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Town of New Glarus

MINUTES
TOWN OF NEW GLARUS
Plan Commission Meeting
Thursday October 17, 2013
Town Hall- Swiss Miss Center 1101 Hwy 69 New Glarus @ 6:30 PM

ATTENDING: Keith Seward (arrived at 7:15pm), Bob Elkins, John Ott, Dean Streiff, John Freitag and Susan McCallum, Deputy Clerk

ALSO ATTENDING: Dale Hustad, Chris Narveson

ABSENT: Reginald Reis

1. Call Meeting to Order: John Freitag called the meeting to order at 6:45pm. He yielded Chair to Keith Seward upon his arrival.
2. Review Proof of Posting: Deputy Clerk Susan McCallum attested to proper posting.
3. Approve Minutes from September 19, 2013: J. Ott moved to approve the September 19 minutes, 2nd by B. Elkins. Motion carried.
4. Public Comments: None.
5. Plan Administrator Update: S. McCallum handed out the deed restriction for the Righter land division.

6. Discuss Town Growth plan: S. McCallum brought the commission up to speed on what she and Keith had discussed regarding an outline to discuss an alternate growth plan. K. Seward brought forward an outline of issues to be researched regarding alternate growth plans.

D. Hustad reported on the legal issues regarding the Village Zoning Committee made up of six people split between the village and town. There is a Board of Appeals in the joint zoning district that would hear any objections to denial of re-zoning but there is presently no Town representation on this body. In another part of the ETZ ordinance the village has extra territorial powers 1 ½ miles from village, the ETZ ordinance allows for less area in the authority jurisdiction of the village. There were general questions from the commissioners regarding the actual area outlined on the ETZ map on the wall. In order to put in municipal sewer and water a sanitary district would need to be created. The ETZ language does not say that the village would need to create this, the town has the authority to create its' own sanitary district. According to the ETZ a Rural Neighborhood- RN would need to be created as there are not any in the ETZ or anywhere in the Town. D. Hustad stated this would allow for higher density development which would need to be serviced by the Village's sanitary district or one created by the Town. J. Freitag asked don't we have one, D. Hustad responded yes but it is not functioning. J. Freitag asked does this make it easier to establish a new district? D. Hustad said it is south of town, if you were to establish one within the current one. There was continued general discussion regarding the current district. D. Hustad state that with the present challenges with the CBA he expects the village to oppose this type of development near the village as it will stop their growth. He had suggested to K. Seward that you study other town sewer systems that are in place. There was general discussion regarding towns that have connected to the Madison Metropolitan Sewer District. J. Ott asked doesn't the issue with the village only apply inside ETZ, Dale yes. The rest of the town is zoned through the county so it would need to go through that entity, and the Town would need to give a variance for the higher density development. D. Streiff said this would also need a substantial well for water if it is not connected to the village. This is as far as he has gotten with the legal aspects, his suggestion is to evaluate what other municipalities that have sanitary

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districts have done to create them. C. Narveson asked can you form a utility district not just sewer/water but all utilities, looking at the entire town and graph it out, you would need a higher density to make it cost effective. D. Hustad wondered at what cost to designate this on people's lands that may not be interested. J. Ott questioned whether that falls under the county, D. Hustad said no only the change in zoning. There was discussion regarding cost to establish these utilities vs. number of residents interested in system and the concept that the costs would be born by the residents in the district. C. Narveson said he has talked to We Energies and Northern Natural Gas to find where the main lines run, he also presented printed information on the cost of propane. He felt the higher densities already in place especially along Hwy 69 would be the place to start and the town would benefit from this type of system. J. Ott asked who would do this extension of natural gas, aren't you promoting a private business. C. Narveson said the town would install and the property owners would be assessed. He also said that Northern Natural Gas comes across country at a high transmission pressure, then in the road rightaways for the rest of distance. K. Seward said that people along that line can get the lower pressure so they can hook on. C. Narveson said he was told they are called farmer taps. K. Seward asked how would a transmission company serve in a rural area within a utility district to sell at retail in the state, would they need to go through the PSC, would the PSC regulate the selling price. C. Narveson replied that he doesn't believe this is necessary, in his discussion with the man from Northern Natural Gas the town could form their own gas utility and connect to the lines coming out of the village. D. Hustad wondered whether it would be advantageous to invite a representative from this company to one of commission meetings. C. Narveson suggested, when roads are being reconstructed this would be the time to add gas mains and other infrastructure which typically all have 100 year life spans.

J. Ott stated that listening to D. Hustad this would be hard but it could be done. D. Hustad said the more we talk about and research these concepts the village will hear about it. J. Freitag asked should we look at the Town doing its own zoning. D. Hustad said before John was chairman the towns all voted to join the county zoning. K. Seward said he thinks this is getting easier due to legislation introduced and the WTA could be consulted for the process. There was general discussion regarding towns and zoning. S. McCallum related what had happened in the town where she lived and they put in the gas line and residents along paid for the connection line to their houses, this was in order to develop a commercial corridor. C. Narveson said in order to get business here the town will need to have fiber optics for high speed internet. B. Elkins asked how close fiber optics is to the town. C. Narveson stated it runs down highways W ,69 and 39. There was a discussion regarding whether and how it would benefit residents. J. Freitag said video conferencing would be a benefit to this development for work from home.

K. Seward said while trying to determine the growth opportunities and pattern for the Town in the future, you would need to determine what the businesses are planning such as TDS and Alliant. C. Narveson stated that the village is one of three areas in the country that has TV internet on TDS's system. K. Seward stated to gather what our potentials and challenges and should be the commission seek input from experts in these fields. He also said this body's challenge is to decide whether we present some kind of plan to the Town board including costs, such as what the Parks Commission did a couple years ago. He developed an outline for tonight's review, do the categories make sense and how do we proceed to develop a plan for the town. Would a survey of the community point out where the development could most logically be planned and are people interested in developing the town. C. Narveson asked can you set up a utility district that has all the types of services in an area where there is currently individual systems. K. Seward said if we set districts up and word gets out there could be negative reaction from the village, which might trigger cooperation. J. Freitag said being proactive and setting these up could create a positive reaction from the residents. J. Ott said a developer would be looking for the best deal. D. Streiff said it sounds like we should look into this and the village in time will find out. J. Ott said quite a few years back there was a proposal for the apple orchard to put multi family care facility there, but there wasn't the infrastructure, as it was close to Madison for health care etc. He stated that it isn't all about industry. C. Narveson said if districts are set up, then once something would occur, there is already a framework for connecting. J. Ott said the developer drives it and the availability of the land for their needs. K. Seward and J. Ott agreed that the town needs to say to the developer we planned for that and are

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ready.

J. Freitag asked if he has the correct understanding, the ETZ controls the zoning in that area right now, and the appeals board is controlled by the village. K. Seward wondered whether the issue should be resurrected. J. Freitag asked again the ETZ has diminished the village role in the town, can the village reestablish the mile and a half jurisdiction. Dale said there has to be a decision by the ETZ board to redo the area. K. Seward said they had the potential to zone the mile and a half but they didn't, they still have plat review in the 1 ½ mile radius. D. Hustad said that this board is made of appointed citizens and are supposed to follow process and laws with a circuit court at the end. K. Seward said we have asked for representation on the Village Board of appeals. S. McCallum related her experience with the village of Brooklyn and ETZ with towns surrounding the village that they do not have authority, can only review and comment. J. Ott wondered is this based on population and McCallum answered no. K. Seward posed is there a concern by this commission to clarify the distinction regarding the authority of the village in plat review. There was general agreement to research and he asked D. Hustad to contact the Towns Association for information.

K. Seward reviewed the presented outline, are these critical issues and how will we address the issues. What additional issues/challenges would occur to the commission and how we would present this to a developer; as opposed to opportunities in the village. K. Seward said in the ETZ there has to be public services. C. Narveson said what this leads to is a study being done to determine costs. K. Seward said Roffers was hired and expenses shared with the village to work on CBA issues. He stated as part of planning they need to determine how to budget for these costs. K. Seward felt they should add telephone under the "other" category, he put the question to the commission to suggest additions or deletions to the outline. S. McCallum asked J. Ott if any of these categories would impact the Fire Department. He said that they will need a new engine in the near future and our portion is 36% of cost. With pressure from lobbyists the requirements for training of a fireman will make it necessary in the future to have paid staff. He also said for volunteers to participate the amount of training has increased making it difficult, including the responsibilities of a Fire Chief which has become a part time job. J. Freitag said we should add Town under zoning to research having our own. K. Seward asked the commission which of these would you be willing to research, contacts, outlining etc. C. Narveson volunteered for #3. J. Freitag volunteered for #5 and help on #3. C. Narveson will do #5 also. K. Seward will work on #5. There was a decision to combine #2 and #3 together. J. Ott volunteered for #2 and #3. K. Seward felt he will probably be in on all categories and be the driver to get people to meet etc. J. Freitag would work on #4 if someone else wanted to do #5. It was decided for the sake of getting things started B. Elkins, J. Freitag and D. Streiff could work on #4. D. Hustad asked do we have any town residents that might be asked to participate that have particular skills. K. Seward suggested to get things started he, B. Elkins and D. Streiff get together on the financials. Meetings would need to be posted. By the next meeting we should have some first meetings or at least a meeting date set. J. Ott said we should all think about someone in the town to bring in new ideas. All agreed. S. McCallum handed out an outline of documents available demographics etc from SWRPC and to let her know if you would like any of them. K. Seward stated that this new plan would be need to be compatible with the town's comprehensive plan. J. Freitag wonders where the ETZ ordinance is for reading. K. Seward said it is a village ordinance, if you have difficulty finding it contact the office for assistance. D. Hustad noted ordinance numbers 305-07 through 305-385.

7. Discuss and consider Act 20 Cell Tower sighting: S. McCallum handed out information regarding the newly enacted Act 20 regarding Cell Tower sighting with opinion from the WTA attorney regarding implications. K. Seward said he reviewed the new state statute and that the greatest impact is not allowing the town to have any input for setbacks and remediation. S. McCallum pointed out the review by WTA attorney saying the current town ordinance would need to be redone otherwise it is non-enforceable. J. Freitag asked do we have issues with the current towers and do we need to address these. K. Seward referred to his two earlier points and expanded on them. We do still have an opportunity to capture some collocation monies. J. Freitag asked does that mean the person collecting the rent is responsible for

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remediation. It appears that way. K. Seward suggested he, D. Hustad and S. McCallum look over these changes and bring back recommendations as how to proceed, without objection.

8. Set Next Meeting Date and Agenda: The next meeting will be December 5 at 6:30pm, agenda items to include: reports on research of growth issues, cell tower ordinance report. K. Seward will contact members to set up meetings on outline items.

J. Freitag moved to adjourn at 8:50 pm, 2nd by B. Elkins. Motion carried.