

OFFICE OF  
*Town of New Glarus*

MINUTES  
TOWN OF NEW GLARUS  
Plan Commission Meeting  
Tuesday June 30, 2015

ATTENDING: Keith Seward, Bob Elkins, Dean Streiff, Craig Galhouse and Susan McCallum.

ALSO ATTENDING:

ABSENT: Reginald Reis, John Freitag and John Ott

1. Call Meeting to Order: Chair Seward called the meeting to order at 6:33 pm.
2. Review Proof of Posting: S. McCallum attested to proper posting.
3. Public Comments: K. Seward announced that he is moving out of the Town of New Glarus on July 21. He has informed the current Town Chair and he will need to appoint someone else. This is his last meeting unless the Commission meets prior to that July date.
4. Approve Minutes from April 30 and May 21, 2015 minutes: D. Streiff moved to approve the April 30 minutes, 2<sup>nd</sup> by B. Elkins. Motion carried. C. Galhouse moved to approve the May 21 minutes, 2<sup>nd</sup> by B. Elkins. Motion carried.

5. Discuss and Consider Questions Developed during review of Chapter 110 Land Division Ordinance:

a. Review proposed changes to definitions, Minor and Major subdivisions. K. Seward reviewed the proposed changes to the ordinance. C. Galhouse moved to recommend approval of the definition change to the Town Board, 2<sup>nd</sup> D. Streiff. Discussion included once it goes through the approval process at board level they expect to hear from developers. C. Galhouse stated that building has just begun again as there has not been much development in the last 5-6 years. He felt that it is slightly more restrictive but it really just requires more up front information regarding the total possible development. K. Seward stated that with these reviews and changes we are planning ahead of the next wave. Motion carried.

b. Discuss appointing commissioner to contact engineering firm(s) and/or other municipalities regarding experience with utility districts. Determine cost analysis process. S. McCallum presented an email response for this question proposed to the Clerk's network. The Town of Vienna has a sewer district and their attorney was involved. They are offering to be a resource.

K. Seward felt that the research going forward would probably need to be funded. We had begun the process by hiring Ken Jarwarski. There was discussion regarding the survey compiled by the planner. D. Streiff said he recalls that the response was yes to look at it but not spend any money. K. Seward felt they could get assistance from the DNR. B. Elkins wondered about the definition of Major development on 120 acres, five lots would not be feasible. K. Seward stated it would have to be a more compact development, and currently the only place that can happen in the ETZ. If the developer does not have the money to connect to the Village it will not occur. Sooner or later the Town Board has to decide whether to develop a process to allow this type of development throughout the town. B. Elkins stated that this would require a change in our ordinance. C. Galhouse felt that changing this now is premature, because the public would want to voice their concerns about the higher density concept. There was further discussion as to probability of annexation to the Village. B. Elkins said if we require a developer to put in a sanitary district that is going to kill the project. K. Seward stated that this would be an option to enable a

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developer if he chooses to put in ½ acre lots. Additional questions were posed regarding tax base preservation and development, large lot development vs smaller lots within the ETZ and AT.

C. Galhouse offered to write a question to be posed to the town's electorate regarding protecting the tax base by developing utility districts. He offered to research this issue. D. Streiff would like to evaluate the input compiled by the planner from the special meeting before going further. They decided to hold a joint meeting with the Town Board to review the results of the survey, Ken Jaworski would present.

c. Discussion for 110-35 D. (4) in regards to the three ways to define open space. Remove “or cluster development ownership covenants.” S. McCallum informed the Commission this is the only place in the ordinance that defines how open space is to be defined. She is asking the Commission to consider removing the covenant option. There was a decision to run the removal of this past the Town attorney.

d. Possible update language on page 19 110-28 Partition fences to add language for screening fences with commercial developments. S. McCallum informed the Commission that the section is not specific including commercial development; typically “subdivision” refers to residential. C. Galhouse mentioned the Town of Exeter scenario where this has become a problem because a residential development was established and then a farming operation changed its’ activities and is requesting a fence. B. Elkins moved to change the section to say “When land that is developed abuts agricultural land” and strike “When the land included in a subdivision or certified survey map”, 2<sup>nd</sup> by C. Galhouse. Motion carried. K. Seward suggested we include the information about fences in a welcome package.

e. Consider determining or expanding guidelines for Developer Agreements, 110-20.  
Was not discussed.

6. Set Next Meeting Date and Agenda: Discussion included if a joint meeting with the Board it could be a Tuesday. Proposed July 14, K. Seward will contact Jaworski about availability.

B. Elkins moved to adjourn at 8:30 pm, 2<sup>nd</sup> by D. Streiff. Motion carried.