

OFFICE OF
Town of New Glarus

MINUTES
TOWN OF NEW GLARUS
Plan Commission, Sub-Committee Ord. 110 Meeting
Tuesday January 27, 2015

ATTENDING: Keith Seward, Craig Galhouse and Susan McCallum, Deputy Clerk

ALSO ATTENDING: No one ABSENT: No one

1. Call Meeting to Order: Chair Seward called the meeting to order at 8:30am.
2. Proof of posting: S. McCallum attested that the agenda was properly posted.
3. Approve Minutes from September 10, 2014: The meeting for September 10, 2014 was cancelled. C. Galhouse moved to approve the January 20, 2015 minutes, 2nd by K. Seward. Motion carried.
4. Discuss and review process to incorporate WI Acts 272, 280 and 74: S. McCallum handed out the typed document of K. Seward's concepts from last meeting and the draft of checklist for development. K. Seward asked if she had gotten feedback from building inspector regarding his process regarding sighting of a building. S. McCallum said she had discussed his role and he explained that; the county checks all setbacks and has the authority to enforce; he has not seen the building envelopes on CSMs and would welcome that information. K. Seward felt this was critical to compliance with Ordinance 110 and he should be familiar with the chapter, he will speak with him.

Seward presented notes on other ordinance changes including how to determine submitted application date. After much discussion it was decided to add:

1) the following to 110-12 A, mid paragraph after "description of proposed land division.", "The submission for a (~~major~~, as the title will change to include Minor) subdivision shall include evidence of review and approval or denial of all jurisdictions including the Village of New Glarus ETZ, see map Appendix C."

Changes in this paragraph: line 2, ~~application~~ "submission"; line 2, letter of ~~application~~ "submission"; line 3 ~~application~~ "submission"; line 4, ~~file~~ "submit"; line 5, ~~application~~ "submission" and ~~filed~~ "submitted"; line 7 ~~30~~ "60" and ~~application~~ "submission".

Add to A(2); to the Town Engineer "and Attorney"; The Town Engineer "and Attorney"

2) Add #(6) to this section that includes what would be needed in the ETZ for infrastructure;

(6) If land division is within the Village of New Glarus ETZ the following plans need to be identified; municipal sewer and water which could be included in a municipal sanitary district; electrical, telephone, natural gas (as available) and wi-fi which could be included in a municipal utility district.

3) Add new definition:

Filing Date: The date the land developer first completes formal filing with the Plan Commission, the date of the meeting where the case number is published on an agenda. This application date is not less than 60 days after the preliminary plat is submitted to the Town Clerk.

4) Add to 110-12 (A) (1):

The land divider shall, following Technical Review and preliminary consultation with the Plan Commission, submit five copies of the preliminary plat and a letter of submission. These shall be submitted after other state and local agencies as required by state statutes, Wisconsin Administrative Code and Register, Green County ordinances or Town of New Glarus ordinances, have reviewed and approved or denied the preliminary plat.

4) Replace #1 of 110-12 (F) with:

The land divider shall, following Technical Review and preliminary consultation with the Plan Commission,

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submit copies of the preliminary plat and a letter of submission to other state and local agencies as required by state statutes, Wisconsin Administrative Code and Register, Green County ordinances or Town of New Glarus ordinances.

It was decided to submit two concepts to the Plan Commission for review and discussion at the February meeting tentatively scheduled for Thursday February 26:

1) Possibility of redesign of minor and major subdivision criteria for review (based on minor becomes major). How these would be impacted by municipal services within or outside the ETZ.

2) Submission of major subdivision within the ETZ shall include plans for municipal sewer and water which could be include in a municipal sanitary district; electrical, telephone, natural gas (as available) and wi-fi with could be included in a municipal utility district.

5. Set Next Meeting Date and Agenda: Monday February 2, 2015 8:30am, continue from Article IV, 110-14.

C. Galhouse moved to adjourned at 10:30 am, 2nd by K. Seward. Motion carried.