

MINUTES
APRIL 14, 2015
SEWARD CSM APPROVAL PUBLIC HEARING
TOWN OF NEW GLARUS

Town Hall – Swiss Miss Center 1101 Hwy 69 New Glarus @ 6:30 pm

ATTENDING: Board Members: Keith Seward, Dean Streiff, Chris Narveson, Jim Hoesly, Susan Crum, Robert Elkins, Pattie Salter and Dennis Nielson

ALSO ATTENDING: Patrick McGowan, Todd Hasse, Kris Hasse, Liz Seward, Judith Blank and William Argue

CALL TO ORDER: K. Seward/6:30 pm – Swiss Miss Center

- 1) **Proof of Posting:** P. Salter confirmed proper posting.
- 2) **Request for approval of modification to CSM’S 1254 and 2233 to reconfigure the joint lot line:** K. Seward explained that the request was initiated by buyers of Seward’s property and requested to recues himself from running the hearing. Without objection Robert Elkins took over as Chair of the Public Hearing. R. Elkins introduced Todd Hasse who represented the property owner, Keith and Elizabeth Seward.

Mr. Hasse explained that the Seward’s had two different parcels that were purchased at two different times. Mr. Hasse noted that he had met with the Plan Administrator, Susan McCallum and they reviewed the Town’s Ordinances. Ms. McCallum requested, that since the two parcels were purchased on different dates that two new CSM’s be created, one to reconfigure Lot 1 of CSM 1254 from 4.214 acres to 5.21 acres total land and creating a reconfiguration of Lot 1 of CSM 2233 from 5.23 acres to 4.26 acres total.

Mr. Hasse reported that the people purchasing the property wanted to make the 5.21 acre lot to the North bigger so that someone would not build on the southern lot. Mr. Hasse noted that since both lots would be owned by the same owners this would not constitute a neighbor exchange but rather a lot line adjustment that would be easier to track in the future.

Mr. Hasse also noted that Ms. McCallum was going to take this example back to the Plan Commission to determine if this was a precedent setting land division. Because the lots were created pre-ordinance she wanted to make sure there was a system in place for tracking future similar requests.

Seward clarified that the Plan Commission had already reviewed their plan and had voted to send it to the Board for approval.

Susan Crum asked when the Ordinance was established. The ordinance was created October 13, 1997. S. Crum also wanted to know if the 2nd CSM was a buildable lot. Seward responded that it was. The minimum lot size was 2 acres and this lot was just over 4 acres.

There were no parties present in objection of the request.

Judith Blank wanted to know if the purpose of having two CSM’s was to pay Green County more money. K. Seward responded that he chose to pay the additional expense to maintain the integrity of the lots.

K. Seward summarized that the question before the Town Board will be should the Town Board approve the Plan Commission's recommendation to accept the Seward's request to adjust the Joint lot lines as documented in the two new CSM’s and authorize the Chair to sign the proposed CSMs. The second half of the question for the Town Board would be should this plan be referred back to the Plan Commission to study how this type of land division should be handled in the future so that integrity of the lot history is documented.

- 3) **Adjourn:** J. Hoesly moved to close the public hearing, D. Streiff 2nd. There was no further discussion. Motion carried. Public Hearing was adjourned at 6:45 p.m.