

NEW GLARUS
JOINT EXTRATERRITORIAL ZONING COMMITTEE MEETING
TOWN OF EXETER / VILLAGE OF NEW GLARUS
Village Hall Board Room – 319 2nd Street, New Glarus, WI
7/18/23 6:00 P.M.

AGENDA:

- 1) Call to Order
- 2) Approval of Agenda
- 3) Approval of 3/21/23 Meeting Minutes
- 4) Public Comments
- 5) Discussion and Potential Recommendation on the Ridgeview Farms Application for Land Division by Certified Survey Map (CSM), Cardinal Crest Lane, Parcel 2301400440240
- 6) Adjournment

Lauren Freeman
Administrator
Village of New Glarus

POSTED: New Glarus Village Hall – 3/17/23
 New Glarus Post Office – 3/17/23
 Bank of New Glarus - 3/17/23

Kelsey Jenson, Clerk

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

New Glarus Joint Extraterritorial Zoning Committee
Town of New Glarus/Village of New Glarus
Village Hall Board Room – 319 2nd Street, New Glarus, WI
3/21/23 6:00 PM

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

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

Approval of Minutes from 11/22/21: Bekah Stauffacher moved approval. Chris Narveson seconds. Motion passes 6-0.

Public Comments: None

Public Hearing on Holmes Preliminary and Final Plats, Parcel 2302401831000, Town of New Glarus/Village of New Glarus Extraterritorial Plat Review Jurisdiction: Chris Narveson moved to open public hearing. Suzi Janowiak seconds. Motion passes 6-0. There were no public comments. Bekah Stauffacher moved to close public hearing. Jim Hoesly seconds. Motion passes 6-0.

Discussion and Potential Recommendation on the Holmes Preliminary and Final Plats, Airport Road, Parcel 2302401831000: A memo from Village Planner Mark Roffers was included in the packet. Discussion on Mark's recommendation to either reduce the cluster envelopes to include no 20+% slopes or include a note on plat that prevents disturbance of 20+% slopes. The surveyor stated that the Town has regulations that need to be met to allow the cluster envelopes to have 20+% slopes. Chris Narveson moved to recommend approval of the preliminary and final plats contingent upon conditions detailed in Mark Roffer's memo dated March 17, 2023 except for item 2.c. related to the 20+% slopes which will adhere to the Town regulations. Jim Hoesly seconds. Motion passes 6-0.

Adjournment: Motion by Jim Hoesly, Second by Suzi Janowiak. Motion carried 6-0 at 6:00 p.m.

Minutes taken by Lauren Freeman, Village Administrator.



To: New Glarus Extraterritorial Zoning (ETZ) Committee
From: Mark Roffers, Village Planning Consultant
Date: July 13, 2023
Re: "Ridgeview Farms" CSM, Argue Road/Cardinal Crest Lane

This CSM will facilitate the division of an existing outlot in the Ridgeview Farms subdivision in two. The smaller of the two proposed lots (Lot 2) would remain with the homeowner's association and the larger (Lot 1) to remain available for agriculture and with the division could be sold separately.

This CSM is at the northeast edge of the Village's extraterritorial land division review jurisdiction, and outside of the Village's extraterritorial zoning area. The division has no foreseeable impact on the Village, complies with all applicable Village subdivision ordinance provisions, and appears technically correct (though I did not review the legal description on CSM Sheet 4).

I note that the southwest corner of the CSM falls within the Town of New Glarus, but that Town is not listed as an approval entity on Sheet 5. Perhaps this CSM is somehow exempt from Town of New Glarus land division review or the Town waived such review.

I recommend that the ETZ Committee recommend Village Board approval of the "Ridgeview Farms" CSM, dated 6/20/23, with no Village conditions.

PERMIT FEE: 100.00 ypd.
PERMIT NO.: 23CSM02

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

TODAY'S DATE: 7/6/2023

JAMES M. BAKER

APPLICANT NAME: TALARCZYK LAND SURVEYS, LLC AGENT FOR CARL ATWELL
ADDRESS: 517 2ND AVE., NEW GLARUS, WF 33574
TELEPHONE: 608-527-5216

SITE ADDRESS: CARDINAL CREST LANE

DESCRIPTION OF SITE BY LOT, BLOCK AND RECORDED SUBDIVISION OR BY
METES & BOUNDS: PART OF OUTLOT 2 OF CSM 3653 (V.14, P.18-21)
IN SECTION 12-4-7 (NEW GLARUS) & 7-4-8 (EXETER), GREEN CO., WF.

23014-0044.0240

PRESENT ZONING OF SITE: AGRICULTURAL

NOTICE TO APPLICANT:

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

ATTACH PLOT MAP TO SHOW LOCATION OF CSM.

ATTACH COMPLETED ENVIRONMENTAL ASSESSMENT CHECKLIST.


Applicant Signature

CHECKLIST FOR LAND DIVISION OR CONSOLIDATION BY CSM APPLICATION

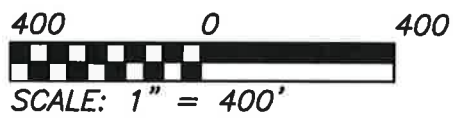
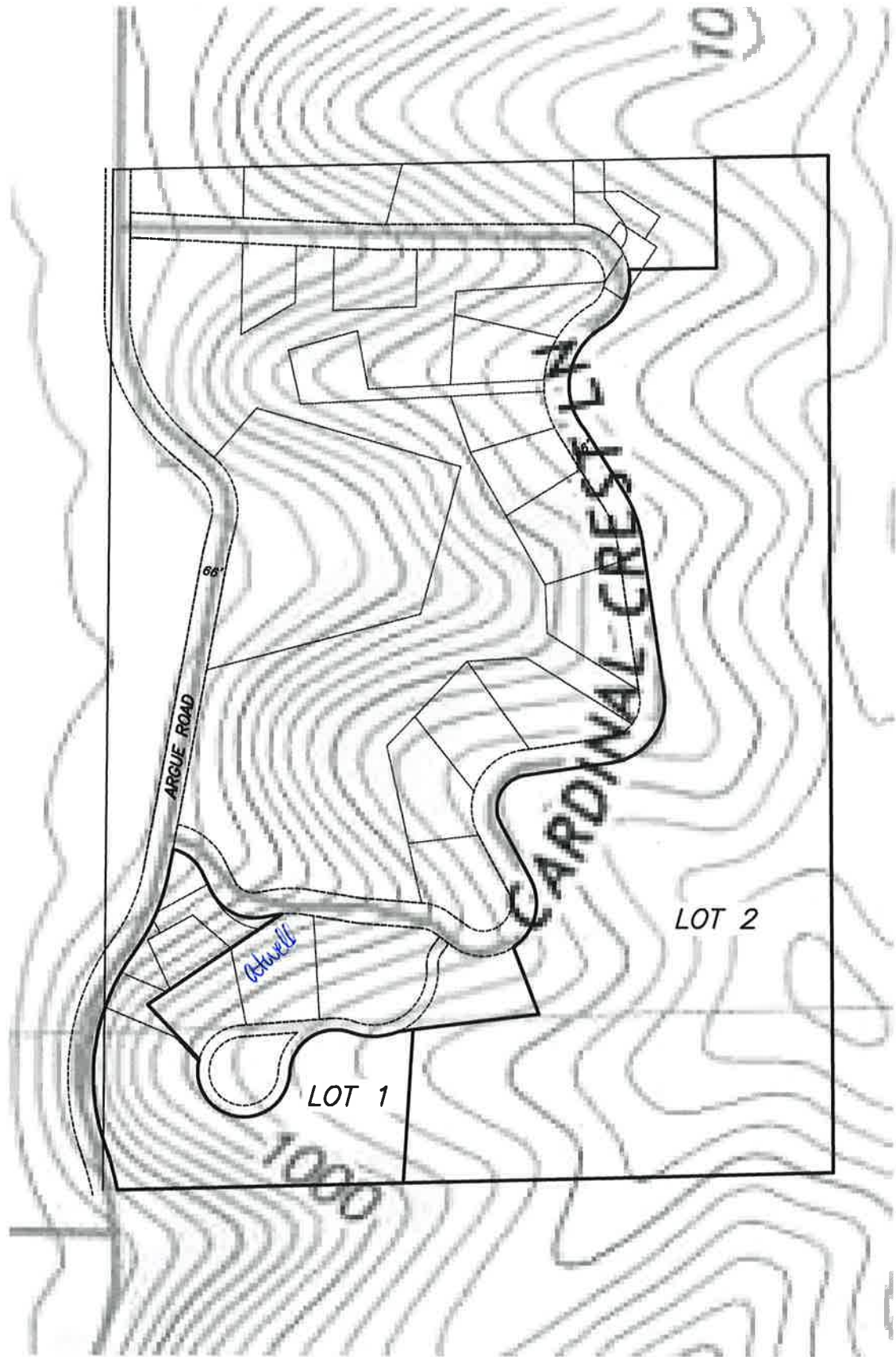
Completed land division or consolidation by CSM application must be submitted to Village Clerk's Office, along with fee and other requirements outlined by checklist.

Applications must be received 15 days prior to the Plan Commission meeting in order to be placed on agenda to meet publication deadlines. The Plan Commission meets the 3rd Thursday of each month and Village Board meets the 1st and 3rd Tuesday.

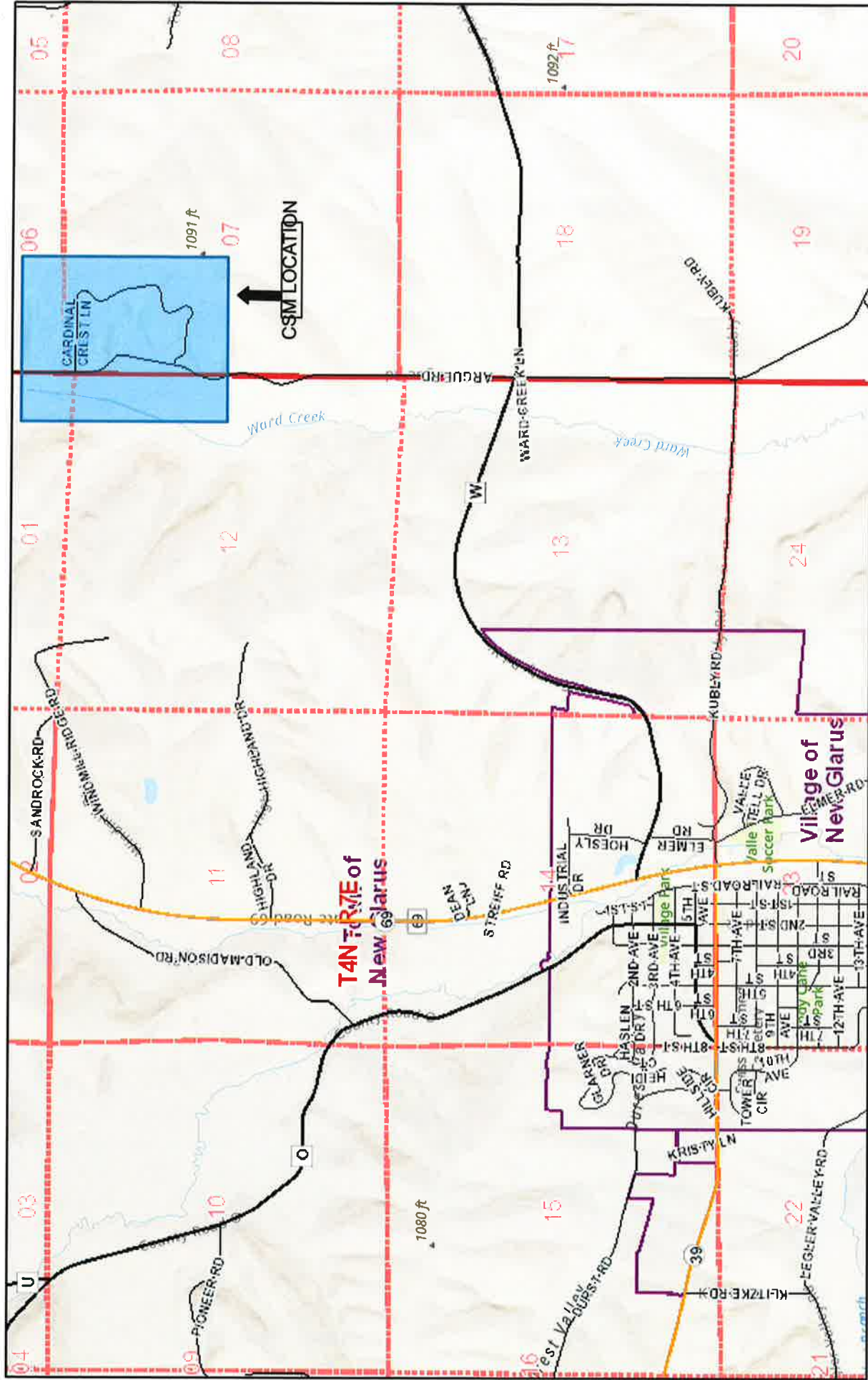
The application will be placed on agenda only after completed form and fee have been filed with the Village Clerk's Office. Please note all applications must be reviewed by the Plan Commission and forwarded to Village Board for final action.

Required Items:

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



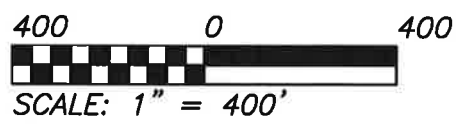
Green County Map



7/6/2023, 4:30:04 PM



Green County assumes no responsibility for improper use; the information provided is not guaranteed for accuracy, nor substitutes for professional legal advice. All warranties are disclaimed.



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

Project Name: Certified Survey Map
 Applicant's Name: Carl Atwell

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? <i>bordering Argue Road.</i>	X	
Prime agricultural land (Class I, II, or III soils)?	X	
Wetlands and mapped environmental corridors?		X
Unique physical features or wildlife habitat?		X

WATER RESOURCES

Does the proposed project involve any of the following:

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

Does the project site involve any of the following:

An area of archeological or geological interest?		X
An area of historical interest?		X
An area of buildings or monuments with unique architecture?		X
Unique, uncommon, or rare plant or animal habitats?		X
Mature native tree species? <i>Some of varying species along Argue Road on steeper topography.</i>	X	

ENERGY, TRANSPORTATION AND COMMUNICATIONS		
Does the development encompass any future street appearing on the Village of New Glarus Official Map?		X
Is the development traversed by an existing or planned utility corridor (gas, electricity, water, sewer interceptor, communications, storm sewer)?		X
VILLAGE PLANNING		
Is the development consistent with the Village Master Plan and other adopted planning documents?	X	
<p>Please provide any other relevant information below:</p> <p>2 lot C.S.M. of part of existing outlot.</p> <p>Lot 1: 41.03 Acres to remain in agricultural use.</p> <p>Lot 2: 8.14 Acres to be owned by home owner's association. This lot is to remain open space.</p> <p>There are some mature trees growing on the steeper slopes of Lot 2 and are visible on exhibit with aerial photo.</p> <p>Slopes of greater than 20% exist on Lot 2 along Argue Road. The C.S.M exterior is shown on the contour exhibit.</p>		

AGENT: James M. Baker
Telarczyk Land Survey LLC

for Carl Atwell



7/6/2023







Date

Applicant Signature

CERTIFIED SURVEY MAP NO. _____

Part of Outlot 2 of Certified Survey Map 3653 (Vol. 14, Pages 18-21) being in the Northeast, Southeast, and Southwest 1/4s of the Northwest 1/4 of Section 7, Town 4 North, Range 8 East, Town of Exeter, and the Southeast 1/4 of the Northeast 1/4 of Section 12, Town 4 North, Range 7 East, Town of New Glarus, Green County, Wisconsin.

LEGEND:

-  Cast aluminum monument found
-  PVC with brass cap monument found
-  1" iron pipe found
-  1-1/4" solid round iron rod found
-  3/4" solid round iron rod found
-  3/4" x 24" solid round iron rod set, weighing 1.50 lbs per lineal foot

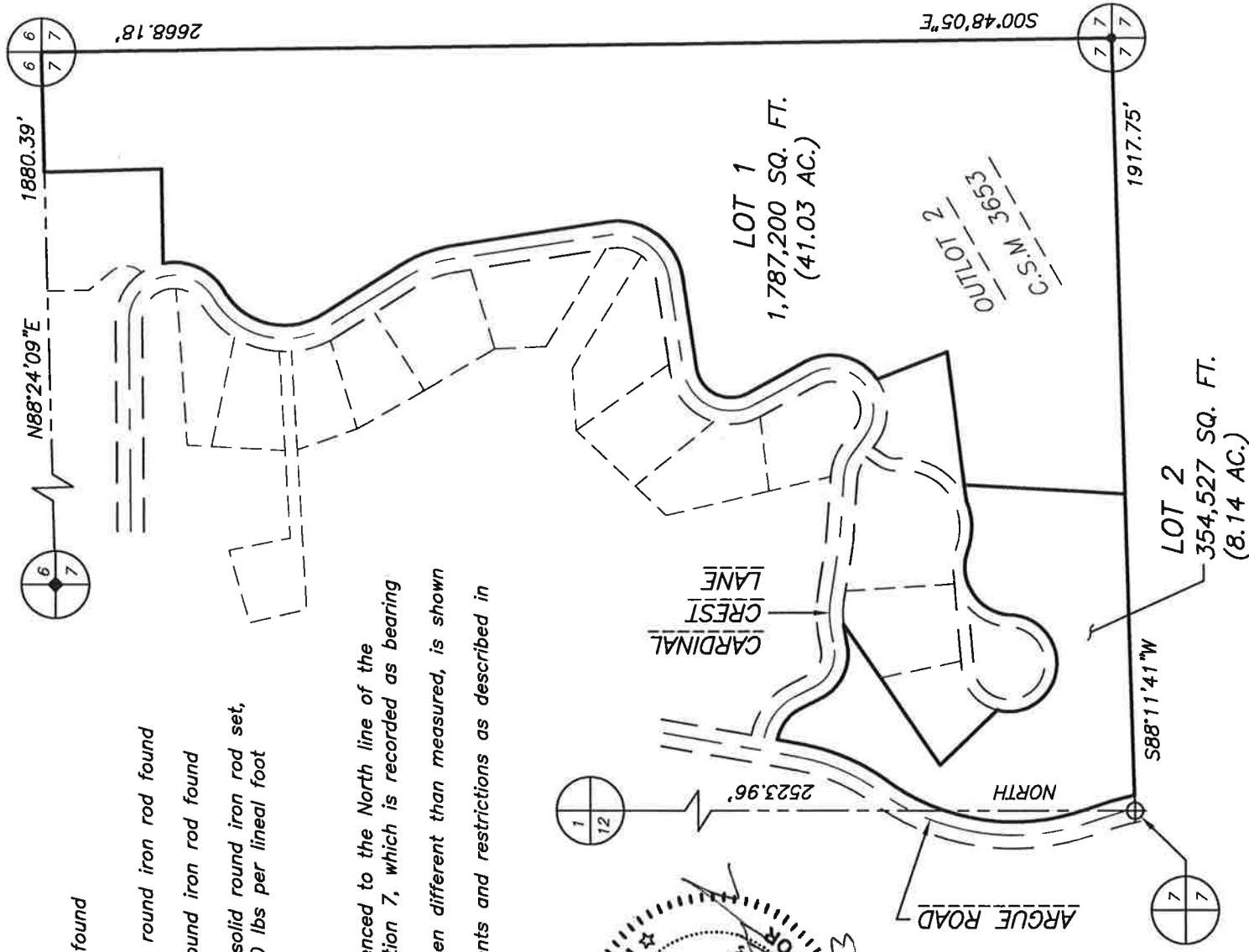
PREPARED FOR:

Carl Atwell
 N9142 Cardinal Crest Lane
 New Glarus, WI 53574
 (608) 772-2483

NOTES:

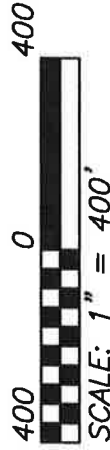
- 1.) Bearings are referenced to the North line of the Northwest 1/4 of Section 7, which is recorded as bearing N88°24'09"E.
- 2.) Recorded data, when different than measured, is shown in parenthesis.
- 3.) Subject to easements and restrictions as described in Document #431161.

VOL. _____ PAGE _____



TALARCZYK
 LAND SURVEYS LLC

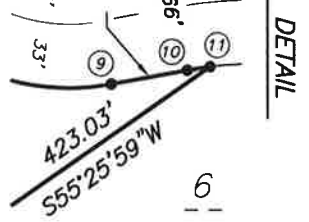
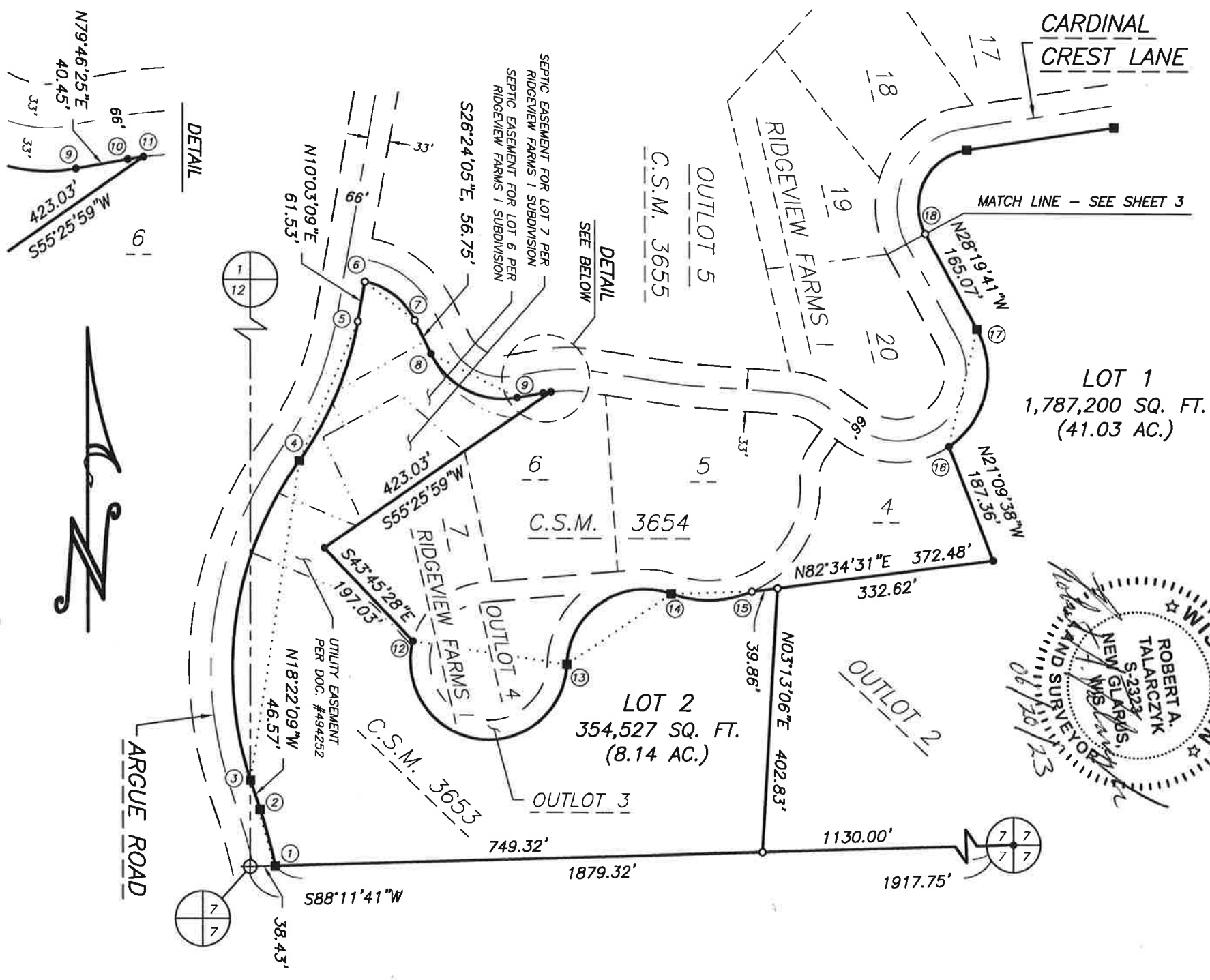
517 2nd Avenue
 New Glarus, WI 53574
 608-527-5216
 www.talarczyk surveys.com



JOB NO. 23097
 POINTS 21241
 DRWG. 23097.1
 DRAWN BY JMB

Part of Outlot 2 of Certified Survey Map 3653 (Vol. 14, Pages 18-21) being in the Northeast, Southeast, and Southwest 1/4s of the Northwest 1/4 of Section 7, Town 4 North, Range 8 East, Town of Exeter, and the Southeast 1/4 of the Northeast 1/4 of Section 12, Town 4 North, Range 7 East, Town of New Glarus, Green County, Wisconsin.

CERTIFIED SURVEY MAP NO. _____



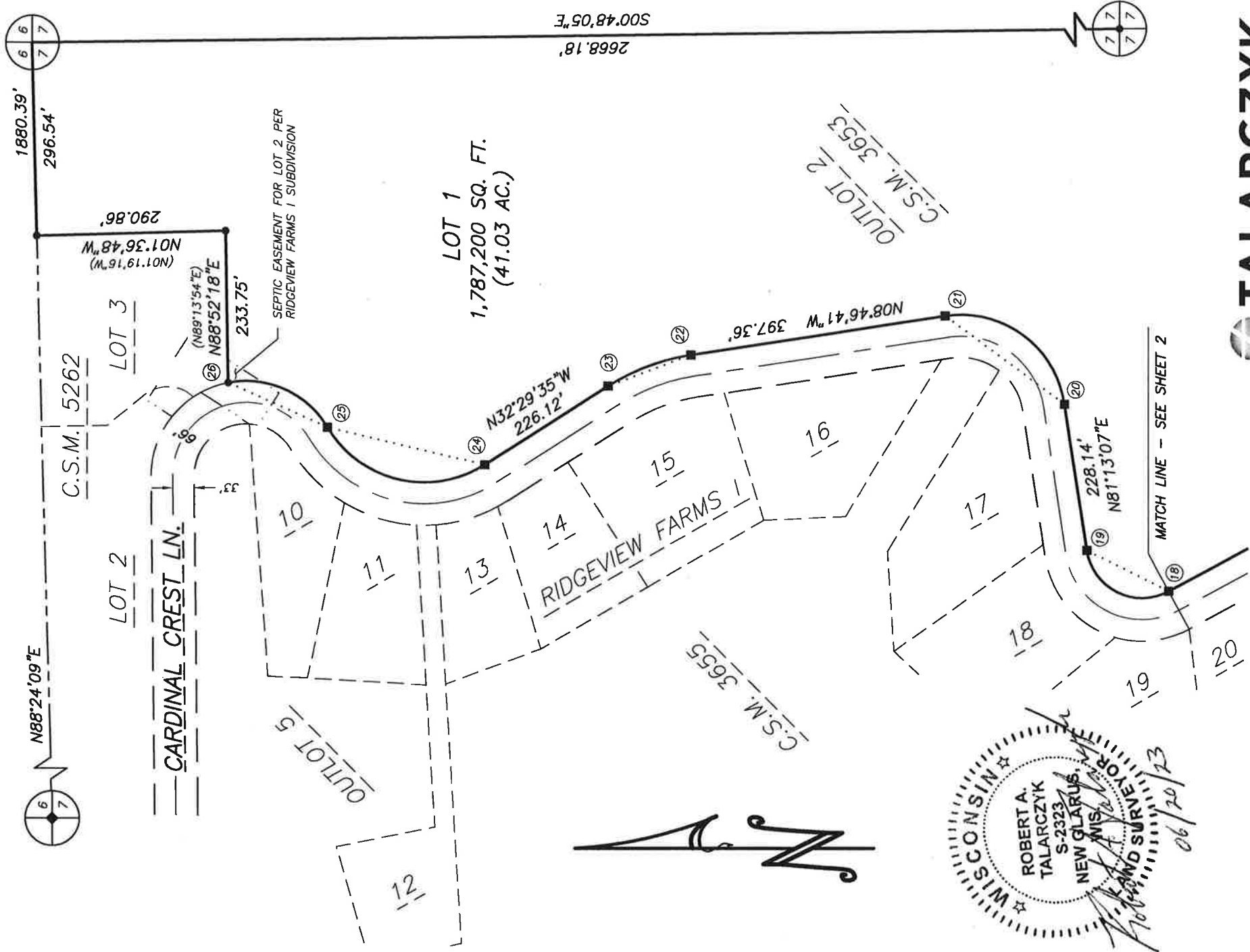
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SHEET 2 OF 5

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CERTIFIED SURVEY MAP NO. _____

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ROBERT A. TALARCZYK
 S-2323
 NEW GLARUS, WI
 LAND SURVEYOR
Robert A. Talarczyk
 06/20/23

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CERTIFIED SURVEY MAP

NO. _____

That part of Outlot 2 of Certified Survey Map 3653 (Vol. 14, Pages 18–21) being in the Northeast, Southeast, and Southwest 1/4s of the Northwest 1/4 of Section 7, Town 4 North, Range 8 East, Town of Exeter, and the Southeast 1/4 of the Northeast 1/4 of Section 12, Town 4 North, Range 7 East, Town of New Glarus, Green County, Wisconsin, bounded and described as follows:

Beginning at the North 1/4 corner of said Section 7; thence S00°48'05"E, 2668.18' to the center of Section 7; thence S88°11'41"W along the South line of the Northwest 1/4 of Section 7, 1879.32' to the Easterly right of way line of Argue Road; thence Northwesterly, 89.24' along said right of way line and the arc of a curve to the left whose radius is 823.00' and whose chord bears N15°15'46"W, 89.20'; thence N18°22'09"W along said right of way line, 46.57'; thence Northerly, 513.25' along said right of way line and the arc of a curve to the right whose radius is 543.00' and whose chord bears N08°42'33"E, 494.36'; thence Northerly, 233.06' along said right of way line and the arc of a curve to the left whose radius is 518.88' and whose chord bears N22°55'12"E, 231.11'; thence N10°03'09"E along said right of way line, 61.53' to the Southerly right of way line of Cardinal Crest Lane; thence Southwesterly, 100.28' along said right of way line and the arc of curve to the right whose radius is 110.00' and whose chord bears S52°31'23"E, 96.85'; thence S26°24'05"E along said right of way line, 56.75'; thence Southwesterly, 158.47' along said right of way line and the arc of curve to the left whose radius is 123.00' and whose chord bears S63°18'58"E, 147.74'; thence N79°46'25"E along said right of way line, 40.45'; thence Easterly, 12.19' along said right of way line and the arc of a curve to the right whose radius is 217.00' and whose chord bears N81°22'57"E, 12.19'; thence S55°25'59"W, 423.03'; thence S43°45'28"E, 197.03'; thence Southeasterly, 402.25' along the arc of a curve to the left whose radius is 120.00' and whose chord bears S81°43'27"E, 238.67'; thence Northwesterly, 224.71' along the arc of a curve to the right whose radius is 120.00' and whose chord bears N55°53'24"E, 193.29'; thence Easterly, 127.47' along the arc of a curve to the left whose radius is 172.00' and whose chord bears N88°18'13"E, 124.57'; thence N82°34'31"E, 372.48'; thence N21°09'38"W, 187.36' to the Easterly right of way line of Cardinal Crest Lane; thence Northerly, 201.44' along said right of way line and the arc of a curve to the left whose radius is 138.00' and whose chord bears N13°29'24"E, 184.03'; thence N28°19'41"W along said right of way line, 165.07'; thence Northwesterly, 166.34' along said right of way line and the arc of curve to the right whose radius is 87.00' and whose chord bears N26°26'43"E, 142.14'; thence N81°13'07"E along said right of way line, 228.14'; thence Northwesterly, 236.03' along said right of way line and the arc of curve to the left whose radius is 163.00' and whose chord bears N36°13'13"E, 230.51'; thence N08°46'41"W along said right of way line, 397.36'; thence Northerly, 137.83' along said right of way line and the arc of a curve to the left whose radius is 333.00' and whose chord bears N20°38'08"W, 136.85'; thence N32°29'35"W along said right of way line, 226.12'; thence Northwesterly, 278.41' along said right of way line and the arc of a curve to the right whose radius is 174.00' and whose chord bears N13°20'40"E, 249.64'; thence Northerly, 178.88' along said right of way line and the arc of a curve to the left whose radius is 146.00' and whose chord bears N24°04'54.5"E, 167.90'; thence N88°52'18"E, 233.75'; thence N01°36'48"W, 290.86' to the North line of Section 7; thence N88°24'09"E, 296.54' to the point of beginning; subject to any and all easements of record.

I hereby certify that this survey is in compliance with Section 236.34 of the Wis. Statutes and the subdivision regulations of the Town of Exeter, the Village of New Glarus and the Green County Land Use & Zoning Department; and that under the direction of Carl Atwell, representative of the owner, Badger Ridge LLC, I have surveyed, monumented, and mapped the lands described herein; and that this map is a correct representation of all exterior boundaries of the land surveyed in accordance with the information provided.

June 20, 2023



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

CURVE TABLE

CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING	TAN BEARING-IN	TAN BEARING-OUT
1-2	823.00'	89.24'	6°12'46"	89.20'	N15°15'46"W	N12°09'23"W	
3-4	543.00'	513.25'	54°09'24"	494.36'	N08°42'33"E		N35°47'15"E
4-5	518.88'	233.06'	25°44'06"	231.11'	N22°55'12"E		N35°47'15"E
6-7	110.00'	100.28'	52°14'04"	96.85'	S52°31'23"E	S78°38'25"E	S26°24'21"E
8-9	123.00'	158.47'	73°49'14"	147.74'	S63°18'58"E	S26°24'21"E	
10-11	217.00'	12.19'	3°13'04"	12.19'	N81°22'57"E		N82°59'29"E
12-13	120.00'	402.25'	192°03'40"	238.67'	S81°43'27"E	S14°18'23"W	N02°14'43"E
13-14	120.00'	224.71'	107°17'22"	193.29'	N55°53'24"E	N02°14'43"E	S70°27'55"E
14-15	172.00'	127.47'	42°27'44"	124.57'	N88°18'13"E	S70°27'55"E	N67°04'21"E
16-17	138.00'	201.44'	83°38'10"	184.03'	N13°29'24"E	N55°18'29"E	
18-19	87.00'	166.34'	109°32'48"	142.14'	N26°26'43"E		
20-21	163.00'	256.03'	89°59'48"	230.51'	N36°13'13"E		
22-23	333.00'	137.83'	23°42'54"	136.85'	N20°38'08"W		
24-25	174.00'	278.41'	91°40'30"	249.64'	N13°20'40"E		N59°10'55"E
25-26	146.00'	178.88'	70°12'01"	167.90'	N24°04'54.5"E	N59°10'55"E	N11°01'06"W



LAND SURVEYS LLC

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SHEET 4 OF 5

517 2nd Avenue
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CERTIFIED SURVEY MAP ^{NO.} _____

Part of Outlot 2 of Certified Survey Map 3653 (Vol. 14, Pages 18-21) being in the Northeast, Southeast, and Southwest 1/4s of the Northwest 1/4 of Section 7, Town 4 North, Range 8 East, Town of Exeter, and the Southeast 1/4 of the Northeast 1/4 of Section 12, Town 4 North, Range 7 East, Town of New Glarus, Green County, Wisconsin.

TOWN APPROVAL: Approved for recording this _____ day of _____ 20____ by the
Town of Exeter.

Town Chairperson

Town Clerk

VILLAGE APPROVAL: Approved for recording this _____ day of _____ 20____ by
the Village of New Glarus.

Village Clerk

COUNTY APPROVAL CERTIFICATE: Approved for recording this _____ day of _____
20____ by the Green County Land Use & Zoning Department.

Zoning Administrator



JOB NO. 23097
POINTS 21241
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SHEET 5 OF 5

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