

MINUTES ARE NOT OFFICIAL UNTIL APPROVED AT SUBSEQUENT MEETING

**VILLAGE OF NEW GLARUS
VILLAGE PLAN COMMISSION MEETING MINUTES
MARCH 18, 2021**

ROLL CALL:

PRESENT: Roger Truttman, Suzi Janowiak, Chuck Phillipson, Beth Alderman, Tara Wilde, Bekah Stauffacher. ABSENT: Mike Marty. ALSO PRESENT: Administrator Drake Daily

CALL REGULAR MEETING TO ORDER: Chair Roger Truttman called the regular meeting to order at 5:30 p.m.

ANNOUNCEMENT: All cell phones shall remain off during the meeting.

APPROVAL OF AGENDA: Beth Alderman moved to approve the agenda as presented, seconded by Chuck Phillipson. Motion carried unanimously.

APPROVAL OF February 20, 2020 MINUTES: Chuck Phillipson moved to approve the minutes seconded by Beth Alderman. Motion carried unanimously.

Determination of need for Variance: Variance per § 305-15(D)(5)(a) [re: Lot Area Per Dwelling Unit] of the Municipal Code of the Village of New Glarus. Property located at 506 and 508 2nd Street [tax parcel 23-161-43.0100]: Administration provided a short presentation regarding the item. Suzi Janowiak moved to determine the land division required a variance as presented. Beth Alderman seconded. Motion carried unanimously. The item will continue to the Zoning Board of Appeals.

Recommendation: Request for Zoning Change from W-1 Conservancy District to R-1 Residential District for Parcel 686.1: The lot in question was at one time owned by the Village with the potential to become a park. In 2004, the Village divided the land between the two adjacent owners and deeded the property to each. The current owner of parcel 686.1 would like the property rezoned to R-1 (Residential) to have the option of constructing a shed or outbuilding in the future. Village staff contacted the Register of Deeds and no deed restrictions were found. The Zoning Administrator did not express concerns with the potential change. Chuck Phillipson moved to recommend approval. Suzi Janowiak seconded. Motion carried unanimously.

ADJOURNMENT: Chair Roger Truttman noted that all business being completed, the meeting stood adjourned at 7:08 p.m.

Minutes taken by: Wendy Tschudy

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**VILLAGE OF NEW GLARUS
VILLAGE PLAN COMMISSION MEETING MINUTES
APRIL 15, 2021**

Due to current Local health guidelines in place as a result of COVID-19, this meeting was held remotely through Zoom:

<https://us02web.zoom.us/j/82990324098?pwd=MzJFNlhPazJOU2FkSjZPclVaMXZWUT09>

or Dial (312)626-6799

Meeting ID: 829 9032 4098

Passcode: 408635

CALL TO ORDER: Chair Roger Truttman called the regular meeting to order at 5:30 p.m.
PRESENT: Roger Truttman, Suzi Janowiak, Chuck Phillipson, Mike Marty, Tara Wilde, Bekah Stauffacher. ABSENT: Beth Alderman. ALSO PRESENT: Hans Lenzlinger, Lorri Stueber, Administrator Drake Daily, Deputy Clerk-Treasurer Wendy Tschudy.

APPROVAL OF AGENDA: Chuck Phillipson moved to approve the agenda as presented, seconded by Suzi Janowiak. Motion carried unanimously.

APPROVAL OF MARCH 18, 2021 MINUTES: Chuck Phillipson moved to approve the minutes seconded by Suzi Janowiak. Motion carried unanimously.

Recommendation: Approval of Land Division via CSM for tax parcel 23-161-430100 (506 and 508 2nd Street): Administrator Daily explained that the current owner of the property has submitted a request for land division via Certified Survey Map. The two resulting lots conform with the Village's code.

Mike Marty asked for three items to be added to the CSM: an owner's certificate for signature/approval of the owner; if a lender is involved, consent of the lender; and that the easement on the parcels to be noted and shown on the CSM.

Lorri Stueber asked why, and explained that everything was going to the lenders at the closing.

Chuck Phillipson questioned how does that concern the lender, and noted that several meetings and a public hearing have been posted with plenty of time for the lender to speak out if there was a problem.

Mike Marty feels that he believes these items are required by Chapter 236.

Hans Lenzlinger questions why are these items coming up now, when there have been several meetings about this CSM in the past month.

Chuck Phillipson doesn't see that these items are issues. The question for the Plan Commission is does the land division meet the code and he believes it does.

Chuck Phillipson moved to recommend approval of the CSM. Suzi Janowiak would amend the motion to add attachments as requested. Tara Wilde seconded the motion to recommend approval of the CSM. Motion carried unanimously.

ADJOURNMENT: Chair Roger Truttman noted that all business being completed, the meeting stood adjourned at 5:42 p.m.

Minutes taken by: Wendy Tschudy

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**VILLAGE OF NEW GLARUS
VILLAGE PLAN COMMISSION MEETING MINUTES
JUNE 3, 2021**

Due to current Local health guidelines in place as a result of COVID-19, this meeting was held remotely through Zoom:

<https://us02web.zoom.us/j/85429727716?pwd=MmNjS1Z0b09JVHlib2lmaUFJaWs4UT09>

or Dial (312)626-6799

Meeting ID: 854 2972 7716

Passcode: 596368

CALL TO ORDER: Chair Roger Truttman called the regular meeting to order at 5:30 p.m.

PRESENT: Roger Truttman, Chuck Phillipson, Tara Wilde, Bekah Stauffacher, Beth Alderman.

ABSENT: Suzi Janowiak, Mike Marty. ALSO PRESENT: Administrator Drake Daily.

APPROVAL OF AGENDA: Chuck Phillipson moved to approve the agenda as presented, seconded by Beth Alderman. Motion carried unanimously. (5-0)

APPROVAL OF MINUTES: No action taken.

Consideration/Discussion: Determination of need of Variance for 512 10th Street. A brief description was provided. Chuck Phillipson moved to determine a variance was required, seconded by Tara Wilde. Motion carried unanimously. (5-0)

Recommendation: Repeal and Recreation of Chapter 118-1 through 118-18. No action taken. Commission members will review and discuss at future meetings.

ADJOURNMENT: Meeting stood adjourned at 5:50 p.m.

Minutes taken by: Drake Daily

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**VILLAGE OF NEW GLARUS
VILLAGE PLAN COMMISSION MEETING MINUTES
July 15, 2021 at 5:30 PM
VILLAGE HALL COMMUNITY ROOM**

CALL TO ORDER: Chair Roger Truttman called the regular meeting to order at 5:30 p.m.
PRESENT: Roger Truttman, Chuck Phillipson, Bekah Stauffacher, Suzi Janowiak. ABSENT:
Beth Alderman, Mike Marty, Tara Wilde. ALSO PRESENT: Administrator Drake Daily, Planner
Mark Roffers.

APPROVAL OF AGENDA: Chuck Phillipson moved to approve the agenda as presented,
seconded by Beth Alderman. Motion carried unanimously. (4-0)

APPROVAL OF MINUTES: Chuck Phillipson moved approval. Suzi Janowiak seconds. Motion
passes 4-0

Recommendation: Doll Application for Land Division Via Certified Survey Map – A brief summary
of the application was provided. Chuck Phillipson moved to recommend approval of the CSM.
Bekah Stauffacher seconds. Motion passes 4-0

Recommendation: Repeal and Recreation of Chapter 118-1 through 118-18. Planner Mark
Roffers gave a summary of the changes. After some discussion, the commission chose to
continue studying the proposed changes.

ADJOURNMENT: Meeting stood adjourned at 6:06 p.m.

Minutes taken by: Drake Daily

**MINUTES ARE NOT OFFICIAL UNTIL APPROVED AT SUBSEQUENT
MEETING**

**VILLAGE OF NEW GLARUS
VILLAGE PLAN COMMISSION MEETING MINUTES
August 19, 2021 at 5:30 PM
VILLAGE HALL COMMUNITY ROOM**

CALL TO ORDER: Chair Roger Truttman called the regular meeting to order at 5:30 p.m.
PRESENT: Roger Truttman, Chuck Phillipson, Bekah Stauffacher, Tara Wilde.
ABSENT: Beth Alderman, Mike Marty, Suzi Janowiak.
ALSO PRESENT: Planner Mark Roffers, Don Wickstrum, Jana Crandall, Lexie Harris, Deputy
Clerk Wendy Tschudy.

APPROVAL OF AGENDA: Chuck Phillipson moved to approve the agenda as presented,
seconded by Bekah Stauffacher. Motion carried unanimously. (4-0)

APPROVAL OF MINUTES from July 15, 2021: Bekah Stauffacher moved approval, seconded by
Tera Wilde. Motion passes (4-0)

Discussion/Consideration: Grace Church Concept Plan. A summary of the concept plan was
provided by Mark Roffers with the agenda packet. Don Wickstrum, pastor with Grace Church,
distributed larger sized copies of the handout and explained their concept plan for a church for

their 300-500 members. He stated that the land disturbed by this concept is 15% less than the previous subdivision concept in 2006. Sewer is not a problem, but water is an issue, and the church has had a discussion with village utilities and engineer and understand that water will be their cost.

Chuck Phillipson stated that his concerns are storm water retention and site access. Don Wickstrum indicated that there are 4 areas of natural retention on the site. He also said that rock is a concern. Tera Wilde asked if they would need to blast, and Don said they were hoping not to have to blast. Don said he didn't bring retaining wall information with him but that retaining walls weren't as much as expected and 5 to 10 feet tall at most.

Mark Roffers asked about the building materials including siding. Don Wickstrum indicated that the concept is a closed metal building, fully insulated, with a front facade that doesn't look like a typical church building. Roger Truttmann explained that the committee would need more detail, including landscaping, storm water, and building materials information. Mark Roffers indicated that aesthetics matter to the village and that a metal building would meet with resistance. Don Wickstrum stated that they are open and want to make sure that the outside will meet the commission's expectations. The church will do what is asked of them, and they want to be sure of good guidance to give us the look we want.

Tera Wilde stated that the information provided is very preliminary and that more investigation and more specifics are needed. Chuck Phillipson has no objection to a church as long as our concerns are met. Chuck Phillipson left the meeting at this time, 6:13 p.m. Tera Wilde has no objections to a church as long as the building doesn't adversely impact other residents. Also discussed was the issue of zoning for the parcel. No action was taken by the commission.

ADJOURNMENT: Meeting stood adjourned at 6:17 p.m.

Minutes taken by: Wendy Tschudy