

OFFICE OF
Town of New Glarus

**MINUTES
TOWN OF NEW GLARUS
Plan Commission Meeting
Thursday November 19, 2015**

ATTENDING: Chris Narveson, Dean Streiff, Reginald Reise, John Freitag, John Ott and
Susan McCallum, Deputy Clerk.

ALSO ATTENDING:

ABSENT: Craig Galhouse, Bob Elkins

1. Call Meeting to Order: C. Narveson called the meeting to order at 7:10 pm.
2. Review Proof of Posting: S. McCallum attested to proper posting.
3. Public Comments: None.
4. Approve Minutes from September 17, 2015: J. Ott moved to approve the September 17, 2015 minutes, 2nd by R. Reis. Motion carried.
5. Discuss and Consider Commission Chair: C. Narveson brought forward the issue of needing someone other than himself to be the Commission Chair as he doesn't have the time to be the chair on a full time basis, he will stay in chair position as needed. He asks the Commission members to consider taking the chair. Discussion included other members taking the chairman position if C. Narveson is not available for a specific meeting and possibly sharing the position.
6. Discuss continuation of Chapter 110 review: S. McCallum explained that these issues were remaining from the sub-committee review of the chapter and ranked according to order of importance. She handed out a spreadsheet with actions completed and adopted by the Town Board.
 - a. Follow-up regarding contact of engineering firm(s) and/or other municipalities regarding experience with utility districts. Determine cost analysis process.

S. McCallum reviewed where the commission ended in regards to reviewing this concept; C. Galhouse was to research information from engineering firms and S. McCallum to contact other municipalities. McCallum reported that other communities have sanitary districts but do not have their own facilities, they purchase the service from Madison and bill their customers. A few near lakes/streams have their own water utility with a well etc.

J. Ott felt this was a concept discussion and did not fit the process to review the current document. He felt if a developer comes in with this plan, then the engineer reviews and determines if feasible financially or if the land is suitable, and that technology could change the processes. J. Freitag asked weren't we originally reviewing this with the location of a new Town Hall and joint business park. The commission answered yes during that process. J. Ott asked where does the Town have a say in this type of development, as we do not have zoning control. Discussion included; former chair's concept thoughts, past and potential new developments, a district inside the ETZ, number of homes serviced, tax base growth necessary to accommodate current levy limits that are tied to growth and annexation pressure. C. Narveson spoke to budget laws and levies. J. Ott felt that this would change the concepts in the Land Division ordinance, which is working, and does not support higher development. He would not be supportive of changing the ordinance for increased loss of open space. R. Reis spoke about another municipality that increased its' tax base with commercial development. C. Narveson spoke about the increased valuation of the residential properties by bringing utilities to them such as faster internet. There was discussion regarding the technology

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advancements of home products and more people working from their homes. R. Reis said including natural gas. J. Ott discussed the concept of developing a location for a business park and having a proposal ready to be marketed to businesses. R. Reis spoke about the Swiss Center's link to Switzerland and possible potential to work with them and the UW Madison. J. Freitag inquired whether the Town Board would be interested in purchasing land for this use. C. Narveson wasn't sure as currently the budget constraints would require borrowing and they should pay down some of the current debt. J. Ott commented that the Town does not have TIF capabilities which assists this type of action. C. Narveson informed the Commission that he has appointed an utility sub-committee to look at broadband services, the town could make the expenditure and the utility pays it back. Discussion continued regarding services within the Town, financial assistance and possible locations for infrastructure.

The Commission decided to continue investigation to accommodate light industrial and technology park developments. S. McCallum will research information regarding zoning at the county level and what is allowed, what resources are available to achieve the utility districts, what size of parcel is needed to develop the concept and what types of utilities. Review locations for a development to include; state highways, flat land, or county roads that do or do not connect to a state highway.

- b. Discussion for 110-35 D. (4) in regards to the three ways to define open space. Remove "or cluster development ownership covenants."

S. McCallum explained her concern about the ways to define open space as is currently in the ordinance and that the Town has no authority regarding covenants. J. Freitag moved to eliminate the "cluster development ownership covenants" as a tool to define open space, 2nd by J. Ott. Motion carried.

- c. Possible update language on page 19 110-28 Partition fences to add language for screening fences with commercial developments.

S. McCallum brought this forward as this part of the ordinance was revised for clearer language but this concept was missed. R. Reis moved to include "residential or commercial" into the ordinance, 2nd by D. Streiff. Motion carried.

- d. Consider determining or expanding guidelines for Developer Agreements, 110-20.

S. McCallum will research what has been done with these agreements in the Town and stock agreements available.

7. Discuss and Consider Tree Removal and Maintenance in Town Right of Way: The Commission reviewed the pictures of ROW encroachment taken by the Patrolman and the sample ordinance from the Town of Union that requires the landowner to remove the obstacle. C. Narveson spoke about the services provided by the town regarding upkeep of the roads including the right of way and the county assists with tree removal and bills the Town. Discussion included; ROW is 33' from center of the road, not charging a resident for this type of removal, identifying anything as a safety hazard then notifying the landowner and the town will remove. Decision is to send back to the board for a policy or ordinance regarding this being a town service.

8. Set Next Meeting Date and Agenda: Review Chapter 110 in regards to buildable lot exchange and affecting number of splits, a above. There won't be a December meeting and McCallum will send around 4 or 5 dates in January for consensus, D. Streiff will not be available and J. Freitag won't be around the last week.

D. Streiff moved to adjourn at 9:16 pm, 2nd by J. Freitag. Motion carried.