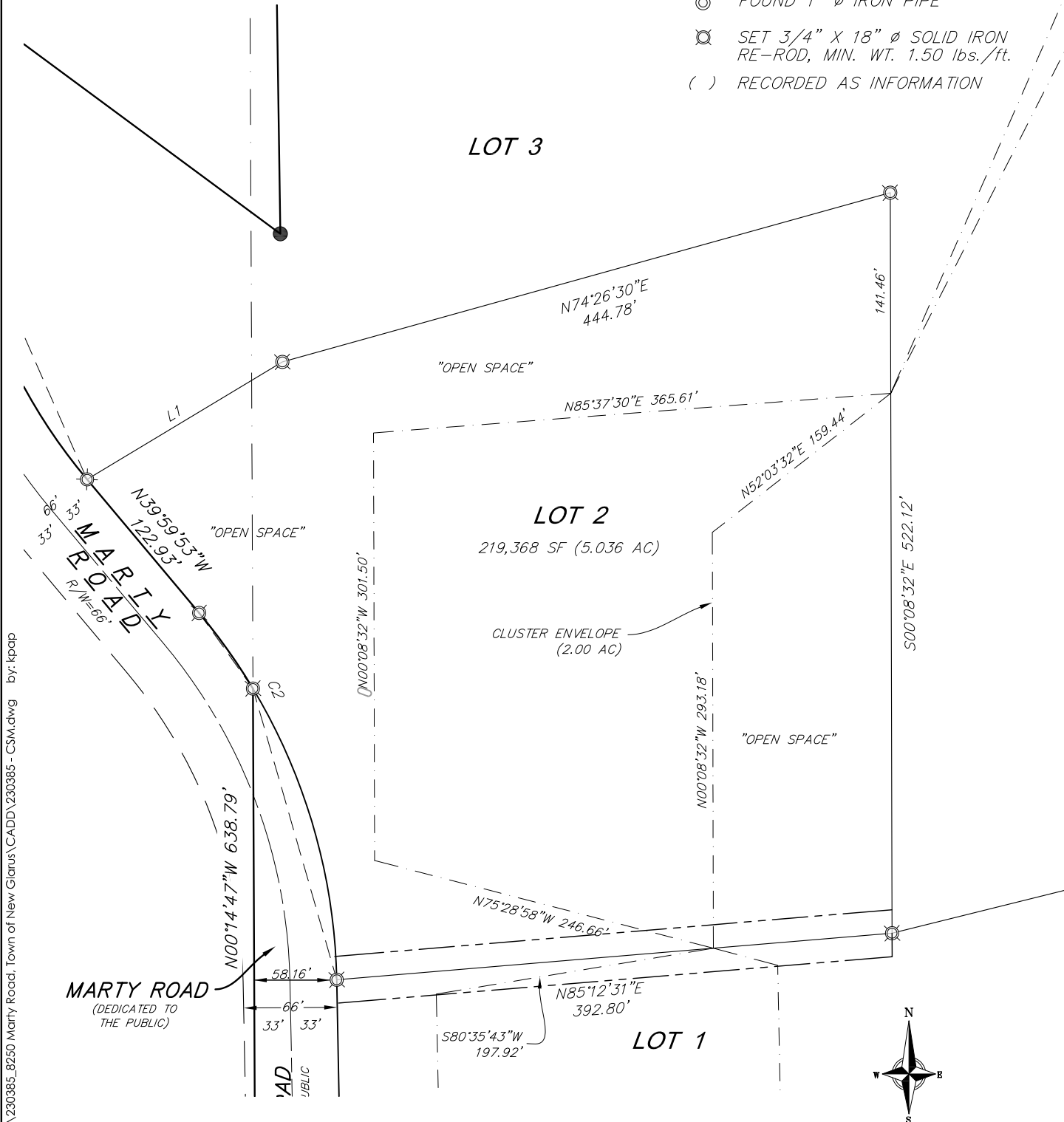
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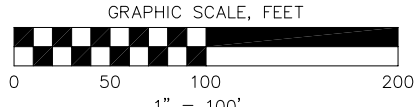
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22 Feb 2024 - 2:43p M:\Klein, Matt\230385_8250 Marty Road, Town of New Glarus\CADD\230385 - CSM.dwg by: kpap

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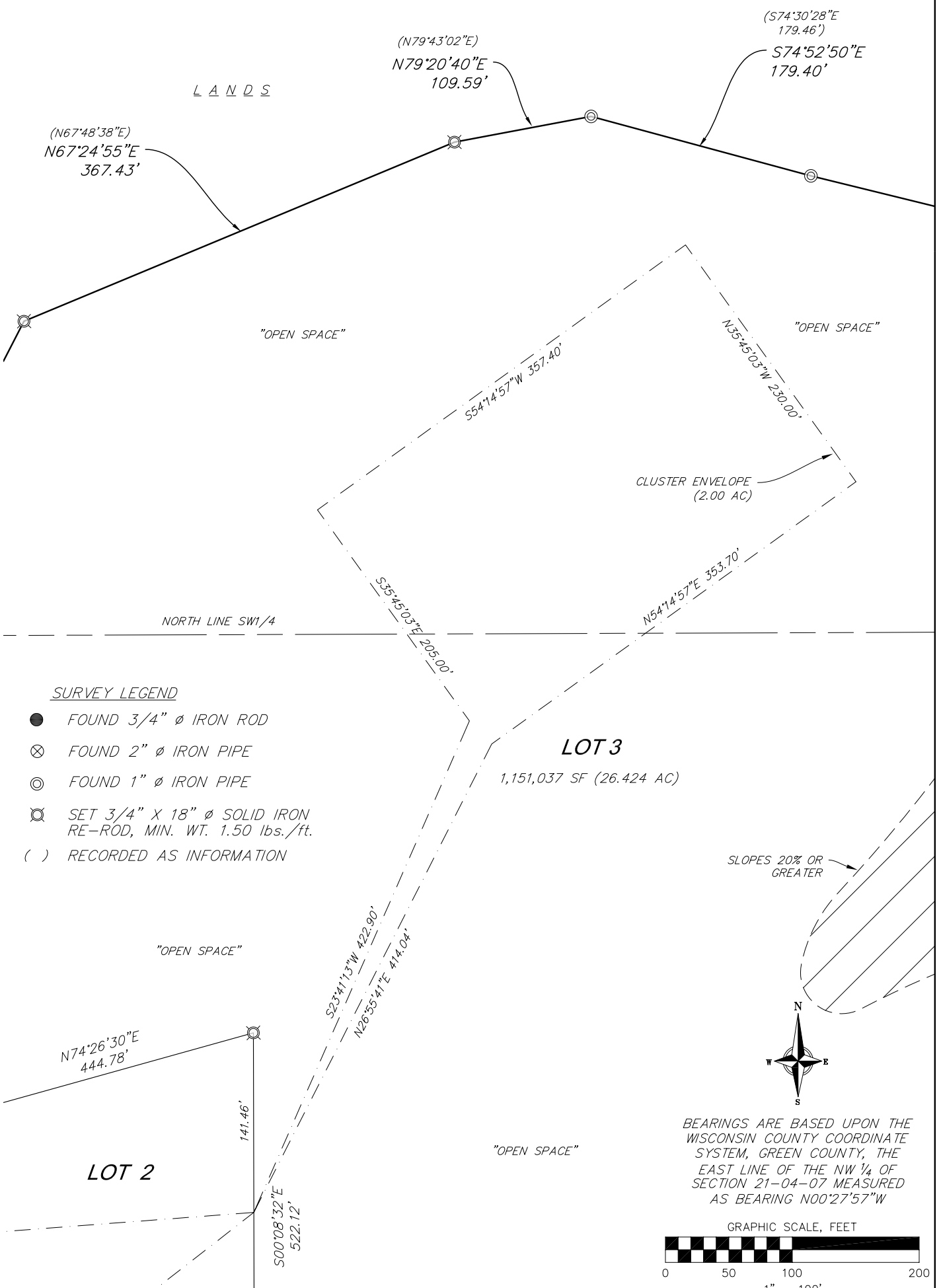
SHEET
3 OF 9

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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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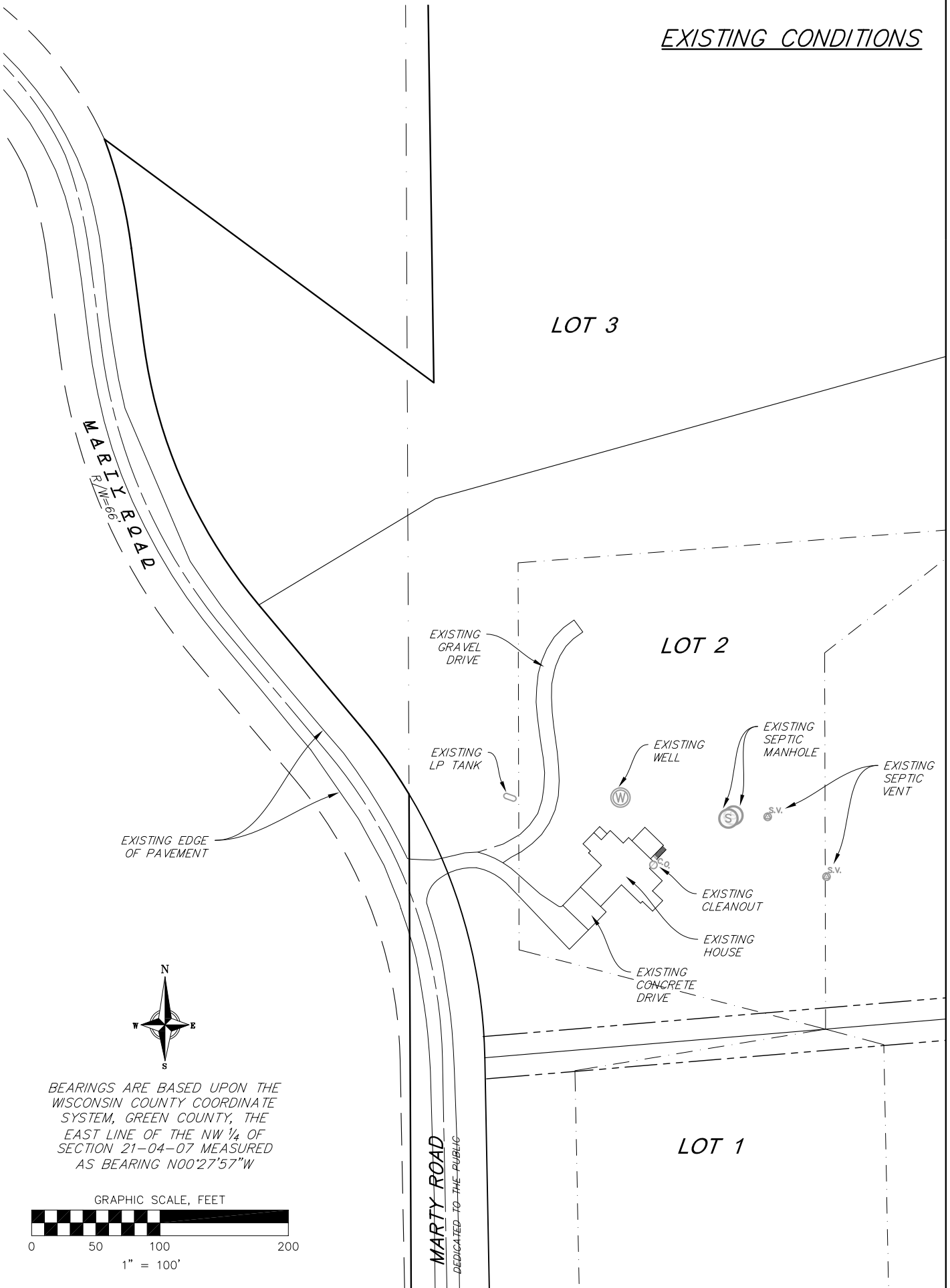
SHEET
4 OF 9

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EXISTING CONDITIONS

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Checked By: KPAP

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5 OF 9

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SECTION TIE DETAIL

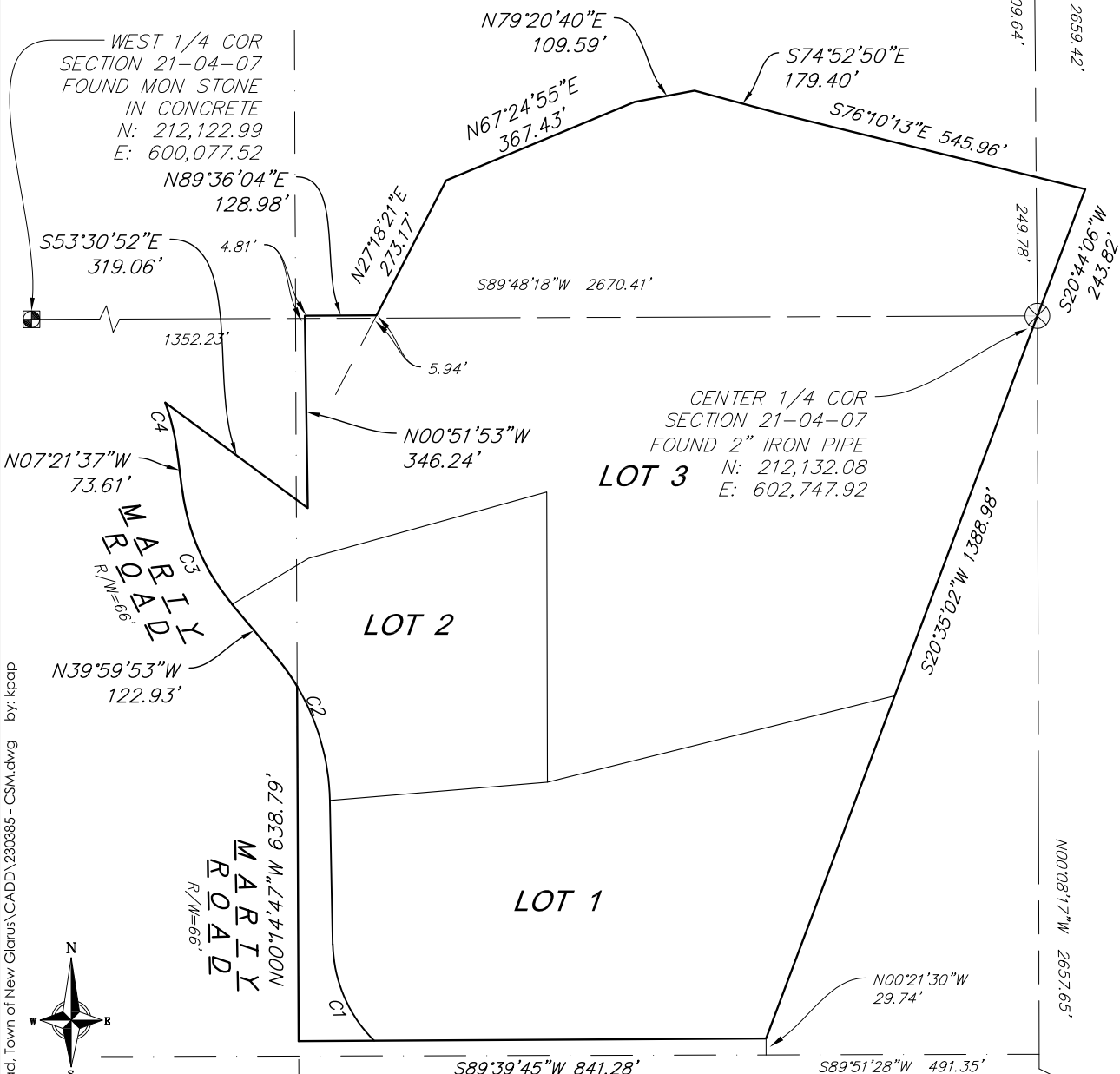
(NOT TO SCALE)

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

22 Feb 2024 - 2:44p M:\Klein, Matt\230385_8250 Marly Road, Town of New Glarus\CADD\230385 - CSM.dwg by: kpap

vierbicher
planners | engineers | advisors



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
6 OF 9

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.

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: _____



©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.

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.

22 Feb 2024 - 2:44p M:\Klein, Matt\230385_8250 Marty Road, Town of New Glarus\CADD\230385 - CSM.dwg by: kpap

vierbicher
planners | engineers | advisors



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
8 OF 9

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



VILLAGE OF NEW GLARUS



ADMINISTRATION DEPARTMENT

MEMORANDUM

To: Village Board
From: Lauren Freeman, Village Administrator
Date: March 5, 2024
Re: Talarczyk Preliminary Plat

Background:

The Village received an application for a preliminary plat in the extraterritorial plat review jurisdiction, which is the 1.5-mile radius around Village limits. The Joint ETZ Commission reviewed on February 19, 2024 and recommended approval. The Village Board reviewed on February 20, 2024 and voted to table the item until the next meeting.

Joint ETZ Commission Review:

The Joint Extraterritorial Commission reviewed the application at their meeting on February 19, 2024 and recommended approval of the preliminary plat with the following 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

Village Board Review:

At their February 20, 2024 meeting, the Village Board discussed a potential list of recommendations for the preliminary plat. Those recommendations are included below for consideration.

Proposed Recommendations:

- Recommend having a wetland delineation completed to verify building sites and access are feasible and depict appropriate wetland setbacks. There is a concern by Village Board that the proposed 20’ access along Airport Road for Lot 4 will not be feasible. The DNR website depicts wetland indicators in this area which could potentially affect the ability to construct/extend the existing gravel road to a buildable portion of Lot 4.
- Recommend the proposed 66’ wide access easement be its own “Outlot for Private Ingress/Egress Access” containing “Public Access Easement for Emergency Service Vehicles.”, and a “Public Utility Easement” within said Outlot. This action would provide frontage of the platted Lots to a Private Street, which would follow the spirit of the Ordinance requiring frontage to a Public Street, and provide some justification as to why this requirement was not enforced. Additionally, recommend a turn-around at the end of easement to allow for Emergency Vehicles to safely turn around. Also recommend extending the easement/Outlot to service Lot 4 to ensure a viable access point to said Lot.
- Recommend that the 20’ strip of Lot 4 be its own “Outlot for Private Access to Lot 4,” noting on the face of the plat that “Outlot and Lot 4 are required to have common ownership under the same entity.” This will allow for easier calculation of square footage of the 20’ strip in the Town of Exeter & Lot 4 in the Town of New Glarus for property tax purposes. If you do not create separate Lot/Outlot, recommend a note on the plat stating the square footage of Lot 4 in the Town of New Glarus and the square footage of Lot 4 in the Town of Exeter.
- Recommend verification that the proposed access to Kubly Road serving the multiple Lots provides adequate site distance for safe entry/exit to/from Kubly Road.
- Recommend the same for a driveway for Lot 1, given that there is likely not a safe point of access along Lot 1 frontage due to the severe grade changes.
- Recommend obtaining/receiving approval from the Fire Department and other emergency services that the access point(s) driveway(s)/road(s) to Kubly Road & Airport Road are acceptable.
- Recommend driveway be built to Town and/or Village standards given that it could become a public street in the future.
- Recommend noting the Ordinary High Water Mark Elevation, Low Water Mark Elevation, Water Surface Elevation, how & when located edge of water.

- Recommend depicting building envelopes, areas for open/green space, and areas where slopes are 20% or greater.
- Recommend verification that no part of this development falls within shoreland-wetland zoning (300' of a stream, and County limits of the wetland zone).

Proposed Conditions:

- ETZ Recommendation
- Resubmit revised preliminary plat when submitting the Final Plat to verify that conditions of approval have been met and that the Final Plat is in substantial conformance to Preliminary Plat as required by 236.10(b)

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.

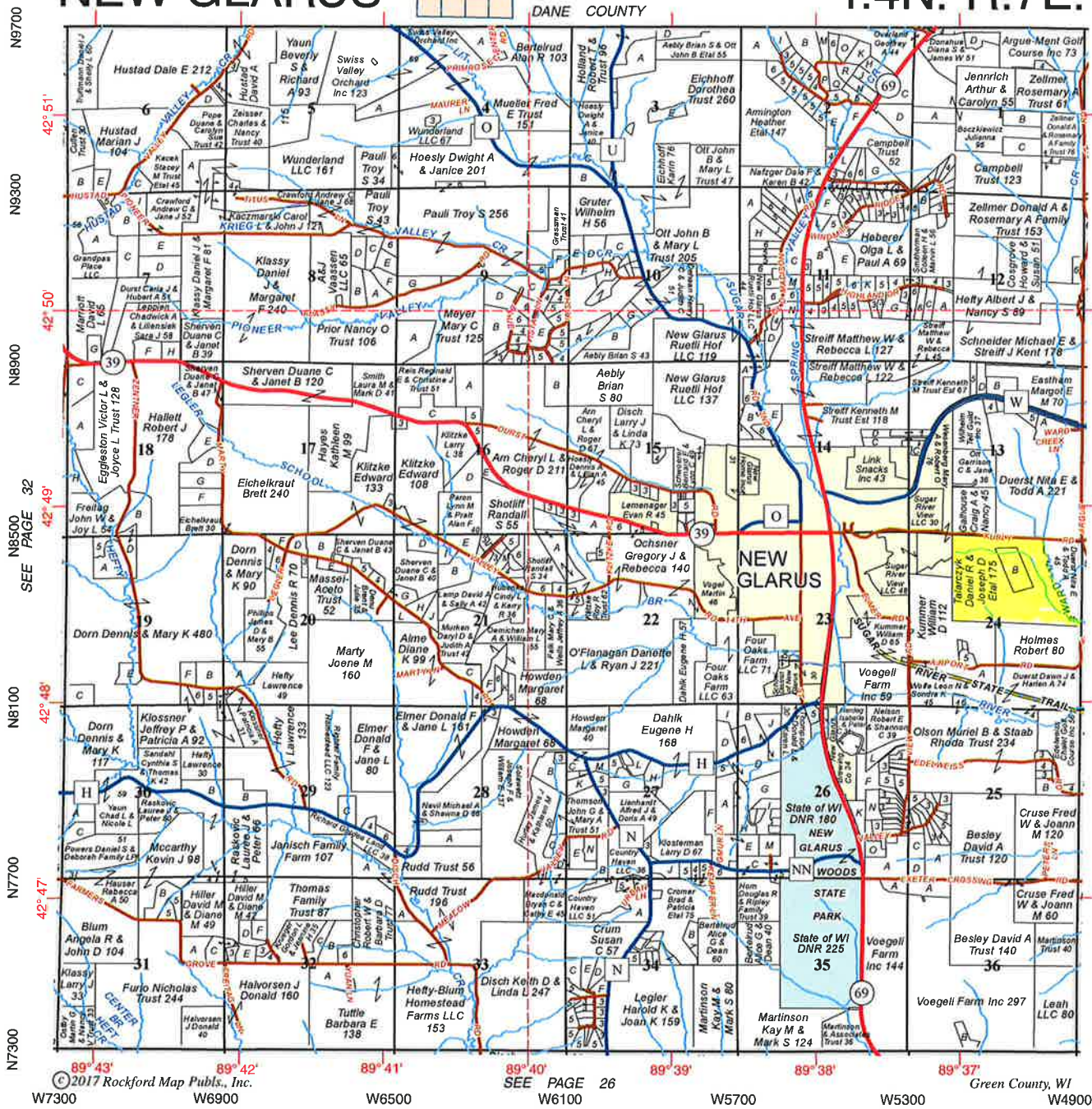
Karen Tatarczyk, agent
Applicant Signature

NEW GLARUS



DANE COUNTY

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



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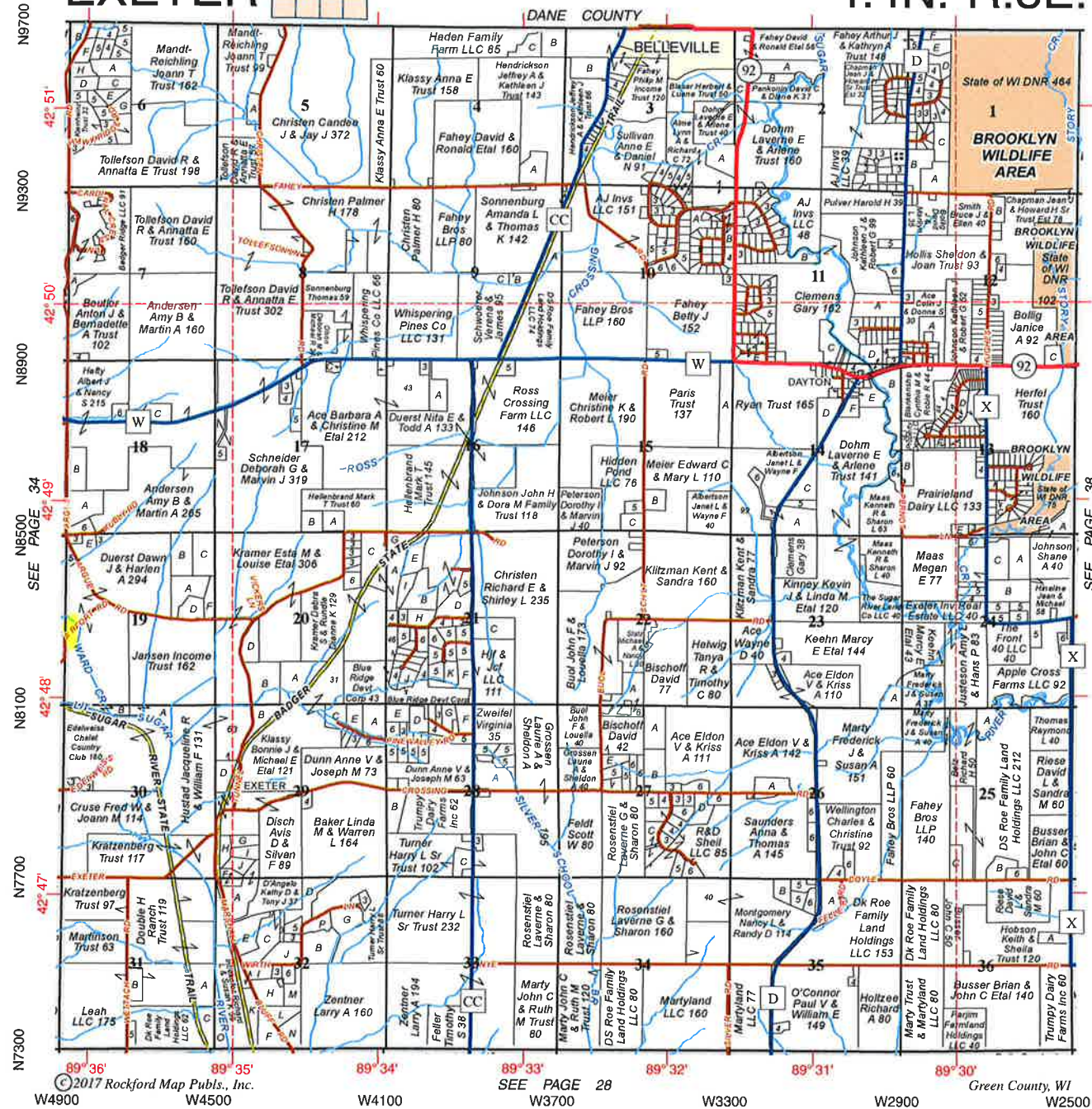


*NDIP *Insurance Products sold through Risk Management Agency. Equal Opportunity Provider. Equal Housing Lender.

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?

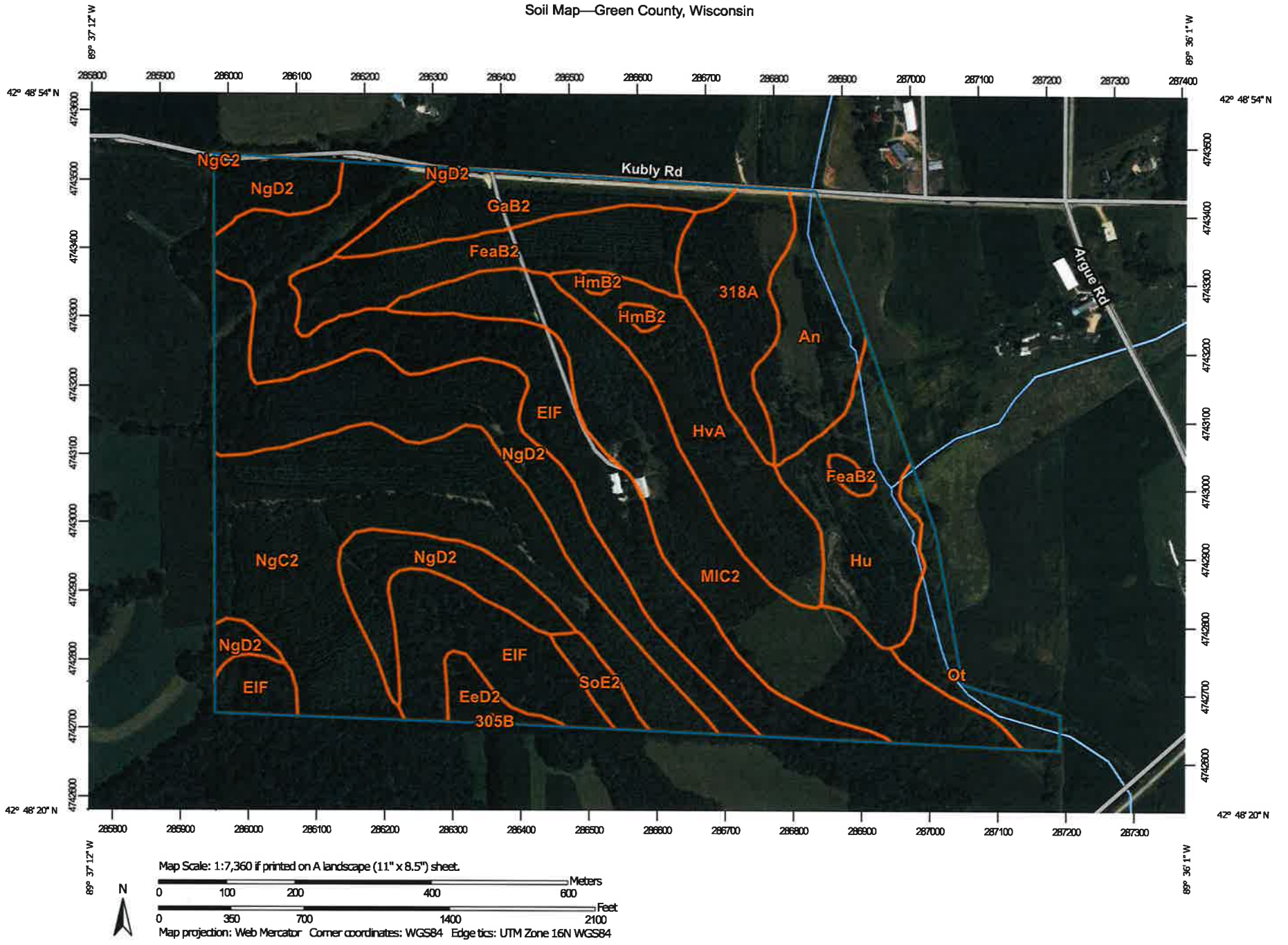
Please provide any other relevant information below:

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

12/22/23
Date

Robert H. Talarczyk, agent
Applicant Signature

Soil Map—Green County, Wisconsin



USDA
Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

12/18/2023
Page 1 of 3

Soil Map—Green County, Wisconsin

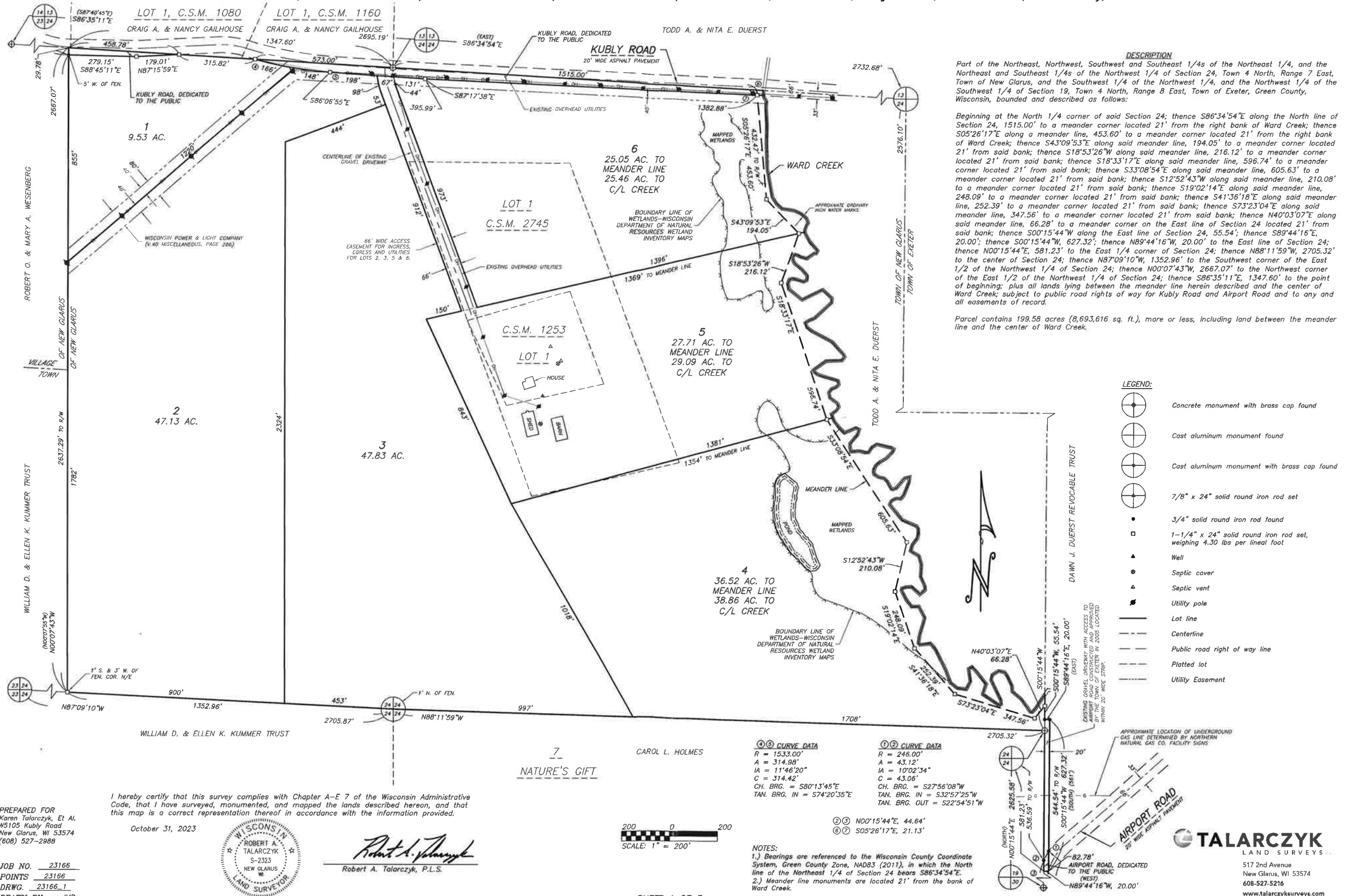
MAP LEGEND		MAP INFORMATION
<p>Area of Interest (AOI)</p> <p> Area of Interest (AOI)</p> <p>Soils</p> <p> Soil Map Unit Polygons</p> <p> Soil Map Unit Lines</p> <p> Soil Map Unit Points</p> <p>Special Point Features</p> <p> Blowout</p> <p> Borrow Pit</p> <p> Clay Spot</p> <p> Closed Depression</p> <p> Gravel Pit</p> <p> Gravelly Spot</p> <p> Landfill</p> <p> Lava Flow</p> <p> Marsh or swamp</p> <p> Mine or Quarry</p> <p> Miscellaneous Water</p> <p> Perennial Water</p> <p> Rock Outcrop</p> <p> Saline Spot</p> <p> Sandy Spot</p> <p> Severely Eroded Spot</p> <p> Sinkhole</p> <p> Slide or Slip</p> <p> Sodic Spot</p>	<p> Spoil Area</p> <p> Stony Spot</p> <p> Very Stony Spot</p> <p> Wet Spot</p> <p> Other</p> <p> Special Line Features</p> <p>Water Features</p> <p> Streams and Canals</p> <p>Transportation</p> <p> Rails</p> <p> Interstate Highways</p> <p> US Routes</p> <p> Major Roads</p> <p> Local Roads</p> <p>Background</p> <p> Aerial Photography</p>	<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> <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>

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%

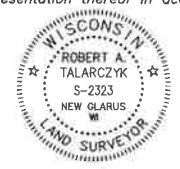
TALARCZYKS' PRELIMINARY PLAT

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 the Southwest 1/4 of Section 19, Town 4 North, Range 8 East, Town of Exeter, Green County, Wisconsin.



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.

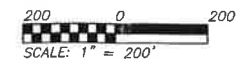
October 31, 2023



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

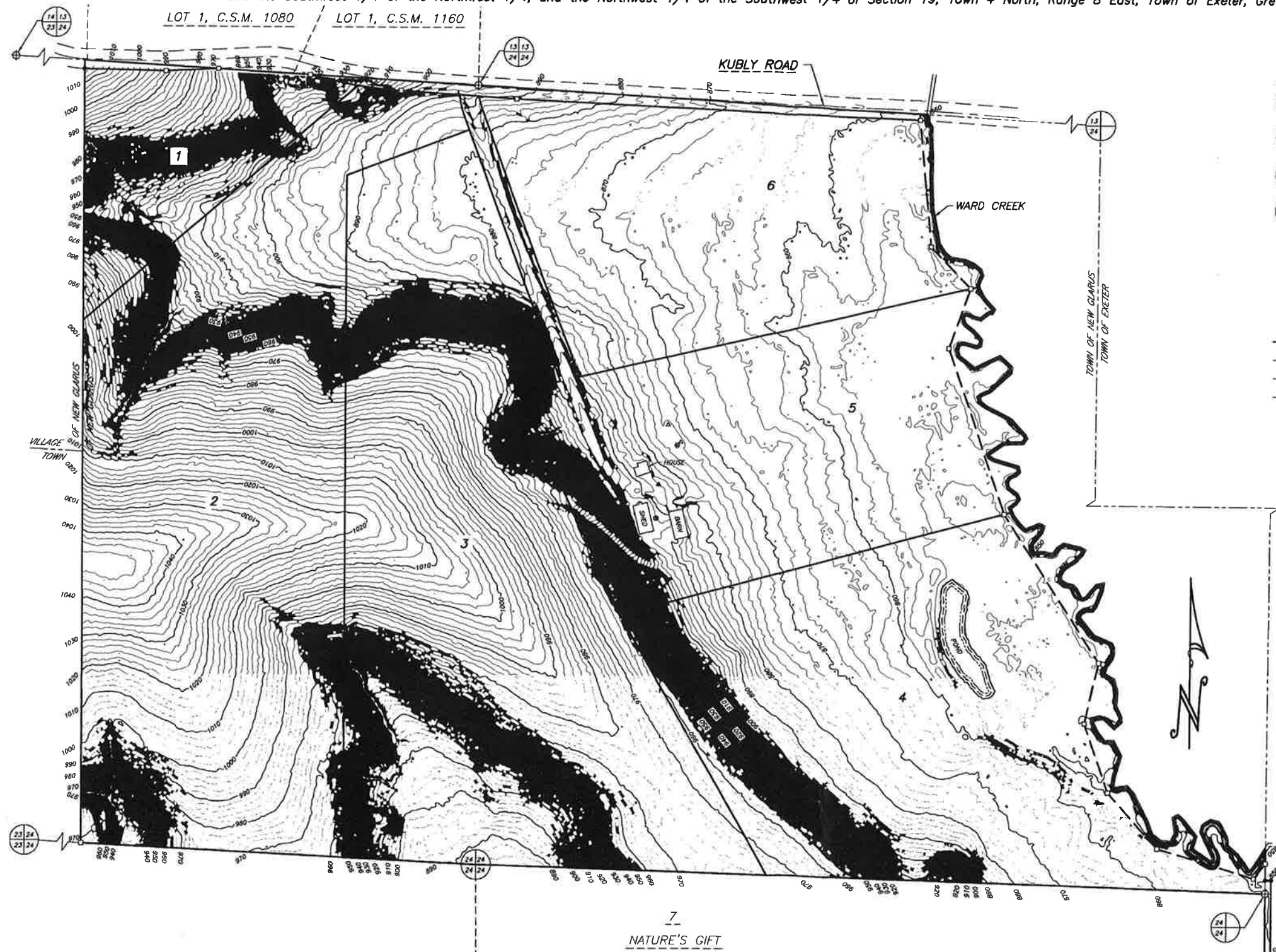
JOB NO. 23166
 POINTS 23166
 DRWG. 23166-1
 DRAWN BY JMB



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

TALARCZYKS' PRELIMINARY PLAT

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.



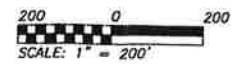
- LEGEND:**
- Concrete monument with brass cap found
 - Cast aluminum monument found
 - Cast aluminum monument with brass cap found
 - 7/8" x 24" solid round iron rod set
 - 3/4" solid round iron rod found
 - 1-1/4" x 24" solid round iron rod set, weighing 4.30 lbs per lineal foot
 - Well
 - Septic cover
 - Septic vent
 - 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



SHEET 2 OF 3

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

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.



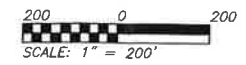
- LEGEND:**
- Concrete monument with brass cap found
 - Cast aluminum monument found
 - Cast aluminum monument with brass cap found
 - 7/8" x 24" solid round iron rod set
 - 3/4" solid round iron rod found
 - 1-1/4" x 24" solid round iron rod set, weighing 4.30 lbs per lineal foot
 - Well
 - Septic cover
 - Septic vent
 - Lot line
 - Centerline
 - Public road right of way line
 - Platted lot

Robert A. Talarczyk

 October 31, 2023

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



SHEET 3 OF 3

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

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.”

VILLAGE OF NEW GLARUS
Ordinance 24-01

**AN ORDINANCE TO AMEND CHAPTER 288 IN THE MUNICIPAL CODE OF
THE VILLAGE OF NEW GLARUS, WISCONSIN TO REVISE PARKING
RESTRICTIONS FOR CERTAIN VEHICLES**

THE VILLAGE BOARD of the VILLAGE OF NEW GLARUS, GREEN COUNTY,
WISCONSIN, does hereby ordain as follows:

Section 1. §288-27 of the Municipal Code of the Village of New Glarus are hereby amended to read as follows:

No person owning or having control of any trailer, boat trailer, snowmobile trailer, bus, camper, farm implement, or recreation vehicle shall park the same upon any street, avenue, Village parking lot or other public way in the Village for more than a twenty-four (24) hour period.~~between the hours of 2:00 a.m. and 7:00 a.m.~~ In addition, no truck, power unit, or other vehicle with a weight in excess of 12,000 pounds, or over 16 feet in length, or having a height of more than eight feet from the roadway, shall park the same upon any street, avenue, Village parking lot or other public way in the Village between the hours of 2:00 a.m. and 7:00 a.m. However, trucks, power units, and vehicles with a weight in excess of 12,000 pounds, or over 16 feet in the length, or having a height of more than eight feet from the roadway, may park on the east side of Hoesly Drive in the Industrial Park for not more than a twenty-four (24) hour period.

The provisions of this section shall not be deemed to prohibit the lawful parking of such equipment upon any street, avenue, Village parking lot, or other public way in the Village for the actual loading or unloading of goods, wares, or merchandise; providing, however, that "loading" and "unloading," as used in this section, shall be limited to the actual time consumed in such operation. The Police Department may, however, designate specific parking zones and issue permits for parking in those zones.

This Ordinance shall take effect the day after passage and publication as provided by law.

PRESENTED: 3/5/2024
ADOPTED: 3/5/2024
PUBLISHED: 3/5/2024

Roger Truttmann, Village President

Kelsey Jenson, Village Clerk-Treasurer

VILLAGE OF NEW GLARUS
Ordinance 24-02

**AN ORDINANCE TO REPEAL AND RECREATE PART II, CHAPTER 118,
ARTICLE I (BUILDING, ELECTRICAL AND PLUMBING CODES) OF THE
MUNICIPAL CODE OF THE VILLAGE OF NEW GLARUS, WISCONSIN**

THE VILLAGE BOARD of the VILLAGE OF NEW GLARUS, GREEN COUNTY, WISCONSIN, does hereby ordain as follows:

Section 1. Part II, Chapter 118, Article 1 (Building, Electrical, and Plumbing Codes) is hereby repealed, and a new Part II, Chapter 118, Article 1 attached hereto and incorporated herein as Exhibit A is hereby recreated.

Section 2. If any section, clause, provision, or portion of this Ordinance, including its Exhibit A, is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby. If an application of this Ordinance to a particular structure, land, or water is adjudged unconstitutional or invalid by a court of competent jurisdiction, such judgment shall not be applicable to any other structure, land, or water not specifically included in said judgment. If any requirement or limitation attached to an authorization given under this Ordinance is found invalid, it shall be presumed that the authorization would not have been granted without the requirement or limitation and, therefore, said authorization shall also be invalid. Any other ordinances whose terms are in conflict with the provisions of this Ordinance are hereby repealed as to those terms that conflict.

This Ordinance shall take effect the day after passage and publication as provided by law.

PRESENTED: 3/5/2024
ADOPTED: 3/5/2024
PUBLISHED: 3/5/2024

Roger Truttmann, Village President

Kelsey Jenson, Village Clerk-Treasurer

Village of New Glarus, Wisconsin Municipal Code

Part II, General Legislation

Chapter 118 Building Construction

Article I Building, Electrical and Plumbing Codes

§ 118-1 Title; purpose; scope.

A.

Title. This chapter shall be known as the "Building Code of the Village of New Glarus."

B.

Purpose. This chapter provides certain minimum standards, provisions and requirements for safe and stable design, methods of construction and uses of materials in buildings and/or structures hereafter erected, constructed, enlarged, altered, repaired, moved, converted to other uses or demolished and regulates the equipment, maintenance, use and occupancy of all such buildings and/or structures. Its purpose is to protect and foster the health, safety and well-being of persons occupying or using such buildings and of the general public.

C.

Scope. New buildings hereafter erected in, or any building hereafter moved within or into, the Village shall conform to all the requirements of this chapter except as they are herein specifically exempted from part or all of its provisions. Any alteration, enlargement or demolition of an existing building and any installation therein of electrical, gas, heating, plumbing or ventilating equipment which affects the health or safety of the users thereof or any other persons is a new building to the extent of such change. Any existing building shall be considered a new building for the purposes of this chapter whenever it is used for dwelling, commercial or industrial purposes, unless it was being used for such purpose at the time this chapter was enacted. The provisions of this chapter supplement the laws of the State of Wisconsin pertaining to construction and use and the Zoning Code of the Village and amendments thereto to the date this chapter was adopted and in no way supersede or nullify such laws and the said Zoning Code.^[1]

[1]

Editor's Note: See Ch. 305, Zoning.

§ 118-2 Building permits and inspection.

A.

Permit required.

(1)

General requirement. No building of any kind shall be moved within or into the Village and no new building or structure, or any part thereof, shall hereafter be erected or ground broken for the same or enlarged, altered, moved, demolished, razed or used within the Village, except as herein provided, until a permit therefor shall first have been obtained by the owner or his/her authorized agent from the Building Inspector.

(2)

Alterations and repairs. The following provisions shall apply to buildings altered or repaired:

(a)

Alterations. When not in conflict with any regulations, alterations to any existing building or structure accommodating a legal occupancy and use but of substandard type of construction, which involve either beams, girders, columns, bearing or other walls, room arrangement, heating and air conditioning systems, arrangement, light and ventilation, changes in location of exit stairways or exits, or any or all of the above, shall be made to conform to the minimum requirements of this chapter applicable to such occupancy and use and given type of construction.⁽¹⁾

[1]

Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).

(b)

Repairs. Work done for purposes of maintenance or replacements in any existing building or structure which does not involve the structural portions of the building or structure or which does not affect room arrangement, light and ventilation, access to or efficiency of any exit stairways or exits, fire protection, or exterior aesthetic appearance, and which does not increase a given occupancy or use, shall be deemed minor repairs.

(c)

Alterations not permitted. When any existing building or structure which, for any reason whatsoever, does not conform to the regulations of this chapter has deteriorated from any cause whatsoever to an extent greater than 50% of the equalized value of the building or structure, no alterations or moving of such building or structure shall be permitted. Any such building or structure shall be

considered a menace to public safety and welfare and shall be ordered vacated and thereafter demolished and the debris removed from the premises.

(d)

Alterations and repairs required. When any of the structural members of any building or structure have deteriorated from any cause whatsoever to less than their required strength, the owner of such a building or structure shall cause such structural members to be restored to their required strength, failing in which the building or structure shall be considered a menace to public safety and shall be vacated and thereafter no further occupancy or use of the same shall be permitted until the regulations of this chapter are complied with.

(e)

Extent of deterioration. The amount and extent of deterioration of any existing building or structure shall be determined by the Building Inspector.

(3)

Staking. All lots shall be staked, identifying property lot lines, prior to the issuance of any permit for new construction or any building alteration which will change the outer footprint of the existing structure. Neither the Village of New Glarus, the Village Building Inspector nor any Village employee shall be responsible for stakes which improperly mark the property lines.

B.

Application. Application for a building permit shall be made in writing upon a form furnished by the Building Inspector or his/her designee and shall state the name and address of the owner of the land and also the owner of the building, if different, the legal description of the land upon which the building is to be located, the name and address of the designer, the use to which said building is to be put and such other information as the Building Inspector may require.

C.

Site and building plan approval.

(1)

All applications for building permits for any construction, reconstruction, expansion or conversion, except for one- and two-family residences in residentially zoned districts, shall require site plan approval by the Plan Commission in accordance with the requirements of Section **305-94**.

(2)

For buildings and geographic areas subject to the Village's Swiss Architectural Theme requirements, prior approval of plans from the Design Review

Committee may also be required before issuance of a building permit. See Chapter 118, Article II for applicable procedures and requirements.

(3)

No permit shall be issued by the Building Inspector for alteration, construction, demolition, or removal of a nominated historic structure, historic site, or any property or structure within a nominated historic district from the date of the meeting of the Historic Preservation Commission at which a nomination form is first presented until the final disposition of the nomination by the Historic Preservation Commission or the Village Board, unless such alteration, removal or demolition is authorized by formal resolution of the Village Board as necessary for public health, welfare or safety. In no event shall the delay be for more than 180 days.

D.

Dedicated street and approved subdivision required. No building permit shall be issued unless the property on which the building is proposed to be built abuts a street that has been dedicated for street purposes. No building permits shall be issued until the subdivision and required improvements are accepted by the Village Board, upon the recommendation of the Plan Commission, except as may otherwise be proscribed by an approved development agreement.

E.

Utilities required.

(1)

Residential buildings. No building permit shall be issued for the construction of any residential building until sewer, water, grading and graveling are installed in the streets necessary to service the property for which the building permit is required and a receipt for payment of electrical hookup is presented to the Building Inspector.

(2)

Nonresidential building. No building permit shall be issued for the construction of any building other than residential until contracts have been let for the installation of sewer, water, grading and graveling in the streets necessary to service the property for which the building permit is requested.

(3)

Certificate of occupancy. No person shall occupy any building until sewer, water, grading and graveling are installed in the streets necessary to service

the property, and a certificate of occupancy shall not be issued until such utilities are available to service the property.

F.

Plans. With each building permit application, there shall be submitted two complete sets of plans and specifications and if required a digital copy, including a plot plan showing the location and dimensions of all buildings and improvements on the lot, both existing and proposed, dimensions of the lot, dimensions showing all setbacks of all buildings on the lot, proposed grade of proposed structure (to Village datum), grade of finished first floor and of the street abutting lot, grade and setback of adjacent buildings (if adjacent lot is vacant, submit elevation of nearest buildings on same side of street), type of monuments at each corner of lot, watercourses or existing drainage ditches, easements or other restrictions affecting such property, seal and signature of surveyor or a certificate signed by the applicant and a construction erosion control plan setting forth proposed information and procedures needed for control of soil erosion, surface water runoff and sediment disposition at the building site, and floodplain and wetland if any. Plans, specifications and plot plans shall be drawn to a minimum scale of 1/8 inch to one foot (fireplace details to 3/4 inch to one foot). One set of plans shall be returned after approval as provided in this chapter and shall be kept at the construction site. The second set shall be filed in the office of the Building Inspector. Plans for buildings involving the State Building Code shall bear the stamp of approval of the State Department of Safety and Professional Services. One plan shall be submitted which shall remain on file in the office of the Building Inspector. All plans and specifications shall be signed by the designer. Plans for all new one- and two-family dwellings, and accessory and existing buildings as provided under § 118-3, shall also comply with the provisions of SPS 320-325, Wis. Adm. Code.

G.

Waiver of plans; minor repairs.

(1)

Waiver. If the Building Inspector finds that the character of the work is sufficiently described in the application, he/she may waive the filing of plans for alterations, repairs or moving, provided the cost of such work does not exceed \$2,000.

(2)

Minor repairs. The Building Inspector may authorize minor repairs or maintenance work on any structure, or to heating, ventilating or air-conditioning

(HVAC) systems installed therein, valued at less than \$250, as determined by the Building Inspector, and which do not change the occupancy area, exterior aesthetic appearance, structural strength, fire protection, exits, lighting or ventilation of the building or structure, without issuance of a building permit.

H.

Approval of plans.

(1)

If the Building Inspector determines that the building will comply in every respect with all ordinances and orders of the Village and all applicable laws and orders of the State of Wisconsin, he/she shall issue a building permit which shall state the use to which said building is to be put and which shall be kept and displayed at the site of the proposed building. After being approved, the plans and specifications shall not be altered in any respect which involves any of the above-mentioned ordinances, laws or orders or which involves the safety of the building or the occupants, except with the written consent of the Building Inspector.

(2)

In case adequate plans are presented for part of the building only, the Building Inspector, at his/her discretion, may issue a permit for that part of the building before receiving the plans and specifications for the entire building. Work shall be completed only on a part(s) of a building for which a building permit has been granted.

I.

Inspection of work.

(1)

The builder shall notify the Building Inspector when ready for inspections, and the Building Inspector shall inspect within two business days, or such longer period if agreed by the applicant, after notification at the following states of construction, or fewer if approved by the Building Inspector:

(a)

After the placement of forms, shoring, and reinforcement of footings and foundations, but before placement of footing materials;

(b) Before foundation backfilling, where below grade drain tiles, waterproofing, or exterior insulation is required;

(b)

After the installation of any temporary electrical, plumbing, or HVAC services to serve the construction project or the remainder of the building during construction;

(c)

After underground and in-floor rough plumbing, electrical, and HVAC equipment is installed, but before the ground is filled or flooring material is installed;

(d)

After framing of the building and installation of electrical, rough plumbing, and HVAC equipment, but before insulation installation;

(e)

After insulation and vapor barrier are installed and all other rough inspections have been performed;

(f)

After completion of all permitted work (i.e., final inspection).

(2)

Effect of Village Inspections. Construction may proceed beyond each point of inspection only once inspection has been completed, the Building Inspector has approved the work in writing, and any required State inspections have been performed.

(3)

If the Building Inspector has completed the final inspection and finds that the work conforms to the provisions of this chapter, and other applicable chapters of the New Glarus Municipal Code, and applicable Wisconsin Statutes and Administrative Code, he/she shall issue a certificate of occupancy which shall contain the date and the result of such inspection, a duplicate of which shall be filed in the office of the Building Inspector.

(4)

Temporary Occupancy Authorized. The Building Inspector may permit the temporary occupancy of any building prior to issuance of a certificate of occupancy, where he/she determines that undue hardship would otherwise result; premises will be safe and sanitary; and to the extent practical the project complies with the permit, this and other applicable chapters of the New Glarus Municipal Code, and applicable Wisconsin Statutes and Administrative Code. When allowing temporary occupancy, the Building Inspector shall indicate in writing the duration of such occupancy, not exceeding 120 days, before full compliance with this chapter and the permit is achieved and a permanent

certificate of occupancy is issued. If there is failure to achieve full compliance before the expiration of the temporary occupancy permit, occupancy shall cease until full compliance is achieved.

J.

Permit lapses. A building permit shall lapse and be void unless building operations are commenced within six months or if construction has not been completed within 24 months from the date of issuance thereof.

K.

Revocation of permits.

(1)

The Building Inspector may revoke any building, plumbing or electrical permit, certificate of occupancy, or approval issued under the regulations of this chapter and may stop construction or use of approved new materials, equipment, methods of construction, devices or appliances for any of the following reasons:

(a)

Whenever the Building Inspector shall find at any time that applicable ordinances, laws, orders, plans and specifications are not being complied with and that the holder of the permit or certificate of occupancy, refuses to conform after written warning or construction has been issued to him.

(b)

Whenever the continuance of any construction becomes dangerous to life or property.

(c)

Whenever there is any violation of any condition or provisions of the application for permit, permit, approval, or certificate of occupancy.

(d)

Whenever, in the opinion of the Building Inspector, there is inadequate supervision provided on the job site.

(e)

Whenever any false statement or misrepresentation has been made in the application for permit, plans, drawings, data specifications, or plot plan on which the issuance of the permit or certificate of occupancy was based.

(f)

Whenever there is a violation of any of the conditions of a permit, approval or certificate of occupancy given by the Building Inspector for the use of all new materials, equipment, methods or construction devices or appliances.^[2]

[2]

Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).

(2)

The notice revoking a building, plumbing or electrical permit, certificate of occupancy or approval shall be in writing and may be served upon the applicant for the permit, owner of the premises and his/her agent, if any, and on the person having charge of construction.

(3)

A revocation placard shall also be posted upon the building, structure, equipment or premises in question by the Building Inspector.

(4)

After the notice is served upon the persons as aforesaid and posted, it shall be unlawful for any person to proceed thereafter with any construction operation whatsoever on the premises, and the permit which has been so revoked shall be null and void, and before any construction or operation is again resumed, a new permit, as required by this chapter, shall be procured and fees paid therefor, and thereafter the resumption of any construction or operation shall be in compliance with the regulations of this chapter. However, such work as the Building Inspector may order as a condition precedent to the reissuance of the associated permit may be performed or such work as he/she may require for the preservation of life and safety.

L.

Report of violations. Village officers shall report at once to the Building Inspector any building which is being carried on without a permit as required by this chapter. Violations shall be enforced per § 118-18.

M.

Display of permit. All permits shall be displayed in a conspicuous place on the premises where the authorized building or work is in progress at all times during construction or work thereon.

§ 118-3 **State Uniform Dwelling Code.**

A.

State code. The Administrative Code provisions describing and defining regulations with respect to one- and two-family dwellings in Chapters SPS 320-325 Uniform Dwelling Code, Wis. Adm. Code, are hereby adopted and by reference made a part of this chapter as if fully set forth herein. Any act required to be performed or prohibited by an Administrative Code provision incorporated herein by reference is required or prohibited by this chapter. Any future amendments, revisions or modifications of the Administrative Code provisions incorporated herein are intended to be made part of this chapter to secure uniform statewide regulation of one- and two-family dwellings in this Village. A copy of these Administrative Code provisions and any future amendments shall be kept on file in the Village Building Inspector's office.

B.

Other applicable buildings.

(1)

Chapters SPS 320-325 Uniform Dwelling Code shall also apply to the following buildings and conditions:

(a)

An existing building to be occupied as a one- or two-family dwelling, which building was not previously so occupied.

(b)

An existing building used as a one- or two-family dwelling that is altered or repaired.

(c)

A new accessory building to a one- or two-family dwelling, and an existing residential accessory building to a one- or two-family dwelling that is altered or repaired.

(d)

Other buildings as listed in SPS 320.02.

(2)

Additions and alterations, regardless of cost, made to an existing building when deemed necessary in the opinion of the Building Inspector shall comply with the requirements of this chapter for new buildings. The provisions of § 118-2 of this chapter shall also apply.

(3)

Roof coverings. Whenever more than 25% of the roof covering of a building is replaced in any twelve-month period, all roof covering shall be in conformity with applicable sections of this chapter.

(4)

Any addition or alteration, regardless of cost, made to a building shall be made in conformity with applicable sections of this chapter.

C.

Definitions. As used in this section, the following terms shall have the meanings indicated:

ACCESSORY BUILDING

A building that meets the following criteria:

- (1)** Is subordinate to and serves a principle structure and/or principal use;
- (2)** Is subordinate in area, extent, and purpose to the principal structure or use served;
- (3)** Is located on the same lot as the principal structure or use served except as otherwise expressly authorized by provisions of this chapter or Chapter **305**; and
- (4)** Is customarily incidental to the principal structure or use. Any portion of a principal building devoted or intended to be devoted to an accessory use is not an accessory building.

ADDITION

New construction performed on a dwelling which increases the outside dimensions of the dwelling.

ALTERATION

A substantial change or modification other than an addition or minor repair to a dwelling or to systems involved within a dwelling.

DEPARTMENT

The State of Wisconsin Department of Safety and Professional Services.

DWELLING

- (1)**

Any building, the initial construction of which is commenced on or after the effective date of this chapter which contains one or two dwelling units; or

(2)

An existing structure, or that part of an existing structure, which is used or intended to be used as a one- or two-family dwelling.

MINOR REPAIR

Repair performed for maintenance or replacement purposes on any existing one- or two-family dwelling which does not affect room arrangement, light and ventilation, access to or efficiency of any exit stairways or exits, fire protection or exterior aesthetic appearance and which does not increase a given occupancy and use. No building permit is required for work to be performed which is deemed "minor repair."

ONE- OR TWO-FAMILY DWELLING

A building structure which contains one or two separate households intended to be used as a home, residence or sleeping place by an individual or by two or more individuals maintaining a common household to the exclusion of all others.

PERSON

An individual, partnership, firm or corporation.

UNIFORM DWELLING CODE

Those Administrative Code provisions and any future amendments, revisions or modifications thereto contained in the following chapters of the Wisconsin Administrative Code:

(1)

Chapter SPS 320, Administrative and Enforcement.

(2)

Chapter SPS 321, Construction Standards.

(3)

Chapter SPS 322, Energy Conservation.

(4)

Chapter SPS 323, Heating, Ventilating and Air Conditioning.

(5)

Chapter SPS 324, Electrical Standards.

(6)

Chapter SPS 325, Plumbing.

D.

Method of enforcement.

(1)

Certified inspectors and duties. The Building Inspector and his/her delegated representatives are hereby authorized and directed to administer and enforce the provisions of this chapter, including the Uniform Dwelling Code. The Building Inspector shall be certified for inspection purposes by the Department in each of the categories specified under SPS 305.63(1)(a), Wis. Adm. Code.

(2)

Appointed subordinates. The Building Inspector may appoint, as necessary, subordinates as authorized by the Village Board.

(3)

Powers. The Building Inspector or an authorized certified agent may at all reasonable hours enter upon any public or private premises for inspection purposes and may require the production of the permit for any building, plumbing, electrical or heating work. No person shall interfere with or refuse to permit access to any such premises to the Building Inspector or his/her agent while in performance of his/her duties.

(4)

Records. The Building Inspector shall perform all administrative tasks required by the Department under the Uniform Dwelling Code. In addition, the Inspector shall keep a record of all applications for building permits in a book for such purpose and shall regularly number each permit in the order of its issue. The Inspector shall also keep a record showing the number, description and size of all buildings erected, indicating the kind of materials used and the cost of each building and aggregate cost of all one- and two-family dwellings.

§ 118-4 State Building, Plumbing and Electrical Codes.

A.

Portions of State Building Code adopted. Chapters SPS 320-325 (Uniform Dwelling Code) are hereby adopted and made a part of this chapter and apply to those classes of buildings listed under §§ 118-2 and 118-3. Any future amendments, revisions and modifications of said Chapters 320-325 incorporated herein are intended to be made a part of this chapter.

B.

State Plumbing Code adopted. Chapter 145, Wis. Stats. and Wis. Adm. Code Chapters SPS 381-387 are hereby made a part of this chapter by reference and shall extend over and govern the installation and inspection of all plumbing installed, altered or repaired in the Village, subject to any exceptions set forth in this chapter. Any further amendments, revisions and modifications of said Wisconsin Statute and Administrative Code herein are intended to be made part of this chapter.

C.

State Electrical Code.

Chapter 101, Wis. Stats. and Chapter SPS 316 Electrical Code are hereby made part of this chapter by reference and shall extend over and govern the construction and inspection of all electrical systems installed, altered, or repaired in the Village, subject to any exceptions set forth in this chapter. Any further amendments, revisions and modifications of said Wisconsin Statute and Administrative Code herein are intended to be made part of this chapter.

D.

Conflicts. If, in the opinion of the Building Inspector and the Village Board, the provisions of the State Building Code adopted by Subsection **A** of this section shall conflict with the provisions of the Federal Housing Administration standards in their application to any proposed building or structure, the Inspector and/or the Village shall apply the most stringent provisions in determining whether or not the proposed building meets the requirements of this chapter.

§ 118-5 Electrical permits.

A.

Requirement. No electrical wiring or other equipment shall be installed without first securing an electrical permit therefor from the Building Inspector, except that repairs or replacements of broken or defective sockets, switches or base receptacles may be made without an electrical permit.

B.

Application. The application for an electrical permit shall be on a form furnished by the Building Inspector and shall state clearly the work planned, alterations to be made, and equipment and materials to be used, and all later deviations from such plan must be submitted to and approved by the Building Inspector.

C.

Inspection. After roughing the wiring of any building and before any such work is covered up, or upon completion of any outside wiring construction work, it shall be the duty of the person doing the work to notify the Building Inspector who shall inspect the same within 48 hours during the normal work week. An inspection shall also be made when the service entrance is installed. Upon completion of such wiring, the Inspector shall be notified and shall inspect the finished work. If he/she finds that the work conforms to the State Electrical Code, he/she shall issue a certificate of compliance which shall contain the date and an outline of the result of such inspection, a duplicate of which shall be filed by location in the office of the Building Inspector. It shall be unlawful to use any such electrical equipment until such certificate has been issued.

§ 118-6 Plumbing permits.

A.

Requirement. No plumbing or drainage of any kind shall be installed or altered, except that leakage or stoppage repairs may be made, without first securing a plumbing permit therefor from the Building Inspector.

B.

Application. The application for such plumbing permit shall be on a form furnished by the Building Inspector and shall state clearly the work planned, alterations to be made, and equipment and materials to be used. All later deviations from such plan must be submitted to and approved by the Building Inspector.

C.

Licensed plumber. All plumbing work shall be done only by a plumber licensed by the State of Wisconsin, except that a property owner may make repairs or installations in a single-family building owned and occupied by him/her as his/her home, provided that a plumbing permit is issued and the work is done in compliance with the provisions of this chapter.

D.

Inspection. Upon completion of the plumbing work on any premises the person doing such work shall notify the Building Inspector before such work is covered up, and the Building Inspector shall, within 48 hours during the normal work week, inspect the work. Laterals shall be inspected as far as practicable within two hours after notice is given. If he/she finds that the work conforms to the State Plumbing Code, he/she shall issue a certificate of compliance which shall contain the date and an outline of the result of such inspection, a duplicate of which shall be filed by location in the office of the Building Inspector. It shall be

unlawful to use any plumbing or drainage until it has been inspected and approved.

§ 118-7 **New methods and materials.**

A.

All materials, methods of construction and devices designed for use in buildings or structures covered by this chapter and not specifically mentioned in or permitted by this chapter shall not be so used until approved in writing by the Department for use in buildings or structures covered by applicable Wisconsin State Building Codes, except sanitary appliances, which shall be approved in accordance with the State Plumbing Code.

B.

Such materials, methods of construction and devices, when approved, must be installed or used in strict compliance with the manufacturer's specifications and any rules or conditions of use established by the Department. The data, test and other evidence necessary to prove the merits of such material, method of construction or device shall be determined by the Department.

§ 118-8 **Unsafe buildings.**

Whenever the Building Inspector and Village Board find any building or part thereof within the Village to be, in their judgment, so old, dilapidated or out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human occupancy or use and in such condition that it would be unreasonable to repair the same, they shall order the owner to raze and remove such building or part thereof or, if it can be made safe by repairs, to repair and make safe and sanitary or to raze and remove at the owner's option. Such order and proceedings shall be as provided in § 66.0413, Wis. Stats.

§ 118-9 **Disclaimer on inspections.**

The purpose of the inspections under this chapter is to improve the quality of housing in the Village. The inspections and the reports and findings issued after the inspections are not intended as, nor are they to be construed, a guarantee. In order to so advise owners and other interested persons, the following disclaimer shall be applicable to all inspections under this chapter: "These findings of inspection contained herein are intended to report conditions of noncompliance with code standards that are readily apparent at the time of inspection. The inspection does not involve a detailed examination of the mechanical systems or the closed structural and nonstructural elements of the

building and premises. No warranty of the operation, use or durability of equipment and materials not specifically cited herein is expressed or implied."

§ 118-10 **Utility and storage buildings.**

A.

As used in this section, the following term shall have the meaning indicated:

UTILITY AND/OR STORAGE BUILDING

A structure which is accessory or subordinate to the principal or main building on a parcel or lot and which is used, designated or intended for the protection, shelter and enclosure of property.

B.

Specifications. No person shall erect, construct, place, locate, add to, enlarge, improve, structurally alter or convert a nonportable utility or storage building upon a lot or parcel within the Village of New Glarus without having fully complied with the following specifications:

(1)

A building permit is required regardless of cost.

(2)

The framing for support and strength of the utility building must be sufficient to render the building suitable for use for storage purposes, in the discretion of the Building Inspector.

§ 118-11 **Razing buildings.**

A.

No building within the Village of New Glarus shall be razed without a razing permit from the Building Inspector. The applicant is responsible for obtaining any required County, State, or federal permits for razing and related activities, such as the proper form for notification of demolition and/or Renovation and Application for Permit Exemption with the Wisconsin Department of Natural Resources. A snow fence or other approved barricade shall be provided as soon as any portion of the building is removed and shall remain during razing operations. Razing permits shall lapse and be void unless the work authorized thereby is commenced within six months from the date thereof or completed within 30 days from the date of commencement of said work. Any unfinished portion of work remaining beyond the required 30 days must have special approval from the Building Inspector.

B.

Each razing permit issued by the Building Inspector shall specify the following:

- (1) The person or firm who is permitted to raze the building.
- (2) Present location of the building, by address and parcel number.
- (3) Site or plot plan prepared by the applicant indicating the exact placement of the building on the site.
- (4) Executed insurance certificate per subsection C., except where waived under that subsection.
- (5) The date or timeframe within which the razing will occur.
- (6) Approved method of razing, and any conditions associated with approved method.
- (7) Instructions for the discontinuance of gas, electrical, sanitary sewer, and water services.
- (8) The right of the Village to stop the razing operation if it becomes apparent that damage beyond that intended, with reasonable probability, will ensue if the operation is continued.
- (9) Other conditions as determined reasonable by the Building Inspector to meet the purpose of this Article or this Chapter.

C.

Prior to the issuance of a razing permit, the applicant shall file with the Building Inspector a certificate of professional, commercial liability, personal injury, and property damage insurance for the person or firm razing the building in amounts determined by the Village Attorney and listing the Village as an additional named insured. Such insurance shall not be cancelled or reduced before the razing is complete. The Inspector may waive this insurance requirement in the event he/she determines that the risk to the public and damage to other properties is negligible and the building is set back from all property lines at least 10 feet or a greater distance equal to its height.

D.

At least 30 days prior to the commencement of razing, the permittee shall notify in writing all public and private utilities with services to the building of the proposed razing, requesting instructions for the discontinuance of such services. As provided by such instructions or otherwise by law, the permittee shall discontinue all such services, remove all meters and regulators, and cap and close any well and private on-site waste treatment system, prior to the commencement of building razing to the extent possible. All sewer and water laterals shall be located and sealed at a point outside the foundation line, with

the plug or seal not be covered until inspected and approved by the Building Inspector.

E.

The razing of the principal building from a lot shall require the permittee to raze or relocate all accessory buildings and structures on that same lot, unless relocation is proposed to accommodate a new principal building on the same lot with construction commencing within six months of relocation. Should construction of such new principal building not actually be commenced in such timeframe, upon order of the Building Inspector such accessory buildings and structures shall be immediately razed by the permittee or by the property owner at the time.

F.

Restoration of Razed Site. The permittee shall:

- (1) Immediately upon building demolition, erect adequate barriers to guard any exposed excavation caused by the demolition from being a safety hazard, unless the excavation is immediately filled per subsection (2).
- (2) Within 30 days following building demolition:
 - (a) Haul all debris away at the end of each week for the work that was done during that week.
 - (b) Haul away all combustible material.
 - (c) Not burn any materials on the site of the razed building.
 - (d) Take all necessary steps, by use of water spraying or other appropriate means, to eliminate an excessive amount of dust particles in the air.
 - (e) Take all necessary steps, prior to and during the razing of a building, through the employment of a qualified person in the field of pest control or by other appropriate means, to treat the building so as to prevent the spread and migration of rodents and insects.
 - (f) If not completely removed, break up basement floor slab to allow free vertical drainage.
 - (g) If not completely removed, excavate all basement walls to a point four feet below finish grade.
 - (h) Verify that all utilities, openings, pipelines, drains, and similar have been properly capped and otherwise discontinued, and complete any remedial action to complete such discontinuance.
 - (i) Fill all basements, crawlspaces, and other excavated areas and voids resulting from the building demolition to at least one foot

above finished grade. All fill shall be granular material free from debris and organic material, placed in layers of 12 inches or less, and compacted to not less than 95 percent of Modified Proctor (ASTM D-1557).

- (j) Grade the excavation and all other disturbed areas to not greater than a 3:1 slope.
- (k) Spread a layer of arable topsoil capable of supporting perennial grasses over the disturbed area to a minimum depth of four inches, and install silt fence, silt socks, or other measures to ensure proper erosion control.
- (l) Seed the site with a perennial grass capable of survival in climate zone six and water and otherwise maintain until the grass is established.

On the failure of the permittee to perform any of the above actions, the Village may instead perform said action(s), charging the permittee or property owner for the full cost of such action(s) and may assess the costs as a 'special charge' pursuant to Wis. Stat. 66.0627.

G.

Inspections. Each permittee shall, within 24 hours after the razing has occurred and within 24 hours after seeding the razed site per subsection F., report such actions to the Building Inspector. The Inspector shall thereupon inspect the site and direct any remedial action required to ensure compliance with this Article and the permit. The Building Inspector may inspect the site at any other time to verify compliance.

§ 118-12 Basements; excavations.

A.

Basement subflooring. First floor subflooring shall be completed within 60 days after the basement is excavated.

B.

Fencing of excavations. The owner of any premises on which there exists an opening or excavation which is located in close enough proximity to a public sidewalk or street right-of-way as to constitute a hazard to pedestrian or vehicular traffic shall erect a fence, wall or railing at least four feet high between such opening or excavation and the public right-of-way.

C.

Closing of abandoned excavations. Any excavation for building purposes or any uncovered foundation which shall remain open for more than three months shall be deemed abandoned and a nuisance, and the Building Inspector shall order that, unless the erection of the building or structure on the excavation or foundation shall commence or continue forthwith, suitable safeguards shall be provided to prevent accidental injury to children or other frequenters or that the excavation or foundation be filled to grade. Such order shall be served upon the owner of record or the owner's agent, where an agent is in charge of the premises, and upon the holder of an encumbrance of record in the manner provided for service of a summons in the Circuit Court. If the owner or the holder of an encumbrance of record cannot be found, the order may be served by posting it on the premises and publishing in the official newspaper for two consecutive publications at least 10 days before the time for compliance stated in the order commences to run. Such time shall be not less than 14 nor more than 20 days after service. If the owner of the land fails to comply with the order within the time required, the Building Inspector shall cause the excavation or foundation to be filled to grade. The cost of such abatement shall be charged against the real estate and entered on the next succeeding tax roll as a special charge and shall bear interest at a rate established by the Village Board from the date of the report by the Building Inspector on the cost thereof, pursuant to the provisions of § 66.0703, Wis. Stats.

§ 118-13 Discharge of clear waters.

A.

Discharge. No person shall cause, allow or permit any roof drain, surface drain, subsoil drain, or drain from any mechanical device, gutter, ditch, pipe, conduit, sump pump, or any other object or thing used for the purposes of collecting, conducting, transporting, diverting, draining or discharging clear water from any part of any private premises owned or occupied by said person to discharge into a sanitary sewer.

B.

Nuisance. The discharge into a sanitary sewer from any roof drain, surface drain, subsoil drain, or drain from any mechanical device, gutter, ditch, pipe, conduit, sump pump or any other object or thing used for the purposes of collecting, conducting, transporting, diverting, draining or discharging clear water from any part of any private premises is hereby declared to be a public nuisance and a hazard to the health, safety and well-being of the residents of the Village and to the protection of the property.

C.

Stormwater. All roof drains, surface drains, or drains from any mechanical device, gutters, pipe, conduits or any other objects or things used for the purpose of collecting, conducting, transporting, diverting, draining or discharging stormwaters shall be discharged in manner as will not constitute a nuisance as defined herein and consistent with Chapter 260 of the Municipal Code.

D.

Storm sewer lateral. Where municipal storm sewers are provided and it is deemed necessary and consistent with Chapter 260 by the Village Engineer or Director of Public Works to discharge clear waters from a parcel of land, a storm sewer lateral shall be installed and connected to the storm sewer main at the expense of the owner.

E.

Conducting tests. If the Building Inspector or his/her designated agent suspects an illegal clear water discharge as defined by this chapter or by any other applicable provision of the Wisconsin Administrative Code or Chapter 260 of the Municipal Code as they may, from time to time, be amended, he/she may, upon reasonable notice and at reasonable times, enter the private premises where such illegal clear water discharge is suspected and conduct appropriate tests to determine whether such suspected illegal clear water discharge actually exists.

§ 118-14 Service connections.

Each dwelling unit located on the ground-floor shall have separate water and sewer service entrances.

§ 118-15 Moving buildings.

A.

General requirements.

(1)

No person shall move any building or structure upon any of the public ways of the Village of New Glarus without first obtaining a moving permit therefor from the Building Inspector and upon the payment of the required fee.

(2)

Contents of Moving Permit. Each moving permit issued by the Building Inspector shall specify the following:

- (a)** The person or firm who is permitted to move the building.

- (b)** Present location of the building, and location to which it is permitted to be moved, by municipality if outside of the Village or address and parcel number inside the Village.
- (c)** Site or plot plans prepared by the applicant indicating the exact placement of the building at its present and proposed locations, where inside the Village.
- (d)** The exterior appearance of the building as provided by the applicant, either through photographs if the building is not proposed for change or building elevations drawn to a recognized scale and indicating all exterior materials and colors if changes are proposed.
- (e)** The route proposed to be used for the relocation, including the street segments to be traversed and crossed and the entrance and egress routes within all applicable sites in the Village.
- (f)** A bond per subsection F. and insurance per subsection G.
- (g)** The date or timeframe within which the relocation will occur.
- (h)** Instructions for the discontinuance of gas, electrical, sanitary sewer, and water services at the current location if in the Village.
- (i)** The right of the Village to stop the moving operation if it becomes apparent that damage, with reasonable probability, will ensue if the operation is continued.
- (j)** Other conditions or modifications as determined reasonable by the Building Inspector to meet the purposes of this Article and Chapter.

(3)

At least 30 days prior to the commencement of moving, the permittee shall notify in writing all public and private utilities with services to the building of the proposed relocation, requesting instructions for the discontinuance of such services. As provided by such instructions or otherwise by law, the permittee shall discontinue all such services, remove all meters and regulators, and cap and close any well and private on-site waste treatment system prior to the commencement of building relocation to the extent possible. All sewer and water laterals shall be located and sealed at a point outside the foundation line, with the plug or seal not be covered until inspected and approved by the Building Inspector.

(4)

The relocation of the principal building from a lot shall require the permittee to razing or relocate all accessory buildings and structures on that same lot, unless relocation is proposed to accommodate a new principal building on the

same lot with construction commencing within six months of relocation. Should construction of such new principal building not actually be commenced in such timeframe, upon order of the Building Inspector such accessory buildings and structures shall be immediately raised by the permittee or by the property owner at the time.

(5)

A report shall be made by Village employees with regard to possible damage to trees. The estimated cost of trimming, removal and replacement of public trees, as determined by the Village, shall be paid to the Village Clerk-Treasurer prior to issuance of the moving permit.

(6)

Issuance of a moving permit shall further be conditioned on approval of the moving route by the Village Public Works Director.

B.

Continuous movement. The movement of buildings shall be a continuous operation during all the hours of the day and at night, until such movement is fully completed. All such operations shall be performed with the least possible obstruction to thoroughfares. No building shall be allowed to remain overnight upon any street crossing or intersection or so near thereto as to prevent easy access to any fire hydrant or any other public facility. Lights shall be kept in conspicuous places at each end of the building during the night.

C.

Street repair. Every person receiving a moving permit to move a building shall, within one day after said building reaches its destination, report that fact to the Building Inspector, who shall inspect the streets, highways, curbs and gutters, and trees in the route over which said building has been moved and ascertain their condition. If the removal of said building has caused any damage to any street or highway, the person to whom the moving permit was issued shall forthwith place them in as good repair as they were before the moving permit was granted. On the failure of the said permittee to do so within 10 days thereafter to the satisfaction of the Village Board, the Village shall repair the damage done to such streets and hold the person obtaining such moving permit and the sureties on his/her bond responsible for the payment of same.^[1]

[1]

Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).

D.

Restoration of Site from which Building is Moved. The permittee shall, at any site in the Village from which a building has been moved:

- (1)** Immediately upon building relocation, erect adequate barriers to guard any exposed excavation caused by the removal of the building in the Village from being a safety hazard, unless the excavation is immediately filled per subsection (2).
- (2)** Within 30 days following building relocation:
 - (a)** Remove all rubble, rubbish, and other debris from the excavated area and other locations on the site to a licensed solid waste disposal facility or another site that will allow the deposit of such materials under all State and Village laws, ordinances, and regulations.
 - (b)** If not completely removed, break up the basement floor slab to allow free vertical drainage and excavate all basement walls to a point four feet below finish grade.
 - (c)** Verify that all utilities, openings, pipelines, drains, and similar have been properly capped and otherwise discontinued, and complete any remedial action to complete such discontinuance.
 - (d)** Fill all basements, crawlspaces, and other excavated areas and voids resulting from the building relocation to at least one foot above finished grade. All fill shall be granular material free from debris and organic material, placed in layers of 12 inches or less, and compacted to not less than 95 percent of Modified Proctor (ASTM D-1557).
 - (e)** Grade the excavation and all other disturbed areas to not greater than a 3:1 slope.
 - (f)** Spread a layer of arable topsoil capable of supporting perennial grasses over the disturbed area to a minimum depth of four inches, and install silt fence, silt socks, or other measures to ensure proper erosion control.
 - (g)** Seed the site with a perennial grass capable of survival in climate zone six and water and otherwise maintain until the grass is established.

On the failure of the permittee to perform any of the above actions, the Village may instead perform said action(s), drawing from the performance guarantee or otherwise charging the permittee or property owner for the full cost of such action(s).

E.

Conformity with chapter. No moving permit shall be issued to move a building within or into the Village and to establish it upon a location within the said Village until the Building Inspector has made an investigation of such building at the location from which it is to be moved and is satisfied from such investigation that said building is in a sound and stable condition and of such construction that it will meet the requirements of this chapter in all respects. A complete plan of all further repairs, improvements and remodeling with reference to such building shall be submitted to the Building Inspector, and he/she shall make a finding of fact to the effect that all such repairs, improvements and remodeling are in conformity with the requirements of this chapter and that, when the same are completed, the building as such will so comply with said chapter. In the event a building is to be moved from the Village to some point outside the boundaries thereof, the provisions with respect to the furnishing of plans and specifications for proposed alterations to such building may be disregarded.

F.

Bond.

(1)

Before a moving permit is issued to move any building over any public way in the Village, the party applying therefor shall give a bond to the Village of New Glarus in a sum to be fixed by the Building Inspector and which shall not be less than \$1,000, said bond to be executed by a corporate surety or two personal sureties to be approved by the Village Board or its designated agent conditioned upon, among other things, the indemnification of the Village for any costs or expenses incurred by it in connection with any claims for damages to any persons or property and the payment of any judgment together with the costs and expenses incurred by the Village in connection therewith arising out of the removal of the building for which the moving permit is issued.

(2)

Unless the Building Inspector, upon investigation, shall find it to be a fact that the excavation exposed by the removal of such building from its foundation shall not be so close to a public thoroughfare as to permit the accidental falling therein of travelers or the location, nature and physical characteristics of the premises and the exposed excavation such as to make intrusion upon the premises and the falling into such excavation of children under 12 years of age unlikely, the bond required by Subsection **F(1)** shall be further conditioned upon the permittee erecting adequate barriers and, within 48 hours, filling in such

excavation or adopting and employing such other means, devices or methods approved by the Building Inspector and reasonably adopted or calculated to prevent the occurrences set forth herein.

G.

Insurance. The Building Inspector shall require, in addition to the said bond above indicated, public liability insurance covering injury to one person in the sum of not less than \$100,000 and for one accident in a sum not less than \$200,000, together with property damage insurance in a sum not less than \$50,000, or such other coverage as deemed necessary.

H.

Inspections. Each permittee shall, within 24 hours after the relocation has occurred and within 24 hours after seeding the site in the Village from which the building was relocated per subsection D., report such actions to the Building Inspector. The Inspector shall thereupon inspect the site(s), inform the Public Works Director so that he or she may perform duties under subsection C., and direct any remedial action required to ensure compliance with this Article and the permit. The Building Inspector may inspect the site(s) in the Village at any other time to verify compliance.

§ 118-16 Fees.

A.

Fees for permits authorized by this chapter shall be as established by resolution of the Village Board.

B.

Failure to obtain permit. No one may begin work prior to obtaining the required a permit(s) under this chapter. Double permit fees shall be charged if work is begun prior to the issuance of a permit and triple fees shall be charged if the permit is not obtained within two business days, excluding the day of service, after the service of a citation for failure to obtain a permit by any person so authorized to issue citations under this chapter.

§ 118-17 Severability.

If any section, clause, provision or portion of this chapter or of the Wisconsin Administrative Code adopted by reference is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remaining provisions shall not be affected.

§ 118-18 Violations and penalties.

A.

Unlawful building, structure or use. Any building or structure hereafter erected, enlarged, altered, repaired, partially razed, or moved, or any use hereafter established in violation of the provisions of this chapter, shall be deemed an unlawful building, structure or use. The Building Inspector shall promptly report all such violations to the Village Board and Village Attorney, who shall bring an action to enjoin the erection, enlargement, alteration, repair, razing, or moving of such building or structure or the establishment of such use of buildings in violation of this chapter or to cause such building, structure or use to be removed, and such violation may also be subject to a penalty as provided in Chapter 1, General Provisions, § 1-5 of this Code. In any such action, the fact that a permit was issued shall not constitute a defense nor shall any error, oversight or dereliction of duty on the part of the Building Inspector or other Village officials constitute a defense. Compliance with the provisions of this chapter may also be enforced by injunctive order at the suit of the owner or owners of any real estate within the jurisdiction of this chapter.

B.

Notification of noncompliance; time period for correction; additional penalties.

(1)

If an inspection reveals a noncompliance with this chapter or the Uniform Dwelling Code, where applicable, the Building Inspector shall notify the applicant and the owner, in writing, of the violation to be corrected. All cited violations shall be corrected within 30 days after written notification unless an extension of time is granted pursuant to SPS 320.21(3) Wis. Adm. Code., for applicable buildings.

(2)

If, after written notification, the violation is not corrected within 30 days, a stop-work order may be served on the owner or his/her representative and a copy thereof shall be posted at the construction site. Such stop-work order shall not be removed except by written notice of the Building Inspector after satisfactory evidence has been supplied that the cited violation has been corrected.

(3)

Each day each violation continues after the thirty-day written notice period has run shall constitute a separate offense. Nothing in this chapter shall preclude the Village from maintaining any appropriate action to prevent or remove a violation of any provision of this chapter or the Uniform Dwelling Code, where applicable.

(4)

If any construction or work governed by the provisions of this chapter or the Uniform Dwelling Code, where applicable, is commenced prior to the issuance of a the associated permit, additional fees shall be charged pursuant to § **118-16B**.

C.

Any person feeling aggrieved by an order or a determination of the Building Inspector may appeal from such order or determination to the Zoning Board of Appeals, following the appeal requirements and procedures outlined in § **305-101** of the Code.

D.

Except as may otherwise be provided by statute or ordinance, no officer, agent or employee of the Village of New Glarus charged with the enforcement of this chapter shall render himself/herself personally liable for any damage that may accrue to persons or property as a result of any act required or permitted in the discharge of his/her duties under this chapter. Any suit brought against any officer, agent or employee of the Village as a result of any act required or permitted in the discharge of his/her duties under this chapter shall be defended by the legal representative of the Village until the final determination of the proceedings therein.

Jeff Sturdevant
Chief of Police
sturdevant@newglaruspolice.com



Office: 608-527-2145
Fax: 608-527-2062
info@newglaruspolice.com

"America's Little Switzerland"

MEMORANDUM

To: Village Administrator Lauren Freeman
From: Chief Jeff Sturdevant
Date: 02-28-24
Re: Full Time Officer Hire—Skyler Mullen

Skyler Mullen is currently employed full-time with the Belleville Police Department and has been since 2022. Mullen attended the Madison Area Technical College Academy in 2022. Mullen attended the Community College of the Air Force, earning over 60 college credits.

Mullen is in good standing at the Belleville Police Department. Mullen is familiar with our department as we work closely with the Belleville Police Department.

I want to hire Mullen to the department with two years of experience, for the purposes of pay rate and vacation.

Therefore, I recommend that the Village of New Glarus Board move forward with approving the hiring of Skyler Mullen to fill our last vacant full-time police officer position with the New Glarus Police Department.

VILLAGE OF NEW GLARUS
RESOLUTION 24-04

RESOLUTION FOR APPOINTMENT OF FULL TIME
POLICE OFFICER

THE VILLAGE BOARD of the VILLAGE OF NEW GLARUS, GREEN COUNTY, WISCONSIN does hereby resolve to appoint Skyler Mullen to a full-time police officer position with the Village of New Glarus. Said employment shall begin in late March or early April 2024, as determined by Chief Sturdevant.

Employee shall be a member of the WPPA union. Employee shall be credited with two years of service for prior relevant experience for purposes of pay rate and vacation as permitted under the Collective Bargaining Agreement. Employee shall be paid in accordance with the current WPPA union contract.

Adopted this 5th day of March, 2024.

PRESENTED: 3/5/2024
ADOPTED: 3/5/2024

Roger J. Truttmann, President

Kelsey Jenson, Village Clerk/Treasurer



POMP'S TIRE SERVICE, INC.

REMITTANCE ADDRESS:
POMP'S TIRE SERVICE, INC.
P.O. BOX 88697
MILWAUKEE, WI 53288-8697
CREDIT DEPT: 800-536-2940

POMP'S TIRE-MONROE
706 3RD AVE

MONROE, WI 53566

608/329-7499

*** REMIT TO ***
** P O BOX 88697 **
** MILWAUKEE, WI **
** 53288-8697 **

INVOICE #: 370233052

PAGE: 1

CUSTOMER: VILLAGE OF NEW GLARUS
ATTN: ART THOMPSON
5272510 P O BOX 399
NEW GLARUS, WI 53574

CREATED BY PC
BUSINESS: 608/527-2510 0
SALESMAN: PAT CLERKIN
INVOICE DATE: 02/23/24

LICENSE: 82606 WI MILEAGE: 26853
TERMS: 1 PMT DUE 10TH OF MON AFTR INV

PRODUCT	MECHANIC	QUANTITY	PRICE	F.E.T.	EXTENSION
11R22.5/16 F/S FD711 F011473		4	452.52		1810.08
MD TRK DSMNT/MNT OUT ON VEH-SHOP TDMOS	3717	4.00	56.00		224.00
Torqued By: 3717 RYAN GADOW TORQUE LB/FT:500					
MED TRK BRASS VALVE STEM TVALV		4	6.00		24.00
MED TRK SCRAP DISPOSAL FEE TDISP		4	8.00		32.00
COMMERCIAL SHOP/SERVICE SUPPLIES SUPL			15.68		15.68
MERCHANDISE:					1834.08
LABOR:					224.00
OTHER:					47.68
CUSTOMER COPY				INVOICE TOTAL:	2105.76
ON ACCOUNT A/R					2105.76
Thank You For Your Business.					
LUG NUTS MUST BE RE-TORQUED AFTER 50 - 100 MILES. X _____					
PAY YOUR BILL ONLINE: https://commercial.pompstire.com/commercial-credit					
DRIVER MUST CONFIRM LUG NUTS REMAIN TORQUED TO SPECS AFTER 50-100 MILES.					
Printed Name _____ Signature _____					

Prepared for: Public Works Director, New Glarus Light & Water
319 2nd Street
New Glarus, WI 53574

PW Director @ NEWGLARUSWI.ORG.COM

2022 F-350 4x4 SD Regular Cab 8' box 142" WB SRW XL (F3B)

Price Level: 275



Client Proposal

Prepared by:
Tim Askey
Office: 608-276-0253
Quote ID: TA-020724C
Date: 02/08/2024



Prepared for: Public Works Director

New Glarus Light & Water

Prepared by: Tim Askey

02/08/2024

Kaysen Commercial Sales | 2303 W Beltline Highway Madison Wisconsin | 53713



2022 F-350 4x4 SD Regular Cab 8' box 142" WB SRW XL (F3B)

Price Level: 275 | Quote ID: TA-020724C

Pricing Summary - Single Vehicle

		MSRP
<i>Vehicle Pricing</i>		\$59,678.00
Subtotal		\$59,678.00
<i>Pre-Tax Adjustments</i>		
Code	Description	MSRP
WI Muni1	WI Municipal Discount	-\$5,678.00
Total		\$54,000.00

Customer Signature

Acceptance Date

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See 75 salesperson for the most current information.

Prepared for: Public Works Director

New Glarus Light & Water

Prepared by: Tim Askey

02/08/2024



Kayser Commercial Sales | 2303 W Beltline Highway Madison Wisconsin | 53713

2022 F-350 4x4 SD Regular Cab 8' box 142" WB SRW XL (F3B)

Price Level: 275 | Quote ID: TA-020724C

As Configured Vehicle

Code	Description	MSRP
Base Vehicle		
F3B	Base Vehicle Price (F3B)	\$43,760.00
Packages		
610A	Order Code 610A <i>Includes:</i> - Engine: 6.2L 2-Valve SOHC EFI NA V8 Flex-Fuel - Transmission: TorqShift 10-Speed Automatic Includes SelectShift and selectable drive modes: normal, tow/haul, eco, deep sand/snow and slippery. - Wheels: 17" Argent Painted Steel Includes painted hub covers/center ornaments. - HD Vinyl 40/20/40 Split Bench Seat Includes center armrest, cupholder, storage and driver's side manual lumbar. - Radio: AM/FM Stereo w/MP3 Player Includes 4 speakers. - SYNC Communications & Entertainment System Includes enhanced voice recognition with 911 Assist, 4.2" LCD center stack screen, AppLink and 1 smart-charging USB-C port.	N/C
Powertrain		
996	Engine: 6.2L 2-Valve SOHC EFI NA V8 Flex-Fuel	Included
44G	Transmission: TorqShift 10-Speed Automatic <i>Includes SelectShift and selectable drive modes: normal, tow/haul, eco, deep sand/snow and slippery.</i>	Included
X3E	Electronic-Locking w/3.73 Axle Ratio	\$430.00
68D	GVWR: 10,000 lb Payload Package	N/C
Wheels & Tires		
TCD	Tires: LT265/70Rx17E OWL A/T <i>Spare may not be the same as road tire.</i>	\$455.00
64A	Wheels: 17" Argent Painted Steel <i>Includes painted hub covers/center ornaments.</i>	Included
512	Spare Tire, Wheel, Carrier & Jack Spare tire is standard equipment; becomes optional when (66D) Pickup Box Delete is ordered.	\$295.00
Seats & Seat Trim		

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Prepared for: Public Works Director

New Glarus Light & Water

Prepared by: Tim Askey

02/08/2024

Kayser Commercial Sales | 2303 W Beltline Highway Madison Wisconsin | 53713



2022 F-350 4x4 SD Regular Cab 8' box 142" WB SRW XL (F3B)

Price Level: 275 | Quote ID: TA-020724C

As Configured Vehicle (cont'd)

Code	Description	MSRP
A	HD Vinyl 40/20/40 Split Bench Seat <i>Includes center armrest, cupholder, storage and driver's side manual lumbar.</i>	Included
Other Options		
142WB	142" Wheelbase	STD
PAINT	Monotone Paint Application	STD
96V	XL Value Package <i>Includes:</i> - Bright Chrome Hub Covers & Center Ornaments - Chrome Front Bumper - Steering Wheel-Mounted Cruise Control	\$395.00
90L	Power Equipment Group <i>Deletes passenger-side lock cylinder. Includes upgraded door trim panel.</i> <i>Includes:</i> - Accessory Delay - Trailer Tow Mirrors w/Power Heated Glass <i>Includes manual folding, manually telescoping, heated convex spotter mirror and integrated clearance lamps/turn signals.</i> - Advanced Security Pack <i>Includes SecuriLock Passive Anti-Theft System (PATS) and inclination/intrusion sensors.</i> - Power Locks - Power Tailgate Lock - Power Front Seat Windows <i>Includes 1-touch up/down driver/passenger window.</i> - Remote Keyless Entry	\$1,100.00
473	Snow Plow Prep Package Requires Extra Extra Heavy-Duty Alternator (67E) when ordered with Upfitter Switches (66S) and 110V/400W Outlet (43C). <i>Includes computer selected springs for snowplow application. Note restrictions apply; see supplemental reference or body builders layout book for details. May result in deterioration of ride quality when vehicle is not equipped with snowplow. Dual battery (86M) recommended with 6.2L or 7.3L gasoline engines; see body builders layout book for details.</i>	\$250.00
66D	Pickup Box Delete <i>Deletes tie-down hooks, tailgate, rearview camera, 7/4 pin connector and center high-mounted stop lamp (CHMSL) (only on vehicles over 10,000 lbs. GVWR). Incomplete vehicle package - requires further manufacture and certification by a final stage manufacturer. In addition, Ford urges manufacturers to follow the recommendations of the Ford Incomplete Vehicle Manual and the Ford Truck Body Builder's Layout Book (and applicable supplements).</i> <i>Includes:</i> - Rear Bumper Delete - Spare Wheel, Tire, Carrier & Jack Delete <i>The selection of 66D Pickup Box Delete adjusts the curb weight, but does not modify the payload. For payload information, contact your upfitter (final stage manufacturer) or review the Body Builder Advisory Service (BBAS) website (www.fordbbas.com).</i>	-\$625.00
41H	Engine Block Heater	\$100.00

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Prepared for: Public Works Director

New Glarus Light & Water

Prepared by: Tim Askey

02/08/2024

Kaysers Commercial Sales | 2303 W Beltline Highway Madison Wisconsin | 53713



2022 F-350 4x4 SD Regular Cab 8' box 142" WB SRW XL (F3B)

Price Level: 275 | Quote ID: TA-020724C

As Configured Vehicle (cont'd)

Code	Description	MSRP
67E	240 Amp Alternator Required when Snow Plow Pkg. (473) or Snow Plow/Camper Pkg. (47B). Upfitter Switches (66S) and 110V/400W Outlet (43C) are ordered together.	\$85.00
52B	Trailer Brake Controller <i>Verified to be compatible with select electric over hydraulic brakes. Includes smart trailer tow connector.</i>	\$300.00
18B	Platform Running Boards	\$320.00
872	Rear View Camera & Prep Kit <i>Pre-installed content includes cab wiring, frame wiring to the rear most cross member and video display with 4" display. Upfitters kit includes camera with mounting bracket, 14' jumper wire and camera mounting, aiming instructions and electrochromic mirror.</i>	\$415.00
592	LED Roof Clearance Lights	\$95.00
43C	110V/400W Outlet Requires Extra Extra Heavy-Duty Alternator (67E) when ordered with Upfitter Switches (66S) and Snow Plow Pkg. (473) or Snow Plow/Camper Pkg. (47B). <i>Includes 1 in-dash mounted outlet.</i>	\$175.00
66S	Upfitter Switches (6) Requires Extra Extra Heavy-Duty Alternator (67E) when ordered with 110V/400W Outlet (43C) and Snow Plow Pkg. (473) or Snow Plow/Camper Pkg. (47B) and 6.2L Gas engine (996); or Dual Alternators (67A) when ordered with 110V/400W Outlet (43C) and Snow Plow Pkg. (473) or Snow Plow/Camper Pkg. (47B) and Diesel engine (99T); or Dual Extra Heavy-Duty Alternator (67B) when ordered with 110V/400W Outlet (43C) and Snow Plow Pkg. (473) or Snow Plow/Camper Pkg. (47B) and 7.3L Gas engine (99N). <i>Located in overhead console.</i>	\$165.00
587	Radio: AM/FM Stereo w/MP3 Player <i>Includes 4 speakers.</i> <i>Includes:</i> - SYNC Communications & Entertainment System <i>Includes enhanced voice recognition with 911 Assist, 4.2" LCD center stack screen, AppLink and 1 smart-charging USB-C port.</i>	Included
19Z	4G LTE Wi-Fi Hotspot Removal	-\$20.00

Fleet Options

942	Daytime Running Lamps (DRL) (LPO) Requires valid FIN code. <i>The non-controllable 942 Daytime Running Lamps (DRL) replace the standard Daytime Running Lamps (DRL) on/off cluster controllable.</i>	\$45.00
-----	---	---------

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Prepared for: Public Works Director

New Glarus Light & Water

Prepared by: Tim Askey

02/08/2024



Kaysers Commercial Sales | 2303 W Beltline Highway Madison Wisconsin | 53713

2022 F-350 4x4 SD Regular Cab 8' box 142" WB SRW XL (F3B)

Price Level: 275 | Quote ID: TA-020724C

As Configured Vehicle (cont'd)

Code	Description	MSRP
------	-------------	------

WARANT

Fleet Customer Powertrain Limited Warranty

N/C

Requires valid FIN code.

Ford is increasing the 5-year 60,000-mile limited powertrain warranty to 5-years, 100,000 miles. Only Fleet purchasers with a valid Fleet Identification Number (FIN code) will receive the extended warranty. When the sale is entered into the sales reporting system with a sales type fleet along with a valid FIN code, the warranty extension will automatically be added to the vehicle. The extension will stay with the vehicle even if it is subsequently sold to a non-fleet customer before the expiration. This extension applies to both gas and diesel powertrains. Dealers can check for the warranty extension on eligible fleet vehicles in OASIS. Please refer to the Warranty and Policy Manual section 3.13.00 Gas Engine Commercial Warranty. This change will also be reflected in the printed Warranty Guided distributed with the purchase of every new vehicle.

Emissions

425

50-State Emissions System

STD

Exterior Color

Z1_01

Oxford White

N/C

Interior Color

AS_01

Medium Earth Gray w/HD Vinyl 40/20/40 Split Bench Seat

N/C

Upfit Options

K0719cb

98" S-Series, Steel Service Pro

\$10,143.00

98" S-SERIES, STEEL SERVICEPRO BODY - STEEL UNDERSTRUCTURE - 48.5" LOAD SPACE - A60 GALVANNEALED DIAMOND PLATE FLOOR - 18 GA OUTER DOOR SKIN, DOUBLE PANEL DOOR CONSTRUCTION - STAINLESS STEEL ROTARY PADDLE LATCHES & BOLT-ON DOOR HINGES - NITROGEN GAS STRUT DOOR HOLDERS - AUTOMOTIVE BUBBLE TYPE & MECHANICAL DOOR SEALS - ADJUSTABLE COMPARTMENT TRAYS/SHELVES - (1) SHELF IN EACH FRONT, HORIZONTAL & REAR COMPARTMENTS - KNEE BRACED SLAM ACTION TAILGATE - SEAMLESS WHEELHOUSE PANEL W/ POLY CARBONATE FENDER FLARES - ACRYLIC E-COAT IMMERSION PRIMER SYSTEM & POWDER COATED - STEPMATE BUMPER SYSTEM WITH INTEGRATED STEPS AND GRAB HANDLES - (1) PAIR ALL-IN-ONE LED STOP/TURN/TAI/BACKUP LIGHTS RECESSED IN BUMPER BACKUP CAMERA: INSTALL FACTORY OEM SUPPLIED BACKUP CAMERA - GREATER THAN 10,000 GVW (MUST COME FROM FACTORY LOOSE - DOES NOT COVER CAMERA THAT WAS REMOVED BY CUSTOMER & SENT LOOSE) L.E.D. ROPE LIGHTING IN COMPARTMENTS TRAILER RECEPTACLE (RE-USE FACTORY HITCH) Quote Total: \$10,143 ***Due to current market conditions, pricing is subject to change at time of upfit. Additional Options:

SUBTOTAL	\$57,883.00
Destination Charge	\$1,795.00
TOTAL	\$59,678.00

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

2024-2028 Capital Improvement Plan

Approved by New Glarus Village Board on October 17, 2023

Year	Project Name	Department	Project Estimate	Funding Sources					Borrowing	
				General Fund	Water Utility	Sanitary Utility	Stormwater Utility	Grants/Donations	Total	Levy Funded
2024	Water Reservoir 2	Water	\$ 3,232,000		\$ 2,232,000			\$ 1,000,000	\$ 2,232,000	
2024	Candy Cane Park Inclusive Playground	Parks	\$ 200,000	\$ 80,000				\$ 120,000	\$ 80,000	\$ 80,000
2024	Water Utility Truck	Water	\$ 70,000		\$ 70,000				\$ 70,000	
2024	Vet's Memorial Ballfield Fencing	Parks	\$ 10,000	\$ 10,000					\$ 10,000	\$ 10,000
2025	Public Works Garage	Public Works	\$ 600,000	\$ 600,000					\$ 600,000	\$ 600,000
2025	New Public Library (Prelim Engineering)	Library	\$ 44,000					\$ 44,000		
2025	Replace Squad Car	Police	\$ 67,000	\$ 67,000					\$ 67,000	\$ 67,000
2026	Railroad Street Stormwater Pipe	Stormwater	\$ 645,000	\$ 245,000			\$ 400,000		\$ 645,000	\$ 245,000
2026	3rd Ave Phase III	Public Works	\$ 2,190,000	\$ 1,015,000	\$ 180,000	\$ 325,000	\$ 670,000		\$ 2,190,000	\$ 1,015,000
2026	New Public Library (Construction)	Library	\$ 3,200,000	\$ 2,000,000				\$ 1,200,000	\$ 2,000,000	\$ 2,000,000
2026	Replace Squad Car	Police	\$ 72,000	\$ 72,000					\$ 72,000	\$ 72,000
2026	PD Body & Squad Cameras	Police	\$ 90,000	\$ 90,000					\$ 90,000	\$ 90,000
2027	PD Server Replacement	Police	\$ 12,000	\$ 12,000					\$ 12,000	\$ 12,000
2027	New Public Library (FFE)	Library	\$ 300,000					\$ 300,000		
2027	HWY 69 Sanitary Replacement	Wastewater	\$ 1,565,000	\$ 420,000	\$ 140,000	\$ 845,000	\$ 160,000		\$ 1,565,000	\$ 420,000
2028	Well House 2 Replacement	Water	\$ 2,600,000		\$ 2,600,000				\$ 2,000,000	
2028	Replace Squad Car	Police	\$ 86,000	\$ 86,000					\$ 86,000	\$ 86,000
2028	11th Ave Reconstruction	Public Works	\$ 2,600,000	\$ 1,010,000	\$ 520,000	\$ 510,000	\$ 560,000		\$ 2,600,000	\$ 1,010,000
				\$ 5,707,000	\$ 5,742,000	\$ 1,680,000	\$ 1,790,000	\$ 2,664,000	\$ 14,319,000	\$ 5,707,000

Future Projects	Project Estimate
Well House 3 Upgrades	\$ 2,000,000
Replace Booster Station	\$ 1,600,000
Railroad Street Reconstruction	\$ 2,400,000
Village Hall Renovations	\$ 1,500,000
7th, 8th, 9th Ave Reconstruction	\$ 1,750,000
Vet's Memorial Park Improvements	\$ 75,000
Village Hall/Park & Intersection Cams	\$ 34,000
Pool & Pump House Improvements	\$ 50,000
Hoesly Pond Park	\$ 600,000
Vet's Memorial Park Field Lights	\$ 150,000
Squad Bay Remodel	\$ 200,000