

OFFICE OF
Town of New Glarus

**MINUTES
TOWN OF NEW GLARUS
Plan Commission Meeting
Thursday, September 20, 2012
Town Hall- Swiss Miss Center 1101 Hwy 69 New Glarus @ 6:30 PM**

ATTENDING: Keith Seward, Robert Elkins, John Ott, Reginald Reis, Gof Thomson,
Susan McCallum, Deputy Clerk/Plan Administrator and Dale Hustad, Town Attorney.

ALSO ATTENDING: John Marty, Al Lienhardt and Dan Gartzke

ABSENT: Duane Sherven, John Freitag

1. Call Meeting to Order: 6:30 pm by chair Keith Seward.
2. Review Proof of Posting: S. McCallum Deputy Clerk confirmed agendas were posted in the three public posting places.
3. Public Comments: None
3. Approve Minutes from August 9, 2012: J. Ott moved to approve minutes. 2nd by R. Reis.
Motion carried.
4. John & Arlene Marty Land Division Request:

K. Seward stated that before the commission is a CSM and letter from Hassee Surveying showing where probable lots locations to complete cluster development, it includes the fifth potential lot which was in question at last commission meeting. K. Seward asked whether Lot 1 & 2 are also being identified with this document. A. Lienhardt stated this document is a draft of a CSM, where the actual CSM including Lot 1 & 2 (no CSM #) and will be created based upon commission decisions at this meeting. A. Lienhardt stated it appears septic is outside of lot #1(2.04 acres) located along Legler Valley Rd. D. Gartzke stated it looks to him that the septic and holding tank are within this lot #1 but the drain field is outside of identified lot #1 and does this create a problem. G. Thomson questioned whether this would affect a future sale and whether it is treated as an encroachment under the open space requirements. K. Seward stated this is allowed according to our ordinance but the county would want you to have control over that drain field which is not on proposed lot #1. D. Gartzke stated it is his intent to combine lot #1, acres surrounding that lot and lot #3 CSM 4432 for a total of approximately 14 acres. He plans to build a home in current home location, the commission reaffirmed it would need to replace the existing home. G. Thomson questioned whether this satisfies ordinance. K. Seward stated drain fields and agricultural buildings are allowed in open spaces. G. Thomson questioned why lot is drawn 200' x 420' when he is buying 14 acres. J. Ott stated it is identifying a home site which must be within that lot and the rest of the 14 acres would be open space. K. Seward wondered if he was keeping access to corn strips. J. Marty stated yes this access will remain between original lot #3 CSM 4432 and lot #1 CSM 2579. D. Gartzke asked for the identity of Lot #3 CSM 4432 whether it is a buildable lot and clarification as to whether they would need to build within an identified new lot #1. K. Seward stated yes it has been accepted per the CSM 4432 and the cluster lot development. They would need to build within the boundaries of new lot #1 on Legler Valley Rd. D. Gartzke stated they are also buying lot #3 CSM 4432 and lot #1 CSM 4260. K. Seward asked D. Gartzke to approach him and outline the entire 14 acres. R. Elkins questioned whether lot #1 CSM 4260 is part of the acreage in question. K. Seward stated it was not part of original Marty parcel, but deeded to Marty for a driveway. Keith stated this will need to go to Green County after we approve the CSM at the next planning commission. D. Hustad informed them that this commission could approve the concept here and then they need to come to the town board for final approval of the new CSM. G. Thomson moved, J. Ott 2nd to approve the concept as presented tonight in preparation of the CSM to be forwarded to the next town board meeting for approval with the authority to execute the certified CSM. Carried. K. Seward requested that Marty bring the affidavit of open space to the board

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meeting. A. Lienhardt had one more question, the sale of crop land to Sherven, does it require approval from the town. K. Seward stated he felt that because it is not a split but sale of open space there wouldn't need to be action by this commission. D. Hustad stated that what Marty has outlined tonight is what they are doing with the remainder of their land, with D. Gartzke and Sherven buying some of the designated open space. And another buyer who is buying everything south of Marty road including lots #1 and #2 CSM 4432 and proposed new lot #2. D. Gartzke confirmed that a division is not a split and needs no town action.

5. Crown Tower Cell Tower Project: S. McCallum stated the town had been contacted by Crown Tower regarding Sprint replacing two and adding three new antennas (at current height 190'), microwave dish and two new cabinets on the ground to the monopole at W6095 on Hwy 39. They would connect into the existing electrical service. The location is within the ETZ A-P District which is a conditional use permit. The clerk's office had questions regarding this inquiry including after reviewing file an affidavit that indicated the pole was at capacity in 2003. R. Reis asked what brought this concern. K. Seward wondered whether this generated collocation fees, whether it would support additional antennas and that they would need an engineering report confirming that the pole could handle an additional load. D. Hustad questioned if we have a deposit yet, K. Seward stated we do. K. Seward asked for additional questions from the commission members; need more information about microwave dish, engineering feasibility, concerns about falling tower and would it go across road, are we bordering on a new permit if there are significant changes, how much corrosion on base and tower, how old is tower, what are the plans to add capacity and wind shear concerns. This tower was built before ordinance on towers was adopted, D. Hustad stated they would need to follow ordinance if they build a new one. J. Ott felt they would need to do engineering and if we don't approve we hire our own engineer. B. Elkins said they need to read the ordinance which is available on the town website and comply with its' requirements. R. Reis asked that engineering information from the file be forwarded to him to review before next meeting. K. Seward suggested members read ordinance to be prepared.

6. Updates:

- a. Joint Negotiation Committee: K. Seward asked D. Gartzke if he is still a citizen representative for village. He stated that he submitted his resignation, they didn't accept, but he would need to abstain on anything regarding his future purchase. They would accept the resignation when he actually moves into the township.

K. Seward reported on the joint town/village public hearing for the cooperative boundary agreement; quite a few people were there and part of the program included questions related to project. Out of this meeting a list of issues of concern for the village board was developed. No specific questions for the town board. Town Board deferred to the negotiating committee to resolve this issue probably sometime in October. It was decided that both entities would have a final review at the next meeting, September 26. This meeting follows town hall/park meeting on the same night. The meeting will address questions from both entities, Mark Roffers will be at that meeting and once language is finalized it comes back to both boards for approval. No more public hearings are needed, there is a 20 day waiting period following last public hearing for additional comments, we are in this phase. There is potential for a final version the middle of October. Then the agreement would go to the WI Department of Administration for their review, they have 60 days. If/when they approve that becomes the starting date of the agreement.

S. McCallum distributed agendas for September 26 meetings.

7. Set Next Meeting Date and Agenda: October 11, 6:30 pm tentative to agenda.

8. Adjourn: B. Elkins moved to adjourn at 7:26pm, 2nd by R. Reis., Motion carried.