

**New Glarus Joint Extraterritorial Zoning Committee**  
**Town of New Glarus/Village of New Glarus**  
**Village Hall Board Room – 319 2<sup>nd</sup> Street, New Glarus, WI**  
2/19/24            5:00 PM

The meeting was called to order at 5:01 p.m. by Roger Truttman (Village). Members Present: Roger Truttman (Village), Bekah Stauffacher (Village), Suzi Janowiak (Village), Jim Hoesly (Town), Robert Elkins (Town), Chris Narveson (Town). Also Present: Village Administrator Lauren Freeman, Craig Galhouse, Robert Talarczyk, Lance McNaughton

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

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

Public Comments: None

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

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

Discussion and Potential Recommendation on the Talarczyk Preliminary Plat, Kubly Road, Parcels 2302401750000, 2302401750100, 2302401750200: Chris Narveson moved to approve the preliminary plat with the exceptions and conditions:

1. Per their finding that the conditions for granting exceptions specified in Section 265-52 B are met, the ETZ Committee supports the following exceptions to referenced sections of the Village's "Subdivision of Land" ordinance:
  - a. To the part of Section 265-13 A.(1) normally requiring submittal of title abstract or property report, provided that the differing current ownership of different parts of the plat area are resolved.
  - b. To Sections 265-18 B. (13) and (21)(k), normally requiring the location and results of percolation tests and provisions for surface water management, based on the finding that the extremely large proposed lots provide adequate space for on-site wastewater treatment and stormwater management.
  - c. To Section 265-42 C, normally requiring that every lot front or abut a public street.
2. The final plat submitted for Village approval shall include, on or with the plat map:
  - a. The following note: "Through Section 823.08 of Wisconsin Statutes, the Wisconsin Legislature has adopted a right-to-farm law. This statute limits the remedies of owners of later established residential property to seek changes to preexisting agricultural practices in the vicinity of the residential property. Active agricultural operations are now taking place and may continue in the vicinity of this plat. These active agricultural operations may produce noises, odors, dust, machinery traffic, or other conditions during all hours of the day and night."
  - b. Utility easement for the power lines that cross the northern part of the plat area.
  - c. Features to meet plat submittal requirements of Section 265-19.
  - d. A separate draft deed restriction preventing the separate transfer of parcel 2301401321000 in the Town of Exeter from proposed Lot 4 (both shall be and remain in common ownership) unless a separate access has been approved

Jim Hoesly seconds. Motion passes 6-0.

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

Minutes taken by Lauren Freeman, Village Administrator.