

OFFICE OF  
*Town of New Glarus*  
MINUTES  
TOWN OF NEW GLARUS  
Plan Commission Meeting  
Thursday September 17, 2015

ATTENDING: Bob Elkins, Dean Streiff, Reginald Reise, Craig Galhouse, John Ott and  
Susan McCallum, Deputy Clerk.

ALSO ATTENDING: Eloise Klassy Kuenzi, Jeff Ihm, Paul Klassy Jr. and Dan Klassy.

ABSENT: Chris Narveson and John Freitag

1. Call Meeting to Order: In absence of Chair Narveson Susan McCallum called the meeting to order at 7:00 pm. R. Reis moved to appoint B. Elkins chair for the meeting, 2<sup>nd</sup> by D. Streiff. Motion carried.
2. Review Proof of Posting: S. McCallum attested to proper posting.
3. Public Comments: None.
4. Approve Minutes from June 30 and July 14, 2015: C. Galhouse moved to approve the June 30 minutes, 2<sup>nd</sup> by D. Streiff. Motion carried. C. Galhouse moved to approve the July 14 minutes, 2<sup>nd</sup> by R. Reise. Motion carried.
5. Discuss and Consider CSM for land division of Grandpa's Place LLC, parcel #0047.0000 Hustad Valley Rd.:

Jeff Ihm, the property owner's real estate broker addressed the Commission regarding the plans for the land division. They are presenting a preliminary draft of the CSM and are asking for assistance with the process. He spoke about the land history and the current proposed 25 acre parcel that includes the homestead and driveway. All the remaining land will stay in agriculture. B. Elkins asked about two different lines on the ariel map. McCallum explained that she had created the map of all the properties outside of the parcel to be divided. J. Ihm approached the commission and indicated on the ariel map the land division boundaries and the area to be split off of the total parcel of 81.5 acres within the Town of New Glarus. J. Ott explained the open space requirements for a large split of 35 acres and that this requires an additional 10 acres deed restricted as open space because the proposed parcel is 25 acres. J. Ihm asked if the surveyor would be able to do this and would they need to return to the commission. He proposed 10 acres to the south of the proposed parcel, which is furthest from the road and unusable for agriculture, the southeast corner of the original parcel. J. Ott also informed them that the remaining acreage of 46.5 acres is either a possible cluster development or a large lot split, due to the original 81.5 acres. There was additional discussion regarding cluster development. D. Streiff asked about the extra land that is not being sold and how it fits around the current buildings. J. Ihm explained the decisions regarding the shaping of the lot being created. R. Reise stated that the ten acres has to be contiguous with the parcel being split. J. Ott explained how the 10 acres needs to be shown on the final CSM within the retaining parcel. S. McCallum explained the process for board approval at the October 13, 2015 meeting. C. Galhouse cautioned them that whoever purchases the 25 acres will incur a penalty for taking it out of agricultural use if they change the use. J. Ihm asked if a septic would have to be located on the cluster lots, J. Ott said no they can be in the open space and recommends the owner own the land and not have an easement. C. Galhouse moved to accept the presented 25 acre parcel split with a contingency that they identify a 10 acre open space on the remainder of parcel #0047.0000, 2<sup>nd</sup> by R. Reise. Motion carried. D. Klassy asked does the 10 acres have to be pinned. The commission answered no, it just has to be identified.

6. Set Next Meeting Date and Agenda: October 15, 7pm. Appoint chair. R Reise moved to adjourn at 7:51 pm, 2<sup>nd</sup> by D. Streiff. Motion carried.