

VIERBICHER ASSOCIATES

Post-it Fax Note	7671	Date	8-25	# of pages	2
To	John Freitag	From	Rod Zubella		
Co/Dept		Co.			
Phone #		Phone #			
Fax #	608 527 8010	Fax #			

MEMO

To: Robert Talarczyk, Talarczyk & Associates

cc: John Freitag, Chair, Town of New Glarus  
Paul Knudson, RLS, Vierbicher Associates, Inc.

From: Rod Zubella, P.E., Vierbicher Associates, Inc.

Re: Preliminary Review Comments  
Roesslein CSM

Date: 8/25/00

We have started our review of the above-referenced CSM and request the following information to complete our review. In addition, we offer several preliminary comments for your consideration.

7 Buildable lots  
w/ 1 farm lane  
can be buildable

1. Please explain how the proposed land division meets the requirements of a Minor Subdivision, thus allowing the division to occur by CSMs, rather than a plat.
2. Please provide explanation for the odd-shaped boundary of the entire development. *Board says OK*

The CSMs shall clearly indicate the planned usage and any and all restrictions for the outlots.

The amendment to the Town Land Use Plan, dated August 20, 1999, requires 33 acres of open space preserved for each 2-acre minimum buildable lot created. The proposed CSM does not indicate that the appropriate permanent open space will be provided. Please indicate how this requirement will be met.

4. The drainage swale appears to be quite prominent on Lot 5 and a portion of Lot 4. *20 ft. into lot. elevation is 30-40' show much H<sub>2</sub>O in a 25' x 10' storm.*
- We recommend that stormwater calculations be completed to identify potential flooding from the 25-year and 100-year storms for these lots. In addition, preparation of an overall stormwater and detention plan is recommended.

*Overall analysis of storm water.*

- ENGINEERING
- ARCHITECTURE
- ENVIRONMENTAL
- SURVEYING/CAD
- COMMUNITY DEVELOPMENT

400 VIKING DRIVE  
PO BOX 370  
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Fax (608) 233-4131

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1ST FLOOR  
SCHROEDER, WI 54476-0650  
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*15% of 33  
Does not include*

*construction of buildings of human system on outlot 3 prohibit ed.*

?

?

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*New plan  
make these  
more likely.*

5. OK Are the dead-end cul-de-sacs consistent with the Town plan? The Town may want to consider a through street on this land to allow development to the north, east, and south.

✓

6. OK It appears that Outlot 1 is to be dedicated public roadway. <sup>No</sup> If so, construction plans and specifications for streets and drainage improvements shall be prepared, and intent to dedicate shall be clearly identified on the CSMs.

If Outlot 1 is not to be dedicated, details regarding ownership, maintenance, and use shall be provided. *Drive way permit.*

*Granted.*

(7)

We would recommend that you consult with the County Highway Department regarding the proposed access location (Outlot 1) on CTH "N". Vision corner provisions on Outlot 2 and Lot 7 shall be indicated. *150' vision angle*

*Don't restrict  
no need  
for plan*

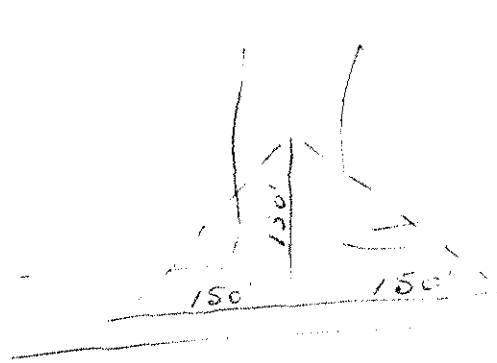
8. OK If any land adjacent to this development is owned or controlled by the Roessleins, an area plan is required to detail existing and future land uses for remnant parcels. ~~+~~

These comments were based solely on a review of the face of the CSMs. There was no field inspection of the property and no supplemental data [Section 15-5-3(e)] was provided to us for review.

By copy of this memo, we are asking John Freitag to provide any comments or information that would assist in addressing these issues.

Any of the above information will be helpful in completing our review in the next week.

RZ/lfl



*150' 2d' in height*

*no plantings*

**MINUTES**  
**09/12/2000**  
**Regular Town Board Meeting**  
**Town Hall - Swiss Miss Center 1101 Hwy 69 New Glarus**

**ATTENDING:** Board Members: John Freitag (Chair), Gregg Smith, Ken McKenzie  
Treasurer: Bob Holmes; Deputy Clerk: Nita Duerst  
Patrolman: Ben Schwoerer; Town Attorney: Dale Hustad  
Residents: Larry and Nancy Kubehl, Irving Ruef, Kris Muller, Gof Thompson,  
Mike Calkins

**CALL TO ORDER:** John Freitag at 7:45 p.m.

**PROOF OF POSTING:** Deputy Clerk - Nita Duerst

**Motion:** A motion was made to accept the minutes from the 8/16/00 Public Hearing regarding the Land Division Amendment and the change of the Clerk and Treasurers office from elected to appointed offices. Gregg Smith made the motion, Ken McKenzie seconded the motion, and the motion was carried.

**Motion:** A motion was made to accept the minutes from the 8/16/00 Public Hearing regarding the Ron and Janice Roesslein Land Division. Ken McKenzie made the motion, Gregg Smith seconded the motion, and the motion was carried.

**Motion:** A motion was made to accept the minutes from the 8/16/00 Regular Town Board Meeting. Ken McKenzie made the motion, Gregg Smith seconded the motion, and the motion was carried.

**Public Comments:** Gof Thompson requested that the road sign on Disch Road be spelled correctly. Ben will check into the situation and follow up with the Board.

**Discussion/Motion:** Willi Gruter / Michael and Julie Wiegel Land Division Variance request - John read a memo from Wilde Real Estate requesting a variance due to the issues listed in the memo (see attached). Because specifically there will be no residence on the property, 2 highways divide the parcel and the other items listed, Gregg Smith made the motion and Ken McKenzie seconded the motion to grant the variance.

**Discussion:** Ron and Janice Roesslein Land Division - A report from Vierbicher was read. The memo attached makes note of comments to the suggestions made.

**Motion:** A motion was made but not carried that stated that Roesslein's must provide a CSM that designates envelopes as to where the residence will be located on lots 6 and 8.

**Motion:** A motion was made by Ken McKenzie and seconded by Gregg Smith that the Land Division for Roessleins per the Land Division Code Chapter 15-5-1-D21 stating that they must adhere to the code in that they must provide building envelopes for all of the lots with special consideration for lots 4 and 5 and their potential drainage issues.

**Motion:** A motion was made by Gregg Smith and seconded by Ken McKenzie that a Vision Triangle be a consideration when Roessleins are making their building envelopes which will be subject to the approval of the Town Engineer.