

TOWN OF NEW GLARUS
PLAN COMMISSION MEETING
APRIL 21, 2016
MINUTES

ATTENDING: Chris Narveson, John Ott, Robert Elkins, Dean Streiff, John Freitag, Reg Reis and Pattie Salter, Clerk-Treasurer. Craig Galhouse was absent.

ALSO ATTENDING: Jody Hoesly, Jim Hoesly, Gof Thomson and Mary Thomson, Margaret Howden and Al Lienhardt

- 1) **Call Meeting to Order:** C. Narveson called the meeting to order at 7:00 pm.
- 2) **Review Proof of Posting:** P. Salter attested to proper posting.
- 3) **Approve Minutes from March 17, 2016:** R. Elkins moved to approve the minutes as presented. 2nd by J. Freitag. Motion carried.
- 4) **Consider Plan Commission Term Renewals**
 - a) John Ott – Clerk Salter Swore in John Ott for a three year term to expire 4/30/19.
- 5) **Public Comments:** None.
- 6) **Gof Thomson - Review Split Potential:** Gof Thomson reported that Dick Marty did the original splits pre-ordinance. He noted that there are two distinct addresses for the retrofitted barn and the original homestead. ~~They currently have 51.29 acres which is not enough for a split as defined by Chapter 15.~~ After a brief discussion the group agreed the Thomson's could potentially do a cluster development. Gof is proposing that they plan this as a cluster development consisting of three lots: the original home, the remodeled barn and 1 additional split. The green space is already identified by existing CRP land. J. Ott noted that you cannot add land to increase your split potential.

J. Freitag moved to allow Gof and Mary Thomson to proceed with a cluster development. J. Ott 2nd. Motion Carried.
- 7) **Margaret Howden - Review Split Potential:** Al Lienhardt spoke on behalf of Margaret Howden. It is their understanding that they have a potential for 3 large splits or a combination of a potential minor cluster development which would need a minimum of 40 acres and up to ~~4~~ (3), 2 acre lots. The lots must touch and 85% of the property would have to be deed restricted as green space. Once they hit 5 splits it would become a major development and would require meeting more conditions. There was question as to whether or not the parcel that was traded with C. Kepplinger actually counted as a split. The Plan Administrator will need to review prior records to determine if development rights for 1 lot transferred with the neighbor exchange with Kepplinger. Margaret will check to see if the trade was an acre to acre exchange and if she had her husband's notes that it be a land only exchange.
- 8) **Consider Hoesly Short-Term Rental Potential:** Jim and Jody Hoesly explained that they are working on setting up trusts and wish to survey off a couple acres to add to the lot that contains their home. After a brief discussion the group agreed that they could do this with a minimum split of 2 acres. ~~Any future split for buildable lots would have to be contiguous.~~ The Hoesly's will return once the parcel has been surveyed.
- 9) **Brent Hanna - Review Potential for Buildable Lot:** Brent Hanna purchased this lot on Hwy U from Andrew King. Mr. Hanna was told that he was purchasing a buildable lot and wanted to know if he could build a garage with living quarters on the lot. J. Ott did not think there would be adequate space for an independent sewer. R. Elkins felt they could possibly put in a mound

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system and a well. After a brief discussion the group agreed that water and sewer concerns were questions for the County. Mr. Hanna will need to get approval from the County for the sewer and water before the Town could review his plans. The building would then need to meet the Town's minimum building requirements.

- 10) **Larry Klosterman - Review Potential for Cluster Development:** After reviewing past Plan Commission records, the group agreed that Mr. Klosterman has the potential for 4 clustered lots.
- 11) **Utility Committee Update:** The Village of Monticello is working to upgrade their broadband speed. There are also grants available. C. Narveson noted that this project would need to be funded through grant money and/or a utility.
- 12) **Discuss continuation of Chapter 110 review:**
- a) **Discuss and consider determining or expanding guidelines for Developer Agreements:** C. Narveson felt that each development has to be written specific for each project. J. Freitag felt there could be a minimum of items but required for every development. After a brief discussion, the group agreed that the spreadsheet that details the requirements of a major development could be used to come up with a list of minimum requirements that would need to be included in each Developer's Agreement. Without objection, the clerk will send out sample development agreements along with the Major Development checklist.
 - b) **Review Chapter 110 in regards to buildable lot exchange and affect on number of splits:** R. Elkins remembered that there was a conversation that had to do with transfer of development rights. No action take.
- 13) **Discuss and Consider Comprehensive Plan Update:** C. Narveson thought maybe we should review our plan. J. Freitag moved to renew the plan, John Ott 2nd. Motion carried.
- 14) **Schedule Next Meeting Date and Agenda:** Wednesday, May 11th at 7 p.m.
- 15) **Adjourn:** ~~D. Streiff~~ (J. Freitag) moved to adjourn at 9:10 p.m., 2nd by D. Streiff. Motion carried.