

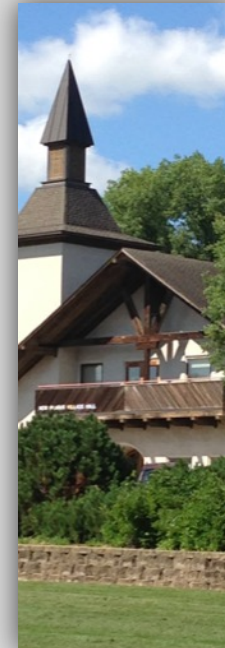
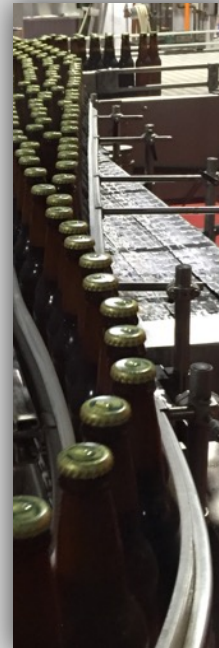
# Village of New Glarus Comprehensive Plan



## Volume 1: Conditions and Issues

Adopted by the Village Board: December 20, 2016 (Ord. 2016-05)

Recommended by the Plan Commission: December 20, 2016 (Res. 2016-01)



## ACKNOWLEDGEMENTS

---

### NEW GLARUS VILLAGE BOARD

Roger Truttmann, Village President  
Peggy Kruse, Trustee  
Mark Janowiak, Trustee  
Barbara Anderson, Trustee  
Greg Thoemke, Trustee  
Petra Streiff, Trustee  
Denise Anton Wright, Trustee  
Laci Bainbridge, Trustee until April 2016

### COMMUNITY DEVELOPMENT AUTHORITY

Greg Thoemke, Chair  
Mark Janowiak  
Anthony Edge  
Keith Peterson  
Dave Wyttenbach  
Michael Johnson, AICP  
Lexie Harris  
Kris Baumgartner, Member until April 2016

### VILLAGE STAFF

Bryan Gadow, AICP, Village Administrator  
Lynne Erb, Clerk/Treasurer  
Barb Roesslein, Deputy Clerk/Treasurer  
Nicholas Owen, Village Administrator until May 2015

### VILLAGE PLAN COMMISSION

Roger Truttmann, Chair  
Kevin Budsberg, Vice Chair  
Denise Anton Wright  
Beth Alderman  
Colleen Bell  
Mike Marty  
Suzi Janowiak  
Laci Bainbridge, Member until April 2016

### CONSULTANTS

MDRoffers Consulting  
*Project Management and Planning*  
[www.mdoffers.com](http://www.mdoffers.com)  
Mike Johnson, AICP  
Green County Development Corporation  
*Mapping Support*  
[www.greencountyedc.com](http://www.greencountyedc.com)



# TABLE OF CONTENTS

---

<b>CHAPTER 1: INTRODUCTION .....</b>	<b>6</b>
PURPOSE OF THIS DOCUMENT .....	6
GEOGRAPHIC DESCRIPTION .....	6
BRIEF HISTORY .....	8
REGIONAL INFLUENCES .....	8
<b>CHAPTER 2: DEMOGRAPHIC TRENDS AND PROJECTIONS .....</b>	<b>10</b>
POPULATION.....	10
DEMOGRAPHIC TRENDS.....	12
POPULATION PROJECTIONS .....	13
<b>CHAPTER 3: AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES .....</b>	<b>15</b>
AGRICULTURAL RESOURCES.....	15
NATURAL RESOURCE INVENTORY .....	17
CULTURAL AND HISTORIC RESOURCES.....	24
SCENIC RESOURCES.....	27
ARCHAEOLOGICAL RESOURCES.....	27
<b>CHAPTER 4: ECONOMIC DEVELOPMENT .....</b>	<b>30</b>
COUNTY ECONOMIC ENVIRONMENT .....	30
LOCAL ECONOMIC ENVIRONMENT.....	31
EXISTING TAX INCREMENTAL DISTRICTS (TIDS).....	34
OTHER ECONOMIC OPPORTUNITY AREAS .....	34
STRENGTHS AND WEAKNESSES FOR ECONOMIC DEVELOPMENT.....	35
ECONOMIC PROJECTIONS.....	36
<b>CHAPTER 5: LAND USE .....</b>	<b>37</b>
EXISTING LAND USE .....	37
PROJECTED LAND USE DEMAND.....	40
<b>CHAPTER 6: TRANSPORTATION .....</b>	<b>41</b>
EXISTING TRANSPORTATION NETWORK .....	41
REVIEW OF REGIONAL AND STATE TRANSPORTATION PLANS.....	46
<b>CHAPTER 7: UTILITIES AND COMMUNITY FACILITIES .....</b>	<b>48</b>
EXISTING UTILITIES.....	48



EXISTING COMMUNITY FACILITIES AND SERVICES .....	50
<b>CHAPTER 8: HOUSING AND NEIGHBORHOOD DEVELOPMENT.....</b>	<b>55</b>
GENERAL HOUSING STOCK CHARACTERISTICS.....	55
HOUSING CONDITION AND AGE .....	56
PROJECTED HOUSING UNIT GROWTH .....	56
HOUSING PROGRAMS .....	59
<b>CHAPTER 9: INTERGOVERNMENTAL COOPERATION.....</b>	<b>61</b>
EXISTING REGIONAL PLANNING FRAMEWORK.....	61

## **FIGURES AND MAPS**

---

Map 1: Jurisdictional Boundaries .....	7
Figure 2-1: Total Population Trends.....	10
Figure 2-2: Population by Age Group and Gender, Village of New Glarus, 2010.....	11
Figure 2-3: Population by Age Group and Gender, Town of New Glarus, 2010.....	11
Figure 2-4: Household Change, 2000-2010 .....	13
Figure 2-5: Population Estimates and Projections.....	14
Map 2: Growth Factors.....	16
Map 3: New Glarus Wetland Delineation, Bahler.....	21
Map 4: New Glarus Wetland Delineation, Voegeli .....	22
Figure 3-1: Rare Species in the New Glarus Area.....	23
Map 5: Views From Village of New Glarus into Countryside.....	28
Map 7: Views From Village of New Glarus North Entryway .....	29
Map 6: Views From Village of New Glarus South Entryway.....	29
Figure 4-1: Labor Force Inflow/Outflow .....	32
Map 8: Employment Growth Projections, 2010-2040 .....	33
Figure 4-2: Assets/Strengths for Economic Improvement.....	35



Figure 4-3: Projected Top Industries in Southwest Wisconsin, 2020 .....	36
Map 9: Existing Land Use .....	39
Figure 5-1: Projected Future Land Use Demand, Village of New Glarus (Gross Acres), 2016-2040.....	40
Map 10: Roadway Functional Classification Map .....	42
Figure 6-2: Traffic Counts, Village of New Glarus.....	43
Map 11: Bicycle Trails and Routes In and Near New Glarus .....	45
Figure 8-1: Residential Home Sales, Village of New Glarus .....	55
Figure 8-2: Building Permits Issued for New Residential Units and Non-Residential Buildings, Village of New Glarus .....	56
Figure 8-3: Projected Increases in Households, Village and Town of New Glarus.....	57
Map 12: Projected Household Growth 2010-2040.....	58
Map 13: Extraterritorial Zoning Map, Village and Town of New Glarus.....	62



# CHAPTER 1: INTRODUCTION

---

## PURPOSE OF THIS DOCUMENT

---

Before planning how the Village of New Glarus will grow, the Village must first understand the history, current conditions, and trends in the New Glarus area. An exploration of existing conditions and issues can help identify and take advantage of the Village's assets and opportunities. It can also help prevent poor planning and development; costly mistakes; environmental damage; and inefficient road, utility, and service delivery.

This volume is the first of two parts of the Village of New Glarus Comprehensive Plan. This Conditions and Issues volume (Volume 1) contains background information supporting each of the chapters of the Vision and Directions volume. Together with the Vision and Directions volume (Volume 2), it meets required elements in Section 66.1001(2)(a) of Wisconsin Statutes.

## GEOGRAPHIC DESCRIPTION

---

The Village of New Glarus is located near the north edge of Green County, in south central Wisconsin. The Village is 28 miles southwest of Madison and 17 miles north of Monroe (the County seat). The Village is bisected by State Highways 69 and 39. The Village is entirely in the New Glarus School District. The Village's estimated 2015 population is 2,164 persons. The Village contains 1.8 square miles or 1,140 acres. The Village is a regional tourism destination, and home to the New Glarus Brewing Company.

The Village is surrounded by the unincorporated Town of New Glarus. The Village's statutory extraterritorial jurisdiction extends 1½ miles from the Village limits, which includes lands both within the Town of New Glarus and Town of Exeter to its east. Within its extraterritorial jurisdiction, the Village may plan, prepare an official map, review land division proposals, and (in collaboration with the associated) zone lands. The Village and Town of New Glarus have an extraterritorial zoning area—smaller than the full extraterritorial jurisdiction. The various jurisdictions in and around the Village are shown on Map 1: Jurisdictional Boundaries.



TOWN OF PERRY

TOWN OF PRIMROSE

TOWN OF MONTROSE

DANE COUNTY

GREEN COUNTY

# Village of New Glarus

Comprehensive Plan

1

## Jurisdictional Boundaries



New Glarus, Wisconsin

### Roads

- County
- State
- Local

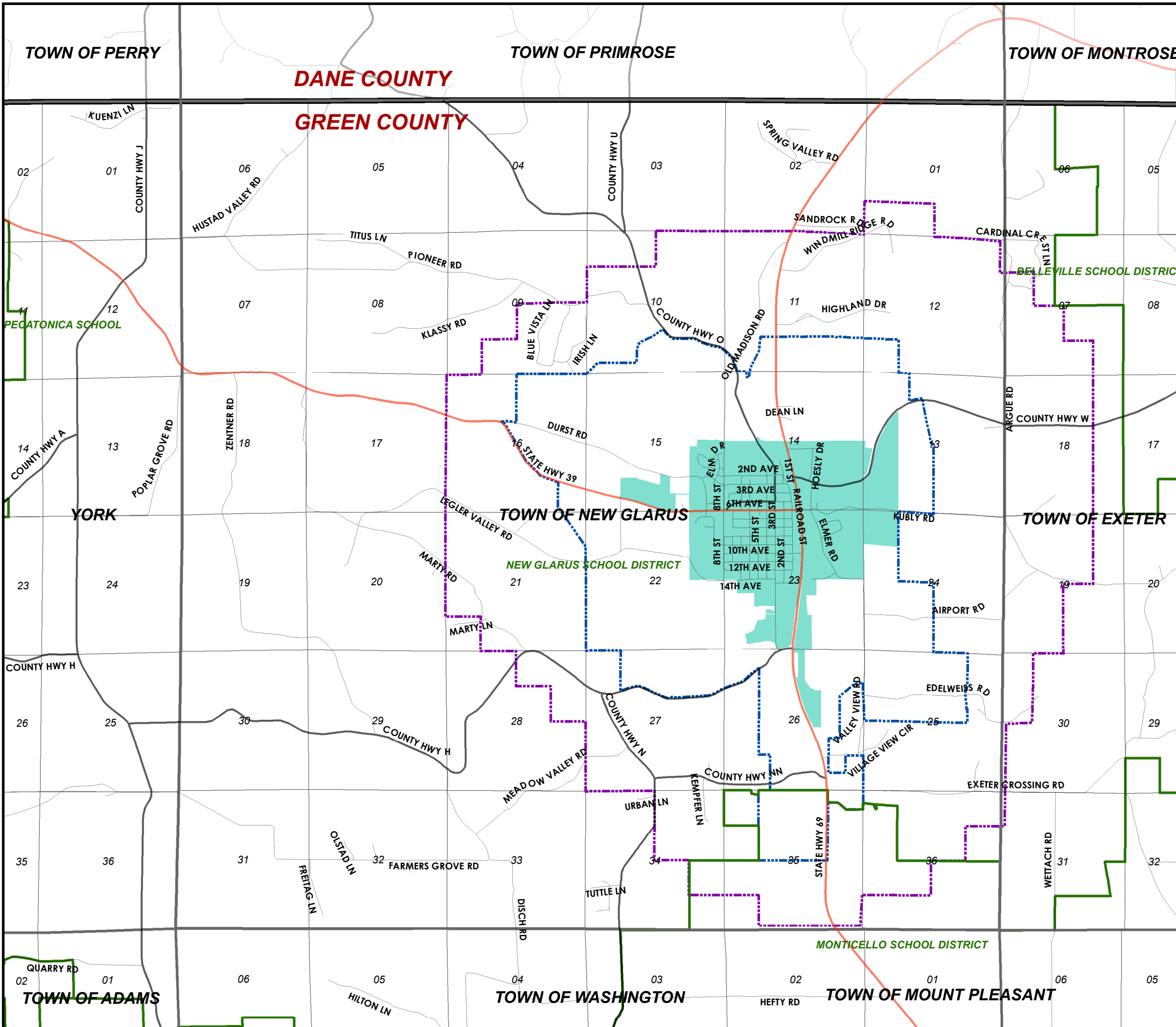
- Village of New Glarus
- Town Boundaries
- County Boundaries
- School District Boundaries
- New Glarus Extraterritorial Zoning Boundary
- 1.5 Mile Extraterritorial Land Division Review Jurisdiction
- 01 Section Line with Section Number



Miles



September 2015  
 Data Sources:  
 Contours and Slopes Derived from USGS DEM  
 Soils Data: NRCS  
 Environmental Corridors: SWWRPC  
 Water, MFL, Landfill data: WIDNR  
 Parcels, Mun. Boundaries : Green County,  
 WIDNR, Dane County



## BRIEF HISTORY

---

The Village of New Glarus was founded by a group of Swiss immigrants. In response to a severe economic depression in Switzerland, the citizens of Glarus decided to emigrate to the United States around 1845. A purchase of land from the U.S. government became present day New Glarus. About one hundred Swiss immigrants initially colonized the area. The mostly fertile soil, good spring water, streams, and some forested areas are the features that made the chosen site for New Glarus particularly favorable and familiar to the immigrants.

A book written by New Glarus native Millard Tschudy in 1995 describes how New Glarus initially developed. The original Main Street of the Village consisted of a four block length of what is now 5<sup>th</sup> Avenue between 4<sup>th</sup> Street and Railroad Street. Community life was centered along the blocks between 4<sup>th</sup> Avenue and 6<sup>th</sup> Avenue (now Highway 39). A saw mill and grist mill were built in the 1850's, establishing the industrial-focused area long-known as the Backtown, just north of Downtown. The Swiss community's earliest farming efforts were made on the fertile land located south of 6th Avenue/Highway 39.

The Village is now known as "America's Little Switzerland." The Swiss heritage still has a large impact on the community today, and inspires tourism and local festivals. A number of governmental, residential, and commercial buildings and homes feature Alpine-style architecture. The community has become a tourist destination. The strength of the Village's tourism draw provides support for local businesses. New Glarus Brewing Company, with its headquarters and primary brewery on the south edge of the Village, is a major area business and attraction. Other attractions include a revitalized downtown and dining establishments, Swiss-inspired dining and lodging, an 18 hole golf course, the New Glarus Woods State Park, and the 23-mile long Sugar River State Recreational Trail.



## REGIONAL INFLUENCES

---

Future growth and change in the New Glarus area will be influenced not only by its past and present conditions, but also by its position in the region. Regional influences result in economic opportunity, population growth, and related pressures for landscape change—in other words, more land development and redevelopment.





Influences on the present and future of New Glarus include:

- **Tourism and Recreation:** With its charm, trails, and business and recreational destinations, New Glarus is and will remain a center of day-trip and recreational tourism. It is located on a circuit of other destinations with similar appeal—such as Mount Horeb, Paoli, Mineral Point, and Spring Green.
- **Madison Area Job Growth:** Large recent and future employment growth in the Madison area—particularly on Madison’s west side and in suburban areas like Middleton, Verona, and Fitchburg—will have a significant impact on future population growth in New Glarus. At time of writing, Epic Corporation, located less than ½ hour north in Verona, employed over 8,000 persons with a campus capacity of perhaps 15,000 employees. That, plus the aging local population, may suggest greater demand for higher-end rental housing options in New Glarus.
- **Highway Connections:** New Glarus is well-served by state highways connecting to the Madison area, Monroe (another job center and the County seat), and other regional destinations. County highways also converge in New Glarus, making it a natural gathering spot and marketplace.
- **Stunning Driftless Area Scenery:** Within the driftless area, New Glarus’s scenery is a major attraction for recreation and for residential development. The Village’s historic position in a lovely valley adds to the attraction.
- **Uneven Land Use Policies Across County Lines:** In general, rural land use policies in nearby Dane County are stricter than in Green County, and land costs are higher north of the County line. This results in some spill-over of rural subdivision development near New Glarus that may have otherwise occurred in Dane County.
- **Food and Beverage Production Center:** New Glarus is near the heart of Wisconsin’s dairy country and is a processor and consumer of locally-grown products. The farming landscape can result in opportunities for complimentary development and challenges associated with nearby conflicting development.



## CHAPTER 2: DEMOGRAPHIC TRENDS AND PROJECTIONS

This chapter provides overview of trends within the New Glarus population to understand changes taking place. Projections are also included here. This information influences policies in the Vision and Directions volume of this Comprehensive Plan.

### POPULATION

According to the U.S. Census Bureau, the Village's population in 2010 was 2,172 people, while the surrounding Town of New Glarus population was 1,335 people. The area's population changed very little in the ensuing five years. Figure 2-1 shows how population has changed in New Glarus in the past 45 years, and for comparison also shows similar data for nearby villages and towns, Green County and the State. In brief, the Village's population increased by about 53 persons between 2000 and 2015, through there is some evidence including school enrollment increases that there is quite a bit of churn in the Village's population (e.g., new families moving in/children born, along with older residents moving out or on). While the Town of New Glarus and Exeter had greater population increase, nearly all of that growth occurred between 2000 and 2010, and likely more so earlier in the 2000s than later.

**Figure 2-1: Total Population Trends**

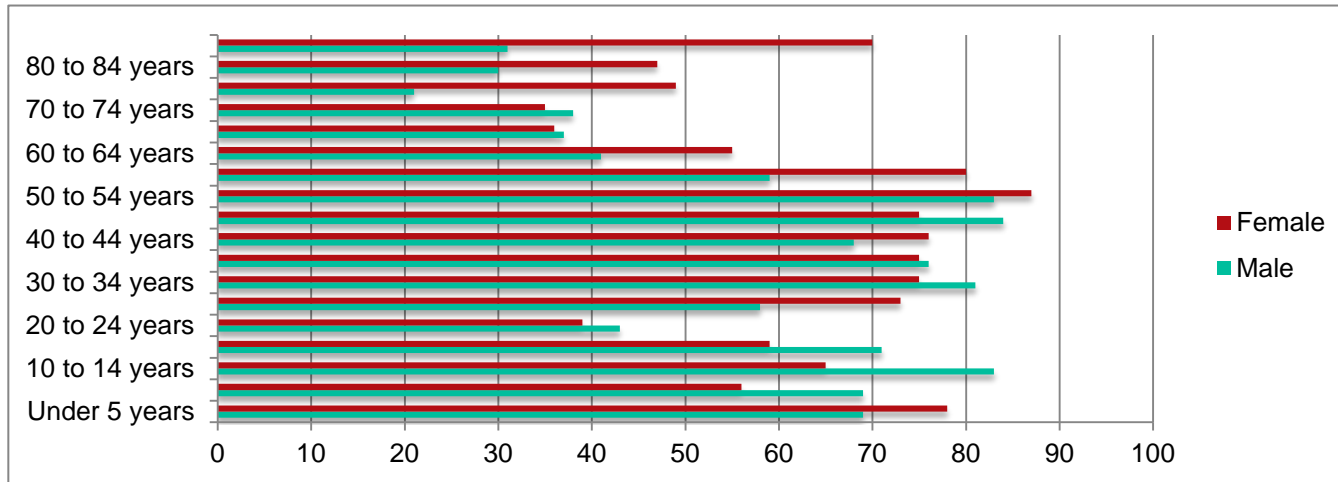
Jurisdiction	1970	1980	1990	2000	2010	2015	2000-2015 Population Change	2000-2015 Percentage Change
Village of New Glarus	1,454	1,763	1,899	2,111	2,172	2,164	+53	+2.5%
Town of New Glarus	552	510	587	943	1,335	1,359	+392	+44.1%
Village of Belleville	1,063	1,302	1,456	1,908	2,385	2,390	+477	+25.3%
Village of Monticello	870	1,021	1,156	1,146	1,217	1,223	+71	+6.7%
City of Monroe	8,654	10,027	10,241	10,843	10,827	10,768	-75	-0.1%
Town of Exeter	685	709	721	1,261	2,023	2,052	+762	+62.7%
Green County	26,714	30,012	30,339	33,647	36,842	36,928	+3,281	+9.8%
State of Wisconsin	4,417,821	4,705,767	4,891,769	5,363,675	5,686,986	5,753,250	+389,575	+7.3%

*Source: U.S. Census of Population and Housing, 1970-2010; Wisconsin Department of Administration Estimates, 2015*

Trends in age distribution factor into future demand for human services, housing, schools, and recreation. The Village and the Town of New Glarus have different distributions of age and gender, as Figures 2-2 and 2-3 illustrate. The Town exhibits a fairly typical Baby Boom dominated distribution. The Village's distribution includes a greater proportion of people in the 20-34 age cohorts, and in elderly cohorts. The latter is no doubt influenced by the presence of the New Glarus Home on the north edge of the Village.

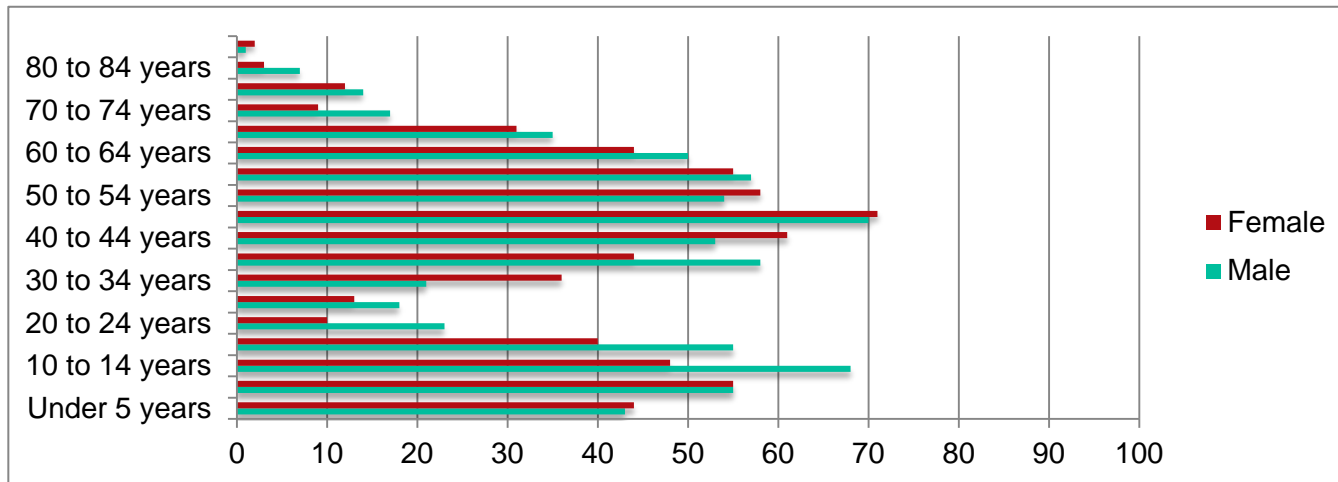


**Figure 2-2: Population by Age Group and Gender, Village of New Glarus, 2010**



Source: U.S. Census Bureau, 2010

**Figure 2-3: Population by Age Group and Gender, Town of New Glarus, 2010**



Source: U.S. Census Bureau, 2010



## DEMOGRAPHIC TRENDS

---

The Village's median age was 39.6 years in 2000, aging slightly to 40.5 years in 2010. This is indicative of an influx of children and/or the death or departure of elderly residents. In 2000, the Town's median age of 36.9 years was younger than the Village's, but in 2010 was older at 41.7 years. This indicates the aging of the Baby Boom generation, and the departure of some of their now-adult children. At 41.1 years, Green County's 2010 median age is similar to the Village's and Town's.

Educational levels increased from 2000 to 2010. A high school or more attainment rate of was enjoyed by 90.7% of adult Village residents and 95.1% of adult Town residents in 2010. Through its 2013 American Community Survey, the U.S. Census Bureau reports that 24.6% of adult Village residents, and 44.3% of adult Town residents attained a bachelor's degree or higher. Statewide, 90.4% of adults have a high school level education and 36.4% of adults have a bachelor's degree or higher.

The Village's median household income in 2013 was \$52,778—a 17% increase from 2000. Median income in the Town in 2013 was considerably higher at \$91,786—a 44% increase from 2000. Green County's median income increased by 28.5% between 2000 Census (\$43,228) and 2013 (\$55,584).

Figure 2-4 shows the increase in the number of households in the Village, Town, County, and State. Within the Village, the number of households increased at a slower pace than households in the other jurisdictions. However, while there has been a trend towards smaller household sizes, the Village's average household size remained stable over this period.



**Figure 2-4: Household Change, 2000-2010**

<b>Jurisdiction</b>	<b>2000</b>	<b>2010</b>	<b>2000 to 2010 Change</b>
<b>Household Totals</b>			
<b>Village of New Glarus</b>	862	895	3.8%
Town of New Glarus	329	478	45.3%
Green County	13,212	14,866	12.5%
Wisconsin	2,084,544	2,279,768	9.4%
<b>Average Household Size</b>			
<b>Village of New Glarus</b>	2.34	2.34	0%
Town of New Glarus	2.87	2.79	-2.8%
Green County	2.51	2.45	-2.4%
Wisconsin	2.50	2.43	-2.8%

*Source: U.S. Census Bureau, 2000-2010*

The vast majority of Village residents (96.9%) identified themselves as White in 2010. Other reported races/ethnicities include Hispanic/Latino (2.6%), Black/African American (0.9%), Asian (0.6%), American Indian/Native (0.3%), and two or more races (0.6%).

## **POPULATION PROJECTIONS**

---

The Wisconsin Department of Administration (DOA) projects future population of municipalities. Between 2010 and 2040, the DOA projects that the Village of New Glarus population will increase by about 108 people (+4.9%), and the Town of New Glarus population will increase by about 685 people by the year 2040 (+51%). These differences are partially indicative of 15-25 year past trends, which may not bear out in the future. Over that period, there have been significant financial impediments to residential growth in the Village, and once liberal residential growth policies in the Town have tightened. As suggested in Figure 2-5, it is probably wisest to sum the DOA projections for the Village and Town, to gain broader perspective on projected growth in the New Glarus area regardless of jurisdiction.



**Figure 2-5: Population Estimates and Projections**

Jurisdiction	2010 Census	2015 DOA	DOA Projections				
			2020	2025	2030	2035	2040
Village of New Glarus	2,172	2,164	2,245	2,290	2,320	2,315	2,280
Town of New Glarus	1,335	1,359	1,555	1,700	1,840	1,945	2,020
<b>New Glarus Area</b>	<b>3,507</b>	<b>3,523</b>	<b>3,800</b>	<b>3,990</b>	<b>4,160</b>	<b>4,260</b>	<b>4,300</b>
Green County	36,842	36,928	39,270	40,790	42,125	42,610	42,555

*Source: Demographic Services Center, WI Department of Administration, 2013*



## CHAPTER 3: AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES

---

Background information on agricultural, natural and cultural resources in the Village of New Glarus is provided in this chapter. These elements provide the physical background reflects the beginnings of the Village, its remaining character, and areas of opportunity and limitations for future development. The New Glarus area landscape is characterized by mostly fertile soil, streams, and some forested areas. These features made the area favorable to its first settlers, and still have value today.

### AGRICULTURAL RESOURCES

---

#### A. CHARACTER OF FARMING

Farm fields are a dominant feature of the landscape around the Village. Changes in development pressure and a transition away from an agriculture-based economy are changing the nature of the farming industry. Maintaining agricultural operations is aesthetically, culturally, and economically important to the Village of New Glarus's future.

Conducted every five years, the Census of Agriculture was last done in 2012. In 2012, the average acreage of a farm in Green County was 196 acres—a 2% decrease from 2007. The Census also reported 1,545 farms Countywide in 2012—a 0.7% increase from 2007. There was a 22% decrease in the number of dairy farms between 2007 and 2012, but more cows per farm. Between 2007 and 2012 the number of Green County farms with broiler chickens increased from 25 to 31, while the number of chickens increased by 167%. Ten farms in Green County are USDA National Organic Program certified, and four more had acres in transition.

Given the economics of farming, an increasing number of farm operators must rely on income earned off the farm to help keep the farming operation viable. More than 50% of County farm operators have off-farm employment that supplements their agricultural endeavors. Farming is also an aging occupation. In 2012, the average age of Green County farm operators was 56.5 years old, reflecting the state and national trends.

Potential conversion of farmlands to non-farm uses continues, especially with population increase. Agricultural land values sometimes exceed possible agricultural income opportunities. Fragmentation of the farm fields may occur as new parcels are created. Conflicts with new residents unaccustomed to agricultural land use may include smells and odors, traffic conflicts, animal waste disposal, trespassing, dust, manure and mud on the roads, chemical applications, equipment noise, lights, and fencing requirements. The Village of New Glarus can and does work with the Town to support continued agricultural activities within the extraterritorial zoning area.



# Growth Factors Analysis



## New Glarus, Wisconsin

### Natural and Geological Features

- Drainage Basin Boundaries
- General Surface Water Flow Direction
- Rivers & Streams
- Soils With Building Limitations\*
- Environmental Corridors

### FEMA Floodplain Zones

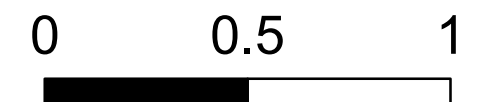
- .2 Percent Annual Chance Flood
- A 1% Annual Chanch Flood
- AE Base Floodplain
- X Moderate to Low Risk Flood

### Agricultural and Forest Factors

- Most Productive Crop Soils\*\*\*
- Large Agricultural Operations

### Development Factors

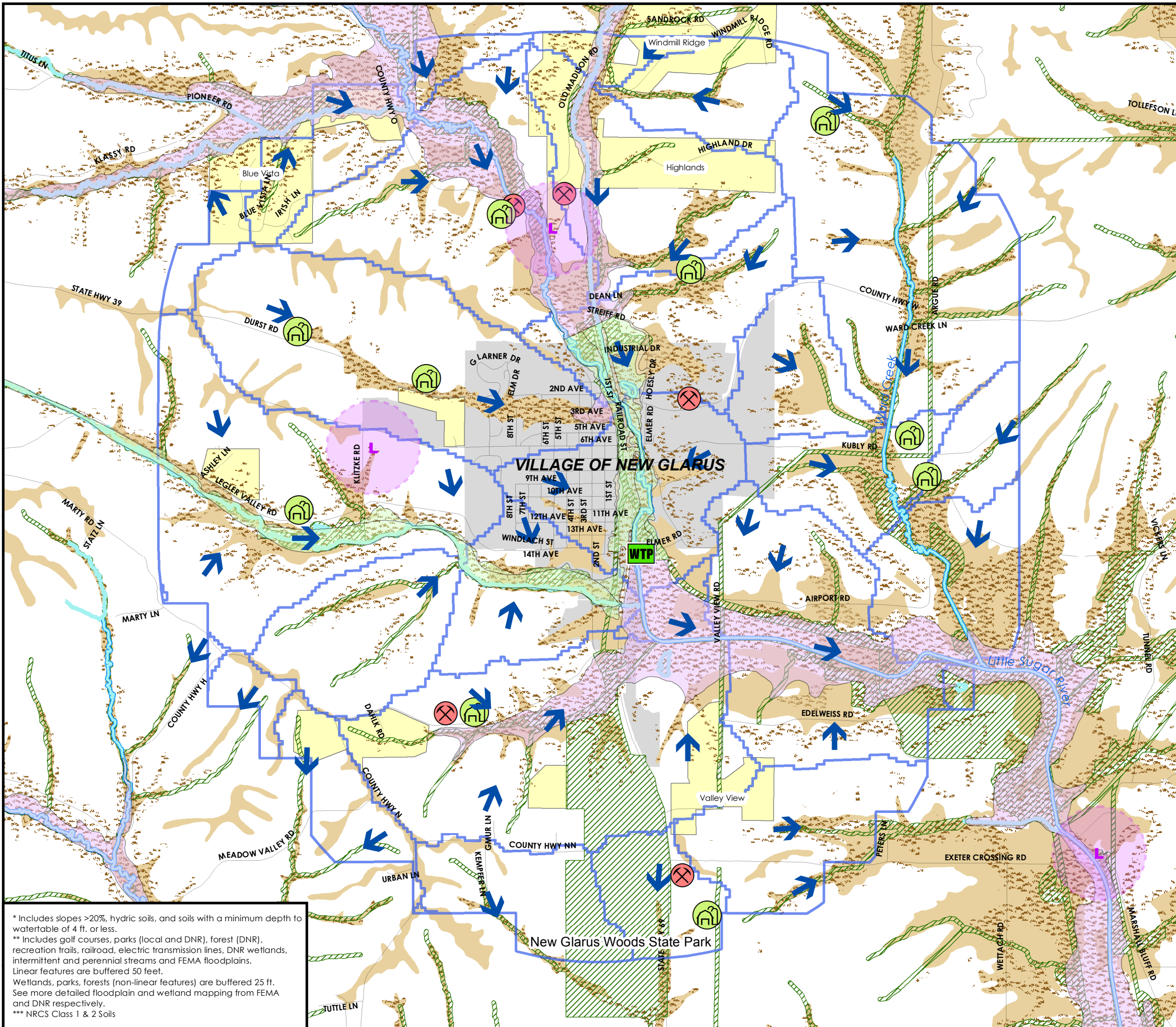
- Rural Subdivisions/Clusters
- Well Setback Area From Landfill
- Mineral Extraction Sites
- Wastewater Treatment Plant
- Village of New Glarus



Miles



September 2015  
Data Sources:  
Contours and Slopes Derived from USGS DEM  
Soils Data: NRCS  
Environmental Corridors: SWWRPC  
Water, MFL, Landfill data: WIDNR  
Parcels, Municipal Boundaries : Green County



\* Includes slopes >20%, hydric soils, and soils with a minimum depth to watertable of 4 ft. or less.  
\*\* Includes golf courses, parks (local and DNR), forest (DNR), recreation trails, railroad, electric transmission lines, DNR wetlands, intermittent and perennial streams and FEMA floodplains. Linear features are buffered 50 feet. Wetlands, parks, forests (non-linear features) are buffered 25 ft. See more detailed floodplain and wetland mapping from FEMA and DNR respectively.  
\*\*\* NRCS Class 1 & 2 Soils



## **B. LOCATION OF FARM SOILS AND OPERATIONS**

Agricultural operations contribute to the area's heritage, aesthetics, and economy. Among other features, Map 2 indicates the locations of the most productive crop soils and larger agricultural operations in the New Glarus area. The most productive soils occur in river and stream valleys. The incidence of large, productive farming operations is not necessarily linked to the conditions of soils, however, such as for dairy farms. As such, larger farms are scattered around the area. The blue arrows on Map 2 that indicate surface water flow direction towards the Village may generally indicate preferred areas for future development.

## **NATURAL RESOURCE INVENTORY**

---

Understanding the natural features of the New Glarus area reveals opportunities for particular land uses, and obviates potential constraints. Identifying the location of environmentally sensitive areas, where development is not appropriate, will prevent developmental or environmental problems that may be difficult or costly to correct in the future.

### **A. GEOLOGY**

New Glarus is located near the far eastern edge of the Driftless Area, which was unaffected by Pleistocene epoch glacial ice sheets. To the north and west, the landscape is hilly, with weathered and eroded river valleys that occasionally feature crags, pinnacles, caves, and natural bridges. This part of Wisconsin is rugged, with steep hills, ravines and outcroppings of ancient stone. In contrast, lands to the south and east of the Village have been characterized by there are flatter prairies and savannas. The glaciers left many interesting landforms on the plains, such as moraines, kames, eskers, drumlins, and gorges.

### **B. METALLIC AND NON-METALLIC RESOURCES**

WisDNR reports that a primitive road known as the "Old Lead Road" once passed through what is now the New Glarus Woods State Park. It was used long ago for ox carts hauling lead ore to be smelted at Mineral Point. Metallic resources in the region include lead and zinc, but there is no evidence of metallic mining in the Village.

Most of south/southwest Wisconsin's bedrock is sedimentary rock, consisting of sandstone and shale or limestone. Non-metallic resources include sand, gravel, and limestone. Limestone for road building is one of the most significant non-metallic geologic resources in the area today.

There are several non-metallic mining sites in the New Glarus area, indicated on Map 2. Within the Village limits, a Village-owned site is along County Highway W. Nearby Town areas include other mineral extraction sites. A limestone quarry is located at the corner of Hwy 69 and Exeter Crossing. It has been in operation since 2002.



Industrial and extraction operations tend to have several side effects that would be a nuisance to neighboring landowners. These include the production of noise, dust, and traffic. There are several factors to be discussed when considering proposals for mineral extraction sites, including the duration of the activity (how long will they be in operation?), and the potential for future conversion when operations have terminated (would conversion to agriculture or residential land uses be possible?)

### C. SOILS

Beneath the scattered deciduous forest, lakes, and marshes characteristic of the New Glarus landscape are silty soils over bedrock residuum. The well drained silty and loamy soils alternate with some poorly drained organic soils in the depressions. The nearly level to strongly sloping till plain is dotted here and there with prominent drumlins. The most common soil association is New Glarus-Hogan, sometimes with a clay subsoil, underlain by dolomite or sandstone.

### D. SURFACE WATER

Surface water in the Village and its surrounding area includes:

- **Little Sugar River**, a tributary of the Sugar River, runs generally north to south through the Village and near Highway 69. It is considered a Class II trout stream by the Department of Natural Resources. Some wetlands exist bordering it as the river widens below the Village of New Glarus, along the Sugar River Trail. Elevated phosphorus levels have placed this river on the State's 2014 list of impaired waters.
- **Legler School Branch**, a nine mile long tributary to the west of the Little Sugar River, is on the south side of the Village. It is on Wisconsin's 2014 list of impaired waters due to habitat loss from nonpoint source pollution. Streambank stabilization efforts in the past decade have improved the quantity of fish such as brown trout, mottled sculpin, green sunfish and largemouth bass.
- **Spring Valley Creek**, another tributary of the Little Sugar River, is north of the Village. WisDNR has designated this creek as an Exceptional Resource Water because it supports valuable wildlife habitat, has good water quality, and is not significantly impacted by human activities.

### E. DRAINAGE BASINS

A drainage basin is the area of land that drains water, sediment, and dissolved materials to a common outlet, such as at some point along a stream channel. The Village of New Glarus is within the Sugar-Pecatonica Basin. The Sugar-Pecatonica Basin drains 1,860 square miles of land and includes more than 1,720 miles of streams (261 miles characterized as cold water sport fishery). Land use in the basin is predominantly agricultural. Water quality is generally fair to good. Primary water quality problems are a result of nonpoint source pollution (caused by agricultural and urban runoff), rough fish, and hydrologic modifications.



The Sugar-Pecatonica Basin is divided into several individual watersheds. The Village and its extraterritorial jurisdiction are within the Little Sugar River Watershed. The boundaries extend north into Dane County and east nearly to Belleville. The watershed includes Monticello and extends south nearly to Monroe, and nearly to Albany on the east. Land uses in the watershed are predominantly agricultural, in particular dairying, cash crops, and feeder operations. Water quality is threatened by stream channel alteration, agricultural runoff, siltation caused by streambank grazing, wastewater treatment plant discharge, and wetland conversion.

The ability of the Village to provide efficient sanitary sewer service to possible future growth areas is driven in large part by topography, and specifically by the divides between smaller drainage basins. Generally, the most efficient and cost-effective way for a sanitary sewer system to develop is in areas that can flow downhill to the wastewater treatment plant (i.e., gravity flow system). This approach usually minimizes use of more expensive lift (pumping) stations and force mains. Still, the Village may consider lift stations as a means to cross drainage divides.

Local drainage basins and divides are illustrated on Map 2. The arrows indicate the general direction of flow. The arrows pointing toward the Village indicate basins where flow toward the Village would, in many cases, allow extension of the sanitary sewer system via gravity flow, and where stormwater flows will impact existing developed areas if not properly managed. Much of the land located west of the Village (including both to the northwest and southwest) drains toward the Village. In addition, the area to the north and northeast drains into the Village.

The boundaries of local drainage basins should be understood to represent the approximate, not the absolute, boundaries of gravity-based sanitary sewer service areas. In some cases where interceptors are located significantly below ground-level elevation, the boundaries of gravity-based sanitary sewer systems may extend hundreds of feet beyond the boundaries of surface-based drainage basins. It is also important to note that many other factors, in addition to the relative economics of sanitary sewer extension, are worthy of consideration when determining future Village growth areas.

## **F. WETLANDS**

Wetlands serve a variety of functions, including stormwater management and flood control, filtering pollutants, recharging groundwater, providing a habitat for wildlife and plants, and offering open space and passive recreation. Wetlands include all marshes, swamps, fens, bogs, and those areas excluded from cultivation or other uses because they are intermittently wet.

The Village of New Glarus lies on the border between the Southwest Savanna ecological landscape, an area in which most wetlands are associated primarily with the rivers and streams, and the Southeast Glacial Plain, a landscape that has some of the world's best examples of wetland features as a result of glacial activity. As the WisDNR's 2002 Land Legacy Report indicates, Kettle lakes, marshes, calcareous fens, bog relicts, and other glacial features are evident throughout the entire area.



Many of the New Glarus area's wetlands have been drained, though some remain. They are one component of the "environmental corridor" layer on Map 2. In 2014, the Village hired Applied Ecological Services to complete wetland delineation reports for the Bahler and Voegeli properties, near the southeast edge of the Village and northeast of the New Glarus Brewing Company's "Hilltop" facility. This area has been designated as a "Potential Nature-oriented Business Area" within the Village plans since the mid-2000s. The delineations were approved by WisDNR in 2015, and are reflected on Maps 3 and 4 below. A total of 6.55 acres of the 17.5 acre Bahler site (37%) is wetland, while 7.29 acres of the 61.6 acre Voegeli site (12% of site) is wetland.

Wetlands in the project area are regulated by agencies at the local, state, and federal levels including the U.S. Army Corps of Engineers (USACE) at the federal level and WisDNR at the State level. Construction plans that propose any direct alteration or indirect impact to wetland or watercourses within the project area will require permits from the appropriate regulatory agencies. Green County and the Village of New Glarus also have local zoning regulations covering many wetlands in shoreland areas.

### **G. FLOODPLAINS**

New Glarus is in the Little Sugar River valley, and is therefore at risk to periodic flooding. Federal Emergency Management Agency (FEMA) floodplain areas are depicted on Map 2.

A floodplain is a low area of land adjacent to a stream or other watercourse that is subject to flooding and holds the overflow of water during a flood. Respecting floodplains is critical in terms of planning and development. Ignoring these constraints can cause serious problems relating to property damage and the overall safety of residents.

The Village of New Glarus has a floodplain zoning ordinance, which restricts new development in floodplain areas and allows its property owners to participate in the Federal Emergency Management Agency (FEMA) National Flood Insurance Program. In addition, in part to prevent or limit flooding, the Village has adopted an Erosion Control and Stormwater Management Ordinance and technical requirements, and operates a stormwater management utility.

### **H. WOODLANDS AND URBAN FORESTRY**

Forests provide raw materials for the forest products industry and a venue for hunting, hiking, and fishing. Forests help sustain water resources and provide habitat for a wide variety of plants and animals, including threatened and endangered species and by balancing climate change and air pollution by producing oxygen and storing carbon.

Green County was once a mixture of woods and prairies that flowed together around rolling hills. New Glarus Woods State Park is the most significant forested part of the area. This was once the edge of a dense forest. The hilly terrain kept much of the park from being logged, leaving many trees untouched. Today some are more than 250 years old.



Several parcels of privately-owned forestland are enrolled in the Managed Forest Law (MFL) program, administered by the Wisconsin Department of Natural Resources (WisDNR). To qualify for MFL enrollment, the forest land must be at least ten contiguous acres and participating landowners must adopt a forest management plan.

The Village of New Glarus has a sustainable forestry policy, employs a Village Forester, has a Village Tree Committee conducts tree plantings on Arbor Day, performs annual tree trimming and maintenance, and plants street terrace trees as warranted.

**Map 3: New Glarus Wetland Delineation, Bahler**



Map 4: New Glarus Wetland Delineation, Voegeli



## I. STEEP SLOPES

Areas of steep slopes (greater than 20 percent) can provide scenic building sites with extraordinary views. However, several types of problems are associated with building on steep slopes. Waste disposal can be problematic; soils found on steep slopes are typically thin and unsuitable for on-site septic systems. There are additional challenges associated with excessive grade for storm and sanitary sewer systems. There is increased potential for erosion and flood inducement, and erosion control structures on steep slopes can be expensive. Steep slopes may also limit access and opportunities for roads. In general, slopes under 12% are best suited for development.

## J. RARE SPECIES OCCURRENCE AND WILDLIFE HABITAT

The WisDNR Natural Heritage Inventory (NHI) program maintains data on the general location and status of rare, threatened, or endangered plant and animal species. Based on information contained in Wisconsin's NHI, there are three threatened species that may be found within the Town and Village of New Glarus, listed below in Figure 3-1.

**Figure 3-1: Rare Species in the New Glarus Area**

Scientific name	Common Name	Wisconsin Status	Group Name
<i>Ammodramus henslowii</i>	Henslow's Sparrow	Listed Threatened	Bird
<i>Bartramia longicauda</i>	Upland Sandpiper	Listed Threatened	Bird
<i>Polytaenia nuttallii</i>	Prairie Parsley	Listed Threatened	Plant

*Source: Wisconsin Department of Natural Resources, 2015*

## K. ENVIRONMENTAL CORRIDORS

“Environmental corridors” are areas that contain groupings of natural resource features. Fish and wildlife populations, native plant distribution, and even clean water all depend on movement through environmental corridors. Environmental corridors also provide opportunities for recreation (trails, nature viewing), sanitary sewer routes, and buffers between different land uses.

As depicted on Map 2, environmental corridors include the following types of areas:

- WisDNR-identified wetlands as mapped in the Wisconsin Wetlands Inventory, plus 25 foot buffers.
- FEMA designated floodplains.
- Streams and other water bodies, plus 50 foot buffers.
- Public and recreation areas, including the Sugar River State Trail, New Glarus Woods State Park, and 25 foot buffers.
- Other linear features including rail, electric, and transmission lines. These can provide connections between separated and or distant natural features.



## CULTURAL AND HISTORIC RESOURCES

---

### A. OVERVIEW

The preservation of historic and cultural resources brings a sense of pride to the community, ensuring a high quality of life with an atmosphere of social and cultural connection from the past, to the present, and through the future.

New Glarus is well known as a center of Swiss Heritage and often-related architecture. The local Swiss theme is summed up by the New Glarus Chamber of Commerce:

“New Glarus has a magic all its own—a charm based on a deep appreciation for our Swiss founders. It’s reflected in our music, our food, our architecture, our pastimes, even in our jokes. We hold in our hearts the traditions of our founders, but lovingly pass them down to our children and proudly share them with all who come to learn and enjoy.”

The New Glarus Historical Society describes the three distinct parts of the Village:

- The Vorderstätli – the “front town” or Downtown area.
- The Hinterstätli – the “Backtown” area north of Downtown. This is about 12 acres between County Highway O and the Little Sugar River that once housed industrial operations for agricultural processing, including a mill. The “Backtown” name continues to be used today.
- The Schönengrund – the “good land,” the savannah land south of today’s 6<sup>th</sup> Avenue where early farming was done.

Several organizations exist for Swiss cultural enrichment:

- **Swiss Historical Village & Museum**, located at 612 7th Ave, is owned and operated by the New Glarus Historical Society, Inc., and has been in operation since 1942. A detailed replica of an 1850’s Swiss settlement, featuring 14 historical buildings, displays period furnishings, tools, implements, books and textiles once used in everyday Swiss-settlement life. The unique story of the founding of the Village is told by knowledgeable museum guides, who lead interpretive tours daily from May through October.
- **Swiss Center of North America**, located at 507 Durst Road, is a not for profit organization preserving and supporting Swiss cultural heritage in the U.S. and Canada. A national center for the Swiss-North American community, the Swiss Center facility opened in New Glarus in 2008. The Swiss Center serves to provide resources to learn about an individual’s Swiss heritage, and foster relationships with Switzerland.
- **Chalet of Golden Fleece Museum**, located at 618 2nd St, contains a large and eclectic collection of painted furniture, antique silver and pewter, original artwork, paintings and etchings, samplers, prints, Swiss scissors cuttings, quilts,





fabrics, antique glass and china, coins, stamps, Swiss woodcarvings, Swiss dolls, and more. The building is an authentic copy of a Swiss Bernese mountain chalet.

Annual festivals in New Glarus include Polkafest, Taste of New Glarus, Beer Bacon & Cheese Fest (BB&C), Maxwell Street Days, Heidi Folk Festival, Volksfest, Wilhelm Tell Festival, Oktoberfest, and Winterfest.

## **B. NATIONAL REGISTER AND STATE REGISTER OF HISTORIC PLACES**

New Glarus is rich in historic buildings and places. The State Register is Wisconsin's official list of state properties determined to be significant to Wisconsin's heritage; both the National and State Registers of historic places in Wisconsin are administered via the Wisconsin Historical Society. Buildings that are significant to National, State or local history may be registered. At time of writing, the following New Glarus buildings are listed on the State/National Register of Historic Places:

- 418 Railroad Street; Chicago, Milwaukee and Saint Paul Railroad Depot, listed 2000
- 206 Second Street; New Glarus Town Hall, listed 2008
- 112 Sixth Avenue; Blumer, Dr. Samuel, House, listed 1992
- 413 Sixth Avenue; New Glarus School Apartments, formerly New Glarus Public School and High School, listed 1998
- 618 Second Street; Chalet of the Golden Fleece, listed 2015
- 319 2nd Street; Swiss Writer Herbert Kubly historical marker

## **C. LOCALLY IDENTIFIED HISTORIC PROPERTIES**

In addition to the nationally listed properties, the following sites have been locally listed by the New Glarus Historical Preservation Commission as local Historic Landmarks of New Glarus, including honorary sites outside the Village limits:

- 418 4th Avenue; Sears House, listed 1996
- Highways 69 & 39; Floral Clock, listed 1997
- N8745 County Highway O; Wilhelm Tell Shooting Park (honorary), listed 1997
- Highway 69 South; Pratt Half-hip Pony Truss Bridge (honorary), listed 1997
- 226 2nd Street; New Glarus Primrose Winery, listed 1997
- 400 2nd Street; Little Villager, listed 1998
- 18 6th Avenue; Puempel's Tavern, listed 1999
- 28 6th Avenue; Lienhardt-Jeglum Realty, formerly Wisconsin House, listed 1999



- 534 1st Street; New Glarus Bakery, listed 2000
- 1st Street & 5th Avenue; Settler’s Monument, listed 2000
- 538 1st Street; Ruef’s Meat Market, formerly Farmer’s Co-op Meat Market, listed 2000
- 218 2nd Street; private residence, formerly Hoch Haus, listed 2001
- 513 6th Avenue; private residence, formerly My Friends’ House Bed and Breakfast, listed 2002
- 130 5<sup>th</sup> Avenue, Botanica Properties, LLC, formerly Citizen’s Bank, listed 2010

#### **D. HISTORIC PRESERVATION COMMISSION**

The New Glarus Historical Preservation Commission is made up of seven volunteer members who have an extensive knowledge of New Glarus history. Members include a registered architect, a historian, a Village Trustee, a licensed real estate broker, and three citizen members with a known interest in historic preservation. The Commission reviews proposed historic landmark nominations, and is tasked with issuing certificates of appropriateness.

A Certificate of Appropriateness is issued by the Historical Preservation Commission before a property owner begins reconstructing, altering, improving, or demolishing all or any part of the exterior of a historic landmark property. The Certificate of Appropriateness process serves to document changes over time to the historic landmarks – ordinary interior maintenance and repairs do not require a Certificate. The intent of preserving properties as historic landmarks is to foster a distinctly Swiss sense of place, by way of a real continuity with the past.

In 2015, Carol Lohry Cartwright prepared an Architectural and Historical Survey Report for the New Glarus Historic Preservation Commission. The Architectural and Historical Survey Report includes a thorough analysis of properties and districts that are potentially eligible for the National Register of Historic Places. The Report concludes that “the Village has several individual buildings and two historic districts that potentially meet the eligibility requirements of the National Register of Historic Places. The districts are important in that they are in areas that could benefit from tax credit incentives.”

Specifically, the Report noted that there are fourteen additional properties in the Village that are potentially eligible for listing on the National Register of Historic Places for their architectural value, plus four more that are potentially eligible for their historical themes. The Report also suggests consideration for listing of a “2<sup>nd</sup> Street Commercial Historic District” containing nine contributing commercial buildings, and a separate “1<sup>st</sup> and 2<sup>nd</sup> Street Historic District” containing over fifty contributing buildings.

Recommendations for future action in the Report include:

- Move forward with nominations to the National and State Registers of Historic Places,
- Continue to designate local landmarks,



- Produce more educational materials about and for the community
- Review the Report periodically and use it in discussion of historic preservation activities.

## ARCHAEOLOGICAL RESOURCES

---

The Archaeological Site Inventory (ASI) is a collection of archaeological sites throughout Wisconsin, such as mounds, marked and unmarked cemeteries, and cultural sites. The Wisconsin Historical Society's Division of Historic Preservation maintains the inventory, but it is not a comprehensive or complete list; it only includes sites that have been reported to the Historical Society. The Historical Society estimates that less than 1% of the archaeological sites in Wisconsin have been identified. Sites of archaeological significance that had been documented in the New Glarus area (as of 2005) include:

- Mound/burial site on the Sugar River (T4, R7, S E14)
- Prehistoric workshop site (T4, R7, S E22)
- Hoesley prehistoric campsite/village site (T4, R7, S E10)
- Three Cemetery/burial sites – including the Evangelical Church Cemetery and the Swiss Reformed Church Cemetery (T4, R 7 Sections 9, 15, 22, and 23)
- Isolated early woodland sites (T4, R7, SE 16)

The National Historic Preservation Act of 1966 requires federal agencies to ensure that their actions do not adversely affect archaeological sites on or eligible for listing on the National Register of Historic Places. Archaeological sites can be protected during the course of State agency activities if the sites have been recorded with the Office of the State Archaeologist. Under Wisconsin law, Native American burial mounds, unmarked burials, and all marked and unmarked cemeteries are protected from encroachment by any type of development. Consultation is required for many archeological and burial sites and at a minimum is requested by the State Historical Society for any of the other sites.

## SCENIC RESOURCES

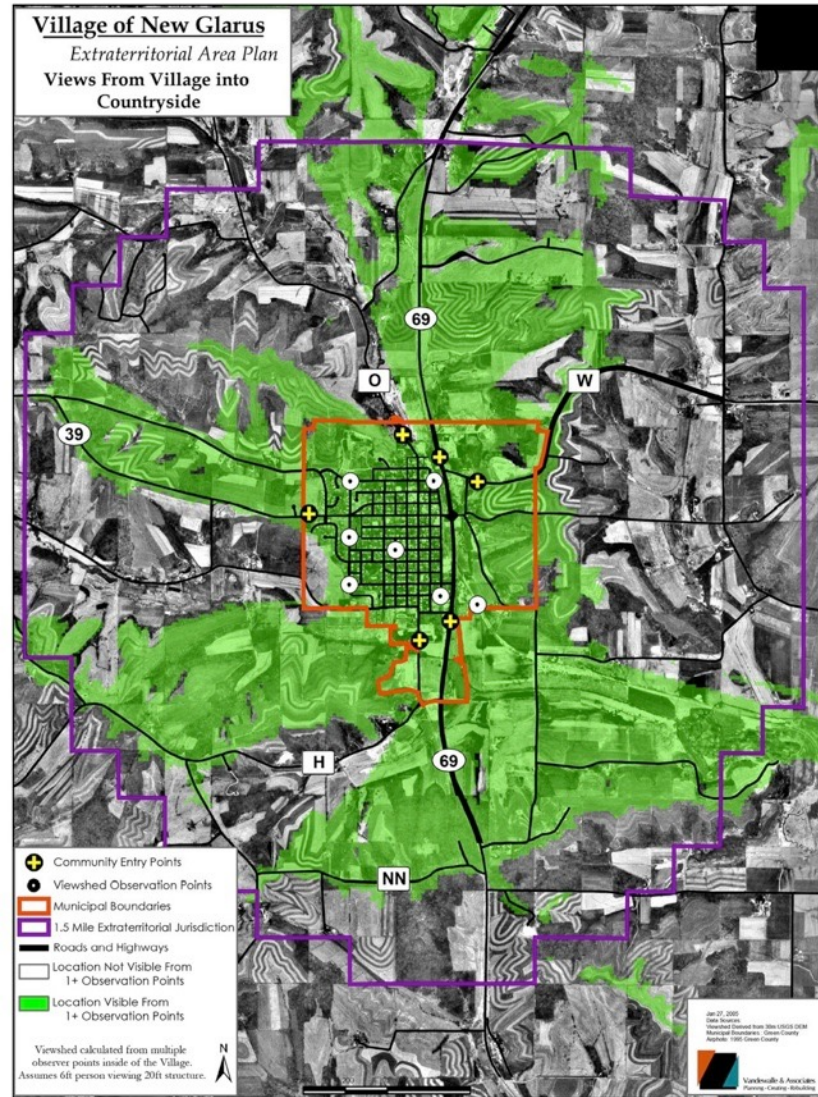
---

The New Glarus area's topography creates dramatic viewsheds, and also challenges finding the least impactful locations for new development. New Glarus has a rural, small-village character that is defined, in large part, by scenic vistas; hills and ridgetops; and the entryway experience. Consideration of the visual impact of development in the Village, and the area surrounding the Village, is an important component of preserving the long-term character of the Village.

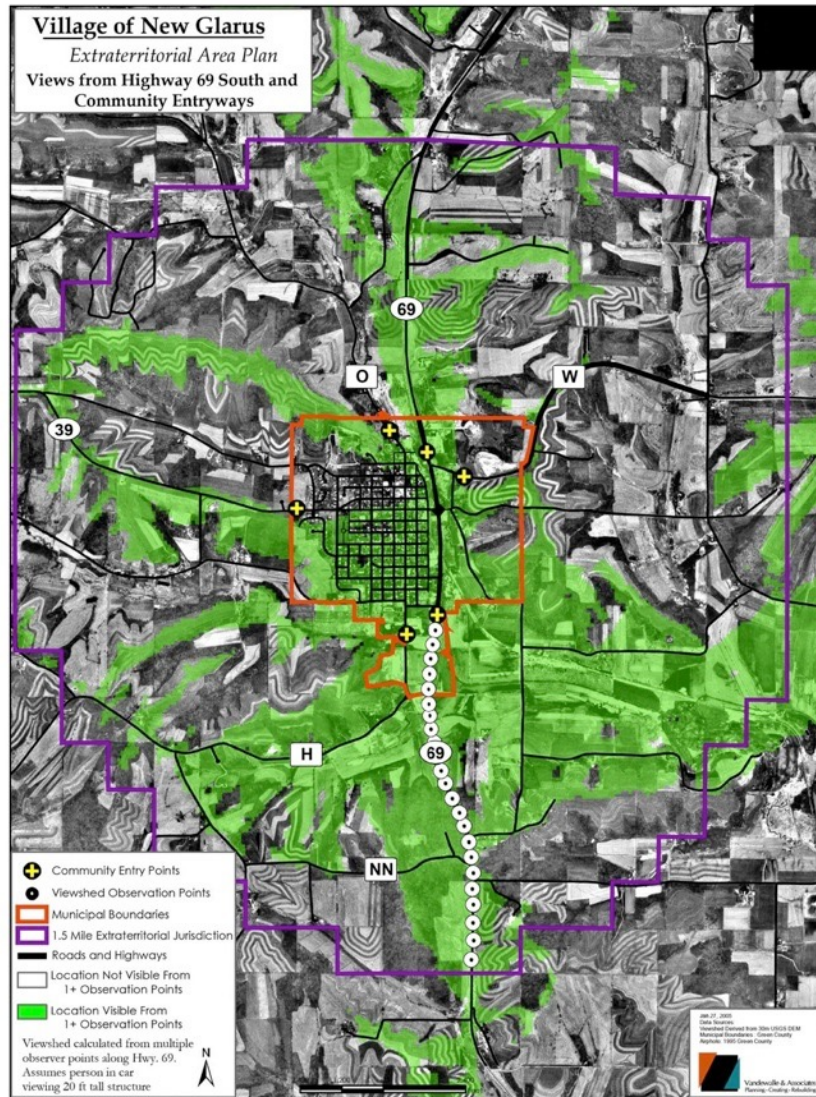
Map 5 shows areas of the surrounding countryside that can be seen from the Village. Maps 6 and 7 illustrate views of the surrounding countryside and Village from Highway 69, approaching from both the north and the south. These are areas of particular interest for proper development siting and character.



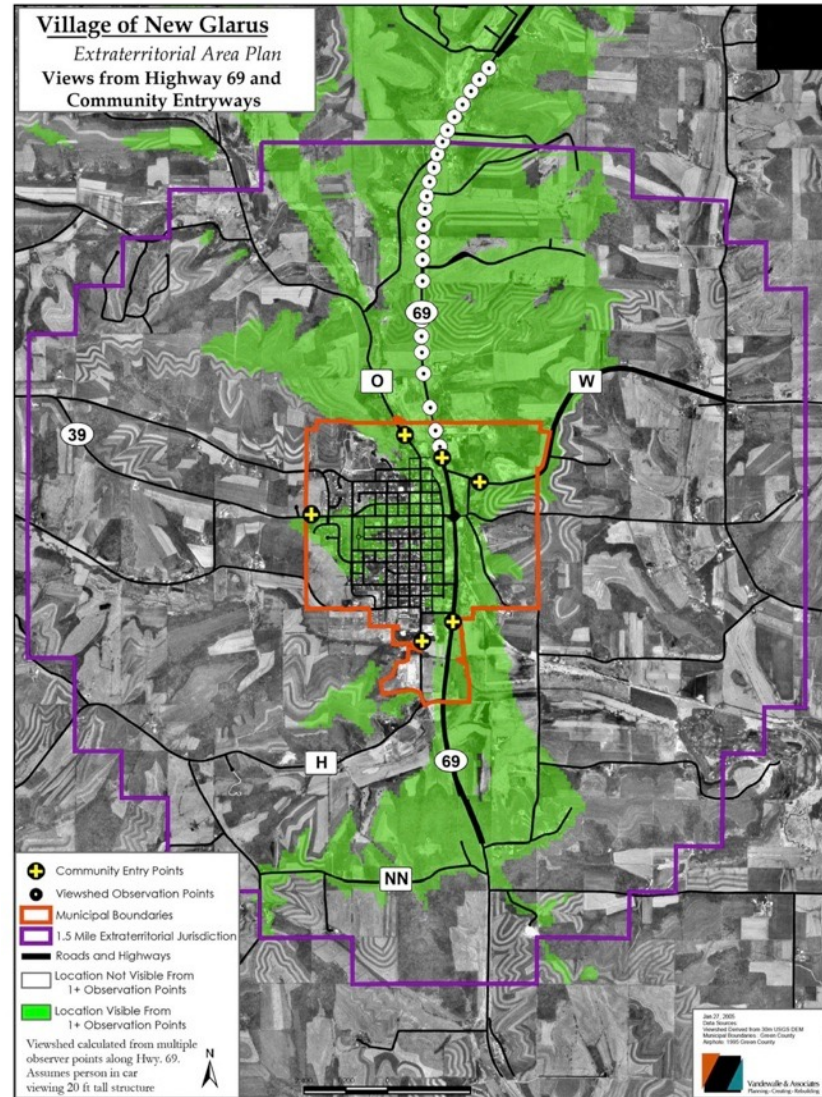
**Map 5: Views From Village of New Glarus into Countryside**



**Map 6: Views From Village of New Glarus South Entryway**



**Map 7: Views From Village of New Glarus North Entryway**



## CHAPTER 4: ECONOMIC DEVELOPMENT

---

Local growth and development is directly influenced by the condition of the local economy. Planning for the future New Glarus depends on the economic forces in play. Employment patterns and economic trends occur on a local and regional scale. Oftentimes residents of one community work in another. Similarly, industry changes can impact jobs and growth far beyond the community where the business is located. This underscores the need to understand a local community's economy in light of its regional context.

This chapter provides an overview of the Green County economy, in terms of key economic sectors and the regional labor force. Following that is a more specific description of employment trends, major local employers or industries, and where many residents of the Village work. Potential economic development opportunities and/or issues regarding the local economy are also identified.

### COUNTY ECONOMIC ENVIRONMENT

---

The Green County economy has historically been agriculturally based, with an emphasis on dairy farming. While the agricultural portion of the economy remains strong, providing more than a quarter of the County's jobs, manufacturing and tourism have grown. The County's transportation infrastructure, telecommunications, and other essential utilities have become well developed to support various scales of production. Chalet-style architecture is sprinkled throughout Green County communities, but especially in New Glarus, and serves as a unifying element that has been increasing tourist activity over many decades. The County now enjoys a diversified economy, often leaning on Swiss heritage to inspire cuisine, festivals, local brews, and cheeses.

"There's an art to it" is the slogan for a recent County-wide placemaking effort, still in the early stages of implementation at time of writing. Placemaking is a multi-faceted approach to the planning, design, and management of spaces, through which visitors, customers, and/or the public are indirectly invited and welcomed. Tourism, business, culture, and community are four main focus areas of the campaign.

The Wisconsin Department of Workforce Development reports that the largest employment sector in Green County as of 2013 is the trade, transportation, and utilities, with an employment share of 25%. Manufacturing is nearly as large, with an employment share of 21%. Education and health has employment shares of 20%. In Green County, wages are above average in these three sectors.

The majority of people who commute out of Green County work in either Dane County (5,323) or Rock County (1,118). Dane County includes the City of Madison and growing suburban areas, and Janesville and Beloit in Rock County feature both manufacturing and service jobs. The Wisconsin Department of Workforce Development indicates that those who commute into Green County, Lafayette County (1,150), Stephenson County, Illinois (1,122), and Rock County (772) are where workers tend to reside.



## LOCAL ECONOMIC ENVIRONMENT

---

Similar to Green County, the Village of New Glarus was built on a base of agriculture, and has the County's greatest emphasis on Swiss culture. The Village has a substantial central business district, but the range of goods and services has narrowed to cater to tourists. The Swiss cultural features (and beer) attract many visitors to the community year-round, but especially in summer. As the site of New Glarus Home and a vibrant downtown, the Village also serves as a retirement community.

The Green County Development Corporation lists these leading employers in the Village:

- Jack Link's Beef Jerky (Meat Snacks/Mfg), 323 employees
- New Glarus Home (Elderly Care Facility), 146 employees
- School District of New Glarus (Teaching Institution), 120 employees
- New Glarus Brewing Company (Beverage Producer), over 100 employees

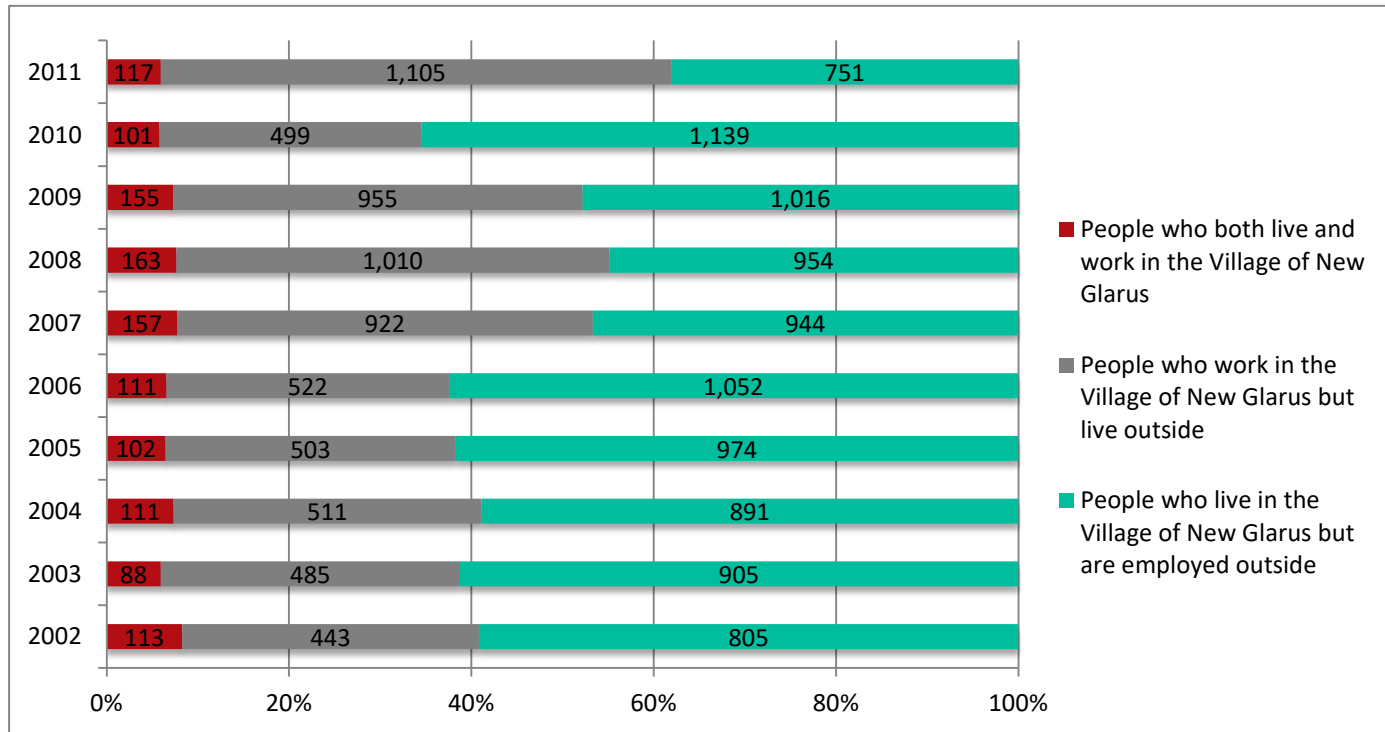
As presented in Figure 8-2 in Chapter 8, between 2005 and 2014, the Village issued building permits for 13 new commercial or industrial buildings, and 38 additions or renovations to existing commercial or industrial buildings.

According to the 2013 American Community Survey, the Village population of persons aged 16 and over was 1,755, with 62.8% of those persons (1,102 people) engaged in the labor force. The Town of New Glarus that surrounds the Village had 937 persons aged 16 and over, with 79.5% of those persons (745 people) engaged in the labor force. The New Glarus area's labor force is predominately employed in management, business, science, and arts occupations (Village: 34.9%, Town: 47.2%), and sales and office occupations (Village: 29.0%, Town: 20.9%).

As shown in Figure 4-1, a large proportion of New Glarus residents are employed outside of the community. As the 2013 American Community Survey showed, the majority of workers from New Glarus had a mean commute time of 29 minutes. As one might expect, 78% of commuters from New Glarus drove alone in a personal vehicle to and from work.



**Figure 4-1: Labor Force Inflow/Outflow**



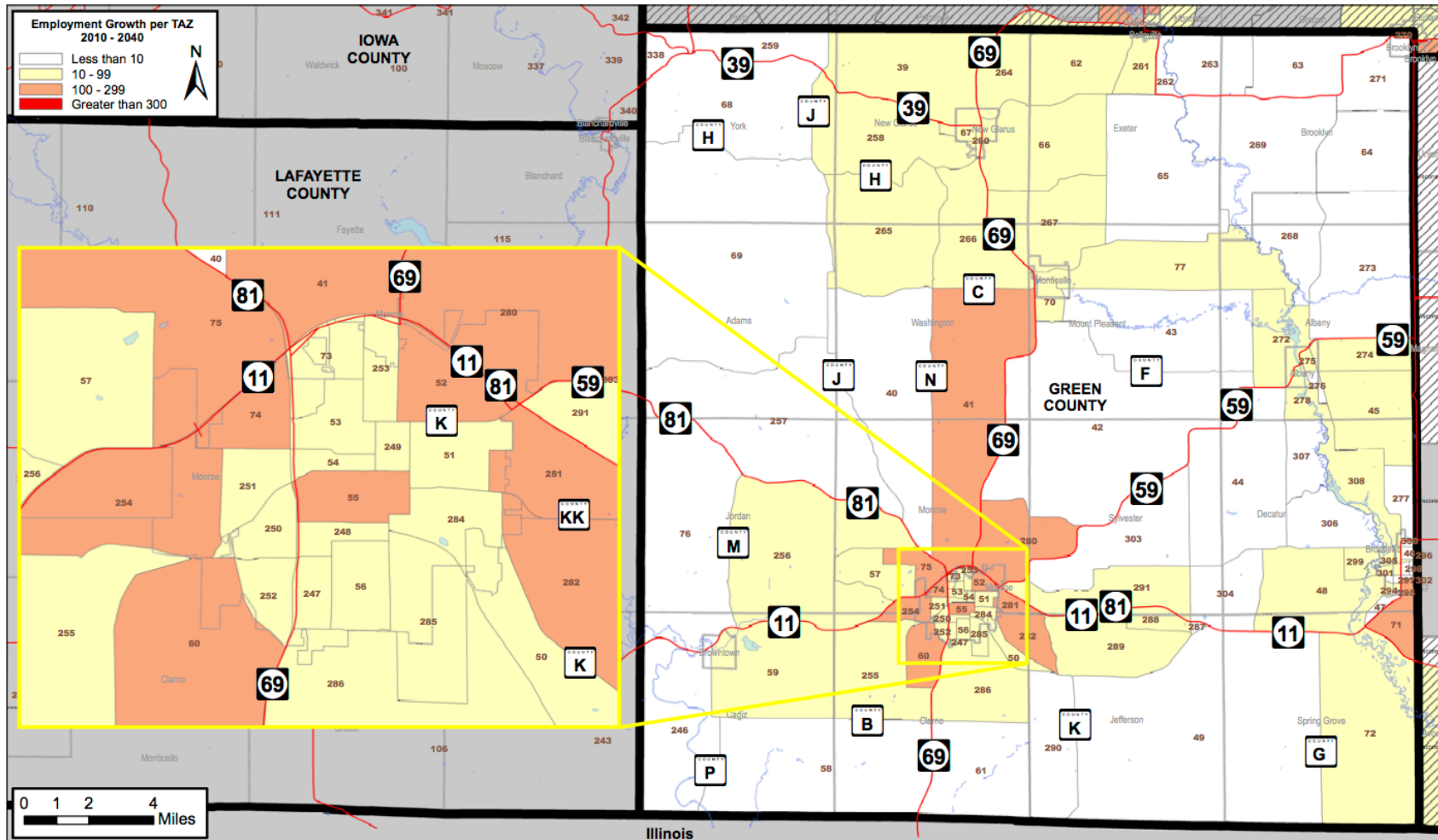
Source: Wisconsin Department of Workforce Development, 2002-2011

In 2013, the Wisconsin Department of Transportation (WisDOT) and SRF Consulting completed updates to the travel demand model that includes the New Glarus area. As part of this model, the consultants projected employment growth (see Map 8). Urban areas in Green County are expected to see some employment growth (10-99 jobs per Census tract), with the greatest growth along the Highway 69 corridor between New Glarus and Monroe.





### Map 8: Employment Growth Projections, 2010-2040



**SRI** Wisconsin Statewide Model - Green County Employment Growth - (2010 - 2040)  
 Consulting Group, Inc. Traffic Demand Model: Year Update 2040

Figure 11B



## EXISTING TAX INCREMENTAL DISTRICTS (TIDs)

---

In 2006, the Village of New Glarus created TID No. 3. TID No. 3 includes 32.7 acres bounded by State Highway 69 to the west. It facilitated the expansion of the New Glarus Brewing Company to a larger site on the south side of the Village. (TIDs No. 1 and 2 are retired.)

In 2015, the Village created TID No. 4. TID No. 4 includes approximately 40 acres. It encompasses the “Backtown” area, which is a sub-district of Downtown New Glarus along its north edge. TID #4 was created as a Rehabilitation and Conservation TID. The TID No. 4 Project Plan envisions potential street and utility reconstruction, a riverwalk/bike trail, streetscaping and other aesthetic enhancements, environmental studies and remediation, possible land acquisition and relocation (including the Public Works facility), and possible incentives for private redevelopment projects. Redevelopment and rehabilitation projects may include those for multiple family housing, condominium housing, mixed uses (retail/residential), and a convenience store/gas station.

This historic industrial area was previously the focus of a University of Wisconsin landscape architecture student’s research thesis project in 2009. The resulting document, called “New Life for Backtown: A Small Town Revitalization,” presented this site as a parklike environment with features designed to appeal to both tourists and community members. Community visioning sessions guided the effort, producing a concept that includes a community theater, trail extension, boardwalk, historic education nodes, car and bicycle parking, mixed-use building renovations, and a “green” visitor center. The “Backtown Redevelopment Project” is also included in the Fair Housing and Equity Assessment (FHEA) project list, assembled by the Southwestern Wisconsin Regional Planning Commission (SWWRPC), because it has the potential to increase quality of life for area residents.

## OTHER ECONOMIC OPPORTUNITY AREAS

---

Beyond the TID No. 3 area, the Village has been exploring other economic development opportunities.

The Village is fortunate to have a downtown that has a vibrant range of uses, along with a strong commercial and mixed-use building stock with historic and/or Swiss character worth maintaining or restoring. Future redevelopment/reuse opportunities include the site that may soon be vacated by the Public Works facility, a section of 2nd Street between 4th and 5th Avenues, and a portion of Railroad Street where it intersects 3<sup>rd</sup> Avenue.

The Village has been working with owners of nearly 80 acres of land between Highway 69 and Valley View Road, northeast of the southern New Glarus Brewing Company site. This area has, for 10 years, been identified as an ecologically-sensitive new business park location. As described in Chapter 3, these lands contain some wetlands that impact development potential. The lands are currently part of the Town of New Glarus, but are adjacent to the Village and may be annexed for economic development purposes.



## STRENGTHS AND WEAKNESSES FOR ECONOMIC DEVELOPMENT

New Glarus has seen a variety of economic booms, in early days focused on agriculture and lumber. After rail transport to the area ceased decades ago, New Glarus’s economy shifted. Today it is mainly reliant on tourism and food and beverage manufacturing to sustain its local economy.

Bicycle-related tourism is notable in New Glarus, especially since the Sugar River State Trail was established. A University of Wisconsin study found that bicycle recreation and tourism brought more than \$920 million in economic benefits to the State of Wisconsin in 2010. Nearly \$540 million are brought in by out-of-state cyclists alone.

The Village of New Glarus enjoys many assets and strengths, which will contribute to its economic health and should be emphasized and capitalized upon for future economic development efforts. The Village’s strengths by category are included in Figure 4-2.

**Figure 4-2: Assets/Strengths for Economic Improvement**

<b>Environment and Geography</b>	<b>Economy, Tourism &amp; Recreation</b>
Little Sugar River and tributaries	Downtown businesses, buildings, and activity
High quality soils for both farming and development	Swiss town charm and connections
Farming and agricultural businesses	Food and beverage business base
Glacial topography Scenic views	Well known Wisconsin microbrewery; Spotted Cow
New Glarus Woods State Park	Cultural opportunities (e.g., festivals)
Proximity to Madison area	Business-friendly approach, including Community Development Authority
	Active Chamber of Commerce and Historical Society
	Strong relationship with County Economic Development
<b>Infrastructure</b>	<b>Human Capital</b>
Highway 69	Stable population of diverse ages
Plentiful, high-quality municipal water supply	Quality education headquartered in Village
Reliable community services and utilities	Local and regional workforce; fair wages
Bike and pedestrian trails	New TID created for the Backtown area



There are also a few weaknesses that could impede economic improvement. These include an area population size under 10,000 people, which is below some businesses' bottom threshold for considering the area, along with slow population growth and no new subdivisions. Relatedly, landowners that may be in the path of future development are seemingly not willing to develop, particularly north of the Village. A failed intergovernmental agreement between the Village and Town that may have enhanced area-wide economic development may also be perceived as a weakness.

## ECONOMIC PROJECTIONS

---

Economic projections at the local level are generally not available. According to the Wisconsin Department of Revenue, the economic outlook forecast calls for steady growth between 2015 and 2017. Wisconsin's unemployment rate is expected to remain below the national rate in the near future. Figure 4-3 includes the Department of Workforce Development's projections for new employment growth between 2010 and 2020 in southwest Wisconsin.

**Figure 4-3: Projected Top Industries in Southwest Wisconsin, 2020**

Industry	New Jobs Added	Increase from 2010
Natural Resources and Mining / Construction	1,028	26%
Manufacturing	714	4%
Retail Trade	1,108	6%
Professional, Scientific and Technical Services	547	26%
Administrative Support, Waste Management, and Remediation Services	992	26%
Educational Services, including State and Local Government	645	6%
Health Care and Social Assistance, including State and Local Government	3,099	21%
Accommodation and Food Services	1,929	23%

*Source: Office of Economic Advisors, Wisconsin Department of Workforce Development, 2013*



## CHAPTER 5: LAND USE

---

Land use planning gives communities the opportunity to make wise choices as to where future development should occur. Existing uses must be considered carefully in this process to understand how new development might be affected. The purpose of this chapter is to study how land in the New Glarus area is currently being used, what constraints to development exist, and where the trends lead.

### EXISTING LAND USE

---

The Village of New Glarus was incorporated as a Village in 1901, and has experienced slow but steady development as its economy has changed. While the Village began traditionally with neighborhoods radiating from a small downtown, its more recent growth pattern has been more linear along State Highway 69.

#### A. EXISTING LAND USE MAP CATEGORIES

An accurate depiction of the Village's existing land use pattern is the first step in planning for a desired future land use pattern. The following is a description of each existing land use category, as presented in Map 9: Existing Land Use, plus the 2016 acreage within that category and the Village limits.

- **Single Family Residential (217 acres):** Includes predominantly single family detached homes, generally in "subdivision" settings. May include an occasional two-flat or other two-family residence.
- **Two & Multi Family Residential (79 acres):** Includes duplexes, two-flats, garden apartments, "condominiums", other multiple family residences (3+ unit buildings), retirement communities, and mobile home parks. May include an occasional single family residence.
- **Commercial & Mixed Use (89 acres):** Focused on commercial service, retail, hospitality, office, and related uses. May include mixed use buildings, such as in the downtown area.
- **Industrial & Business Park (54 acres):** Focused on manufacturing, assembly, packaging, warehousing, distribution, and related uses. May include uses that engage in retail sales or tourism as an ancillary component of the industrial use.
- **Institutional & Governmental (49 acres):** Buildings and land owned by governmental, educational, religious, and non-profit organizations and intended for public uses and gathering places. Includes cemeteries.
- **Parks & Conservancy (57 acres):** Publicly owned lands used for recreation and/or natural area preservation and enjoyment. Also includes golf courses and other private lands used for outdoor recreation purposes available to the public.



- **Agriculture, Open & Undeveloped (457 acres):** Cropland, pasture, forested lands, wetlands, open lands, and vacant lots and vacant portions of sites intended for future development. May also include farm residences and other scattered or clustered single family residences at very low densities.
- **Rights-of-way (145 acres):** Lands in public rights-of-way or easements and used as roadways or railroads.

## **B. EXISTING LAND USE PATTERN**

As depicted on Map 9, the existing land use pattern in the Village is characterized by historic development in the valley where the Village is located. This includes an historic, multi-block downtown, older and newer Village neighborhoods mostly west of Highway 69, and modern commercial and industrial development focused along Highway 69. The largest industrial area is located in the northeast quadrant of the Village, while the second largest industrial area is the southernmost slice of incorporated land (New Glarus Brewing Company).

Most neighborhoods are located west of the downtown and Little Sugar River. The Village contains a variety of residential developments including single family, duplex, and multiple family units, most zoned R-1, and most laid out in a traditional grid pattern. There is an approximately 55 unit mobile home park, zoned R-2, on the south side of 14<sup>th</sup> Avenue. The New Glarus Home and other multiple family uses are generally focused on the Village's north side.

The New Glarus School District campus dominates the Village's south side. There are also some areas of continued agricultural land use on each edge of the Village; most of these are temporary uses awaiting development proposals. Agricultural and other open space uses are more common beyond the Village limits.

## **C. LAND DEVELOPMENT TRENDS**

From 2005 to 2014, there were a limited number of new lots divided by certified survey map in the Village, with no new subdivisions. During this period, building permits were issued for 18 new housing units, and plus 26 for the New Glarus Home. Most new lots were created for business development near Highway 69. The majority of new development in the last decade has occurred on the east side of the Village, including the expanded brewery and a new bridal shop. Both are significant commercial uses and visitor destinations.

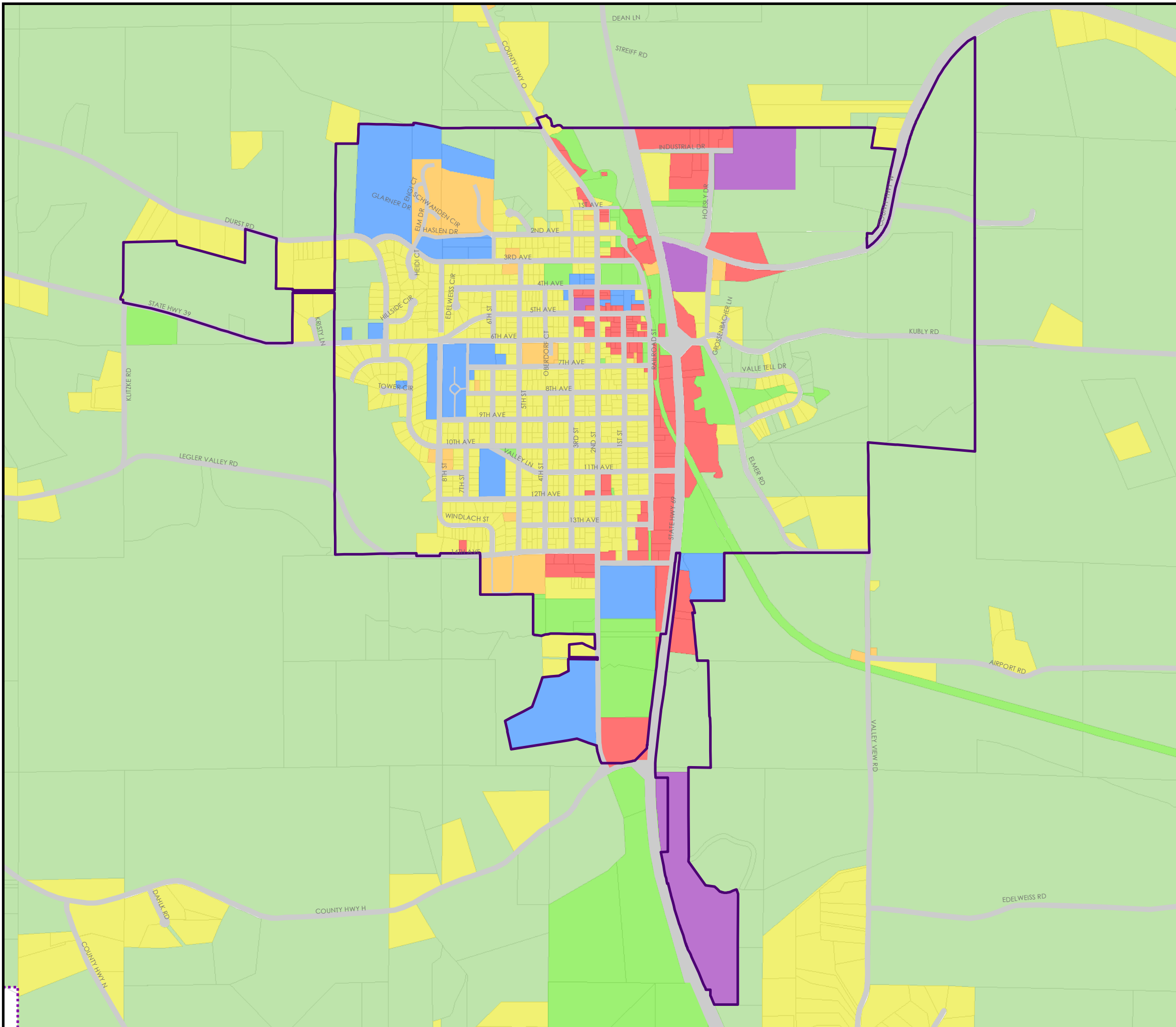
The majority of the Village's extraterritorial jurisdiction is still in large tracts of land, largely undeveloped. At the same time, a majority of parcels in the extraterritorial jurisdiction are less than 40 acres. These groupings are reflected on Map 2, shaded in yellow. Parcel size is important because it offers opportunities and constraints for future development, based on ownership, and landscape contiguity/fragmentation. Larger parcels are easier to farm. They are also easier to subdivide and develop than smaller parcels.



### Existing Land Use



*New Glarus, Wisconsin*



- Single Family Residential
- Two & Multi Family Residential
- Commercial & Mixed Use
- Industrial & Business Park
- Institutional & Governmental
- Parks & Conservancy
- Agriculture, Open & Undeveloped
- Rights-of-way
- January 2016 Village Limits
- 1.5 Mile Extraterritorial Land Division Review Jurisdiction



August 2016  
Data Sources:  
Parcels, Mun. Boundaries : Green County, WIDNR  
Assessment Data: Gardiner Appraisal Service, LLC.



#### D. EXISTING AND POTENTIAL LAND USE CONFLICTS

There are not significant land use conflicts in the New Glarus area. Going forward, the potential for conflicts between existing and proposed new uses must be considered prior to development. For instance, a proposed subdivision adjacent to a long-term agricultural operation could have negative impacts to both uses. Buffers between potentially conflicting land uses can minimize conflict, such as between future business/industrial development and residential development.

#### PROJECTED LAND USE DEMAND

Figure 5-1 includes the consultant’s projections for future Village land use demand between 2016 and 2040. Projecting land demand is critical to allocating enough land for different types of uses in appropriate areas. This is accomplished on the Future Land Use maps and associated chapter within the Vision and Directions volume of this Comprehensive Plan.

Future residential land use is projected to demand 21 additional acres between 2015 and 2040, while projected land demand for commercial and industrial land uses is 6 and 4 acres, respectively. The consultant also projects a demand of 18 acres for other land uses. This does not include redevelopment or rights-of-way (e.g., roads), and does not include any flexibility which is essential in land use planning. Accounting for flexibility, the Village may require 94 additional acres of vacant land to accommodate new development through 2040, much of which would be converted from current agricultural use.

**Figure 5-1: Projected Future Land Use Demand, Village of New Glarus (Gross Acres), 2016-2040**

General Land Use Category	Acres in 2016	Projected Land Demand (acres)					Increase 2016 to 2040 (acres)
		2020	2025	2030	2035	2040	
Residential	296	306	314	320	321	317	+21
Commercial	89	92	94	96	97	95	+6
Industrial	54	56	57	58	59	58	+4
Other Land Uses	49	51	54	58	63	67	+18
Subtotal of All Uses	488	504	520	533	540	537	+49
Public right-of-way	145	150	154	158	160	160	+15
Total	633	654	674	692	700	696	+63
Total with 50% Flexibility	950	980	1,011	1,038	1,050	1,045	+95

Source: MDRoffers Consulting, 2016





## CHAPTER 6: TRANSPORTATION

---

Transportation links are critical to the New Glarus area. A community's transportation infrastructure supports the varied needs of its residents, businesses, visitors, and through traffic. This chapter inventories the existing transportation system within the Village. The Village of New Glarus is also affected by the plans of State, County, and regional agencies as they affect Highways 69, 39, W, and O in particular.

### EXISTING TRANSPORTATION NETWORK

---

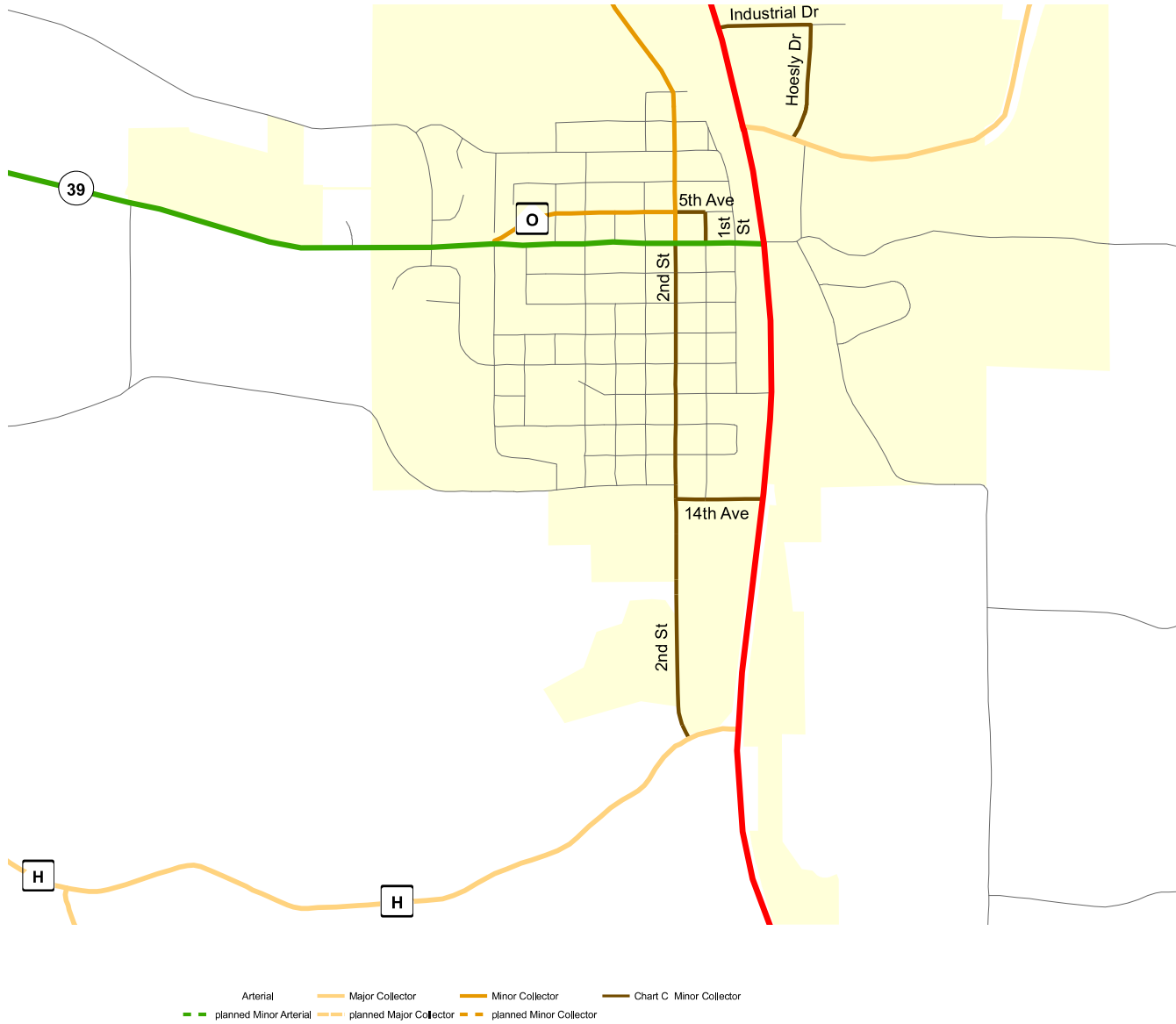
#### A. ROADWAYS

Roadways serve two often-competing functions: access to individual properties and traffic mobility. As the number of property accesses increase along a route, traffic flow and capacity decreases. To help plan for future traffic conditions and access control, it is useful to categorize roads based on their primary function. Upgrades to higher classified roadways are also generally eligible for state and federal funding support. Roadway functional classifications are described below and depicted on Map 10:

- **Principal Arterial:** A highway that has significant traffic capacity and serves interstate and interregional trips, usually with no direct access for abutting land uses. State Highway 69, running north-south through the Village of New Glarus, is classified as a principal arterial.
- **Minor Arterial:** A highway or roadway that serves longer intra-urban trips and traffic traveling through the urban area and has limited to no direct access for abutting land uses. State Highway 39, an east-west route into the Village, is classified as a minor arterial.
- **Collectors:** A public street or highway that collects and distributes internal traffic within an area, such as within a residential neighborhood, providing access between local and arterial streets and limited access for abutting land uses. County Highways O and W are classified as collectors in the Village of New Glarus. Additional minor collectors in the Village include 2<sup>nd</sup> Street, 14<sup>th</sup> Avenue, Industrial Drive, Hoesly Drive, a short portion of 5<sup>th</sup> Avenue, and a short portion of 1<sup>st</sup> Street.
- **Local Streets:** Streets designed to provide access to abutting land uses and leading into a collector street or into an arterial street, but generally not designed to carry through traffic. All other public roadways in the Village of New Glarus are classified as local streets.



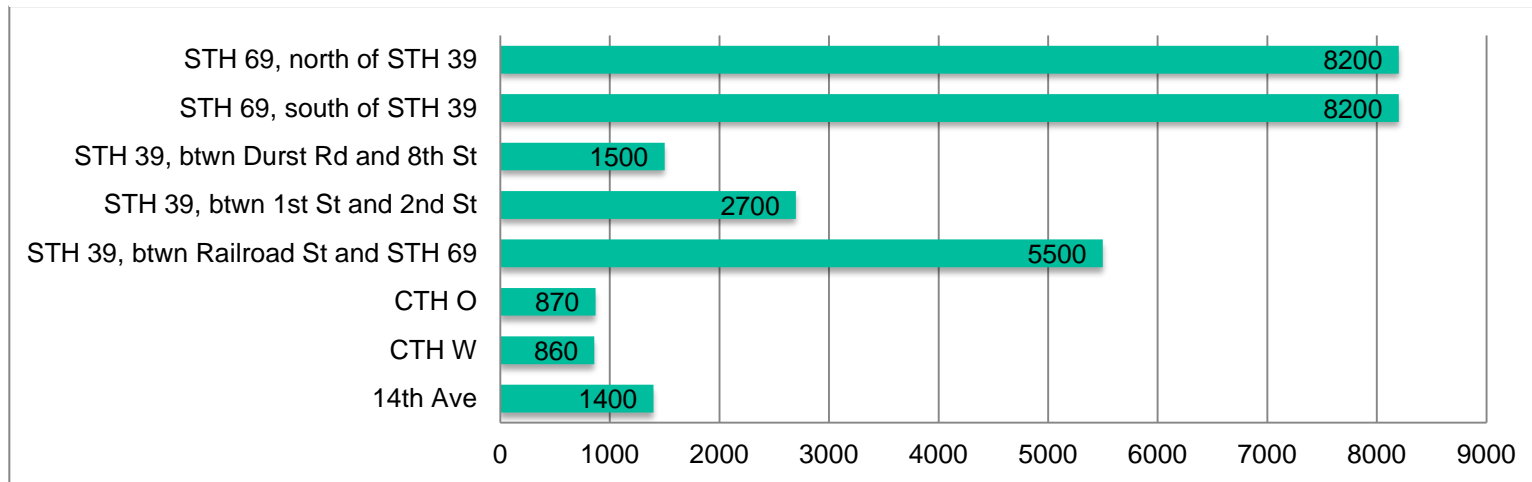
### Map 10: Roadway Functional Classification Map



Average daily traffic counts help prioritizing road improvements. The Wisconsin Department of Transportation (WisDOT) calculates the number by multiplying raw hourly traffic counts by seasonal, day-of-week, and axle adjustment factors. The daily hourly values are then averaged by hour of the day, and the values are summed to create the average daily traffic count.

As part of a statewide system, WisDOT monitors traffic volumes at selected locations on three-year cycles. Figure 6-2 shows the counts of major roads in the Village of New Glarus. Traffic on and near State Highway 69 is the highest, and traffic counts along this route have increased by more than 10% over the last decade.

**Figure 6-2: Traffic Counts, Village of New Glarus**



Source: Wisconsin Department of Transportation, Bureau of State Highway Programs, 2015

**B. AIRPORTS**

The city owned, public-use Monroe Municipal Airport is 18 miles south of the Village of New Glarus, located within the Town of Sylvester (three miles northeast of the City of Monroe). It has one 5,000 foot runway and one 3,000 foot runway, both 75 feet in width. As of 2013, an average of 47 aircraft operations occurred per day, and 23 airplanes were based on the field.

The Wisconsin State Airport System Plan 2030 lists the Monroe Municipal Airport as a Local, Medium, General Aviation (GA) Airport. Local airports are typically located near larger population centers. Most users of these airports are piston aircraft supporting business and personal needs. Flights to and from local airports are typically intrastate or regional. Medium GA



airports support most single and multi-engine GA aircraft, including those aircraft commonly used by businesses. These airports support regional and instate air transportation needs.

### **C. RAIL**

Several rail corridors once operated through the New Glarus area. Agricultural products, lumber and dairy all once depended on these railroads for delivery. However, area trains were eventually replaced by trucks, and the last train left New Glarus in the early 1970s. One regional railroad freight carrier, the Wisconsin & Southern Railroad, still operates within Green County, but does not reach New Glarus.

The scenic corridor of the former Chicago, Milwaukee and St. Paul Railroad Line was converted into the Sugar River State Trail in the late 1970s. The New Glarus Depot Preservation Society was formed in the late 1990s to restore the 110-year old depot building and save it from demolition. The New Glarus historic train depot is now utilized as the trail's headquarters, and is on the National Register of Historic Places.

### **D. BICYCLE AND PEDESTRIAN FACILITIES**

Children, the elderly, and those with disabilities often rely upon bike and pedestrian facilities. Many youth, and some commuters, ride bicycles as their regular means of transportation. Bicyclists and pedestrians often share the local streets with motor vehicles.

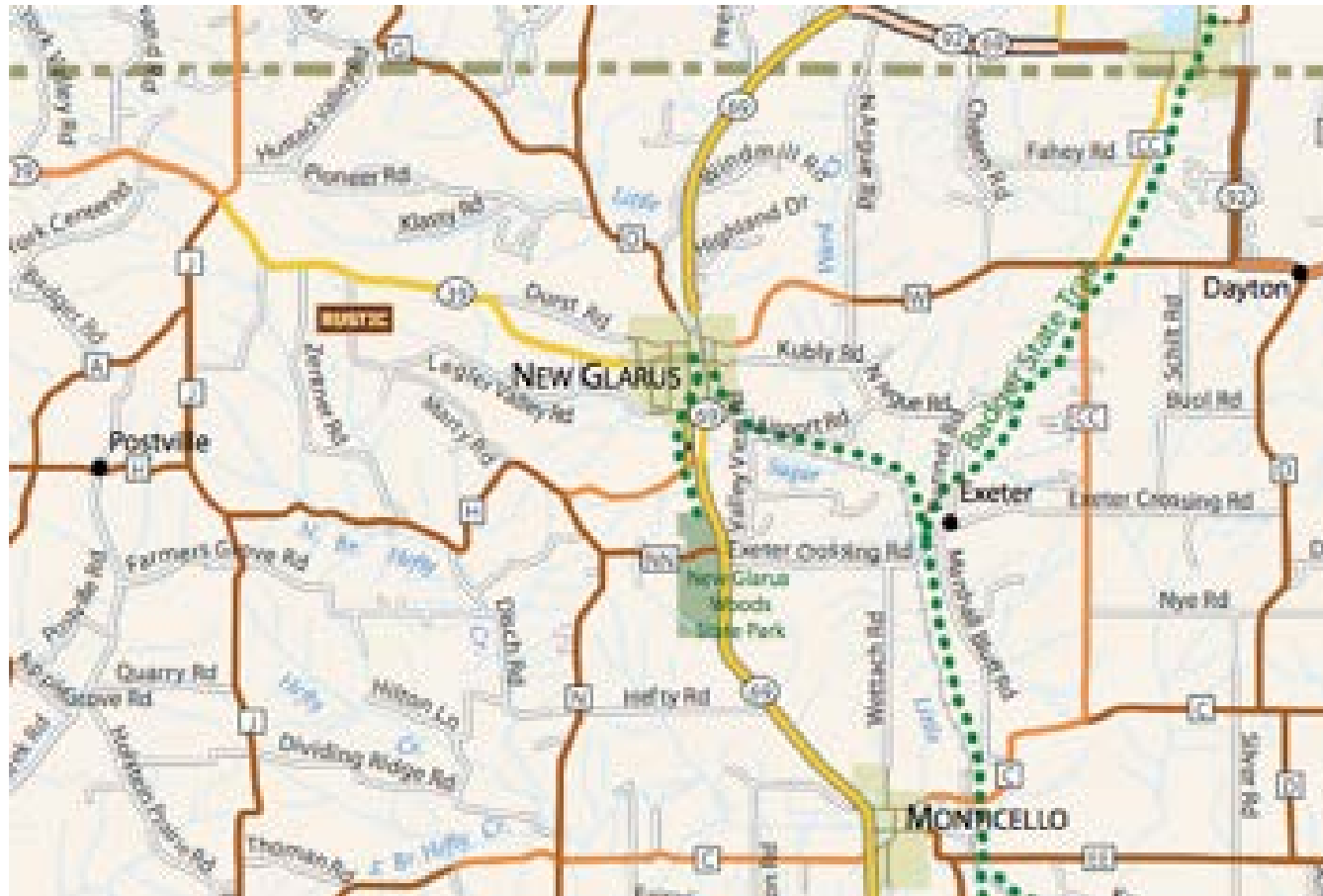
Pedestrian walkways in the Village of New Glarus are present in the Downtown core, but become sparser and sometimes nonexistent in neighborhoods. There are some short, disconnected segments of sidewalk, and many places where there is a sidewalk on just one side of the street. The newer the subdivision, the less likely it is to have sidewalks. The exception to this is Valle Tell Drive, where there are sidewalks on both sides. A sidewalk along Elmer Road almost connects the Village for pedestrians and bicyclists, but the narrow 6<sup>th</sup> Avenue bridge over the Little Sugar River interrupts the continuity.

The 23-mile Sugar River State Trail connects New Glarus Woods and the Village of New Glarus to Monticello, Albany, and Brodhead. The trail is maintained by WisDNR for hiking, bicycling, and snowmobiling. East of the Village, the trail connects to the 40-mile Badger Trail (see Map 11). Bike Rental is provided by the Chamber of Commerce adjacent to the trail in Downtown New Glarus, at 418 Railroad Street.

Map 11 shows bicycling suitability of roads in the New Glarus area. In addition, there are several approximately 25-mile "bike the back roads" loops mapped by the Green County Tourism Department. The New Glarus Route extends from the Village to the southeast through Monticello. See <http://www.greencounty.org/uploads/tools/green-county-back-roads-bike-routes.pdf>.



Map 11: Bicycle Trails and Routes In and Near New Glarus



See full legend for complete descriptions of road classifications



## **E. TRANSIT AND SPECIALIZED TRANSPORTATION SERVICES**

There is no public transit in or near New Glarus. The Aging and Disability Resource Center runs modestly priced shuttle bus rides for any Green County resident, with priority given to those age 55+ or disabled. The route is New Glarus-Monticello to Monroe and must be scheduled by reservation. A private, by reservation transportation provider in New Glarus is Gene Webber, a retired milk deliveryman. For a fee, he provides a shuttle for people and their bikes making one-way rides on the Sugar River and Badger trails.

## **F. TRUCKING AND WATER TRANSPORTATION**

Trucking occurs along arterial and collector roadways into and out of the Village. WisDOT maintains a truck operator map, which identifies the Wisconsin highways for operation of vehicles and combinations of vehicles the overall lengths of which cannot be limited. Several long truck routes pass through Green County; Highway 69 serves as the long truck route through the Village. There is no public form of water transportation serving the Village, though recreational boating uses (kayaking, canoeing, tubing) occur on the Little Sugar River.

## **REVIEW OF REGIONAL AND STATE TRANSPORTATION PLANS**

---

This section reviews regional, County, and State transportation plans and studies relevant to New Glarus. There are no known conflicts between the policies and recommendations set forth in this Comprehensive Plan and those of these regional, County, and State transportation plans.

### **A. LOCAL AND COUNTY ROAD IMPROVEMENT PROGRAMS**

Budget permitting, the Village attempts to complete one road reconstruction project each year. The Village reconstructed 7<sup>th</sup> and 8<sup>th</sup> Avenues during the summer of 2015. The work included removal of the pavement, replacement of water, sanitary sewer and storm sewer infrastructure, shaping and regrading of the roadway, removal and replacement of the curb, gutter and terrace, and repavement of the roadway surface.

The 2015 projects undertaken by the Green County Highway Department in the Village of New Glarus included seal coating Highway O in two segments. The first began at Highway 39 and ended on 2<sup>nd</sup> Street (0.37 miles); the second began at 4<sup>th</sup> Avenue and ended at the northern Village limits (0.38 miles).



## B. SOUTHWESTERN WISCONSIN REGIONAL PLANNING COMMISSION (SWWRPC) PLANS

The SWWRPC conducts transportation planning to help the communities of southwestern Wisconsin meet their transportation needs, including roads, highways, rail, air and water, walking and biking. SWWRPC is recognized by the U.S. and Wisconsin Departments of Transportation as the transportation planning agency for the region of southwestern Wisconsin. This five county region is made up of Grant, Green, Iowa, Lafayette, and Richland counties.

WisDOT and SRF Consulting completed Transportation Analysis Zones (TAZ) and socioeconomic data updates to nine regional travel demand models throughout Wisconsin, including the southwest region. A future traffic demand model was prepared in 2015 with projections to the year 2040. Maps were created to illustrate future household and employment growth based on transportation patterns (see Map 8 and Map 12). Most of Green County is expected to see some household growth (10-99 households per census tract), which will increase the traffic on many roadways, especially those used by daily commuters.

The SWWRPC's Comprehensive Economic Development Strategy Five Year Plan 2014-19 lists "reconstruction of several streets including water, sewer, and storm sewer" as a potential economic development effort benefitting the Village over its five-year planning period. No specific streets are listed.

## C. WISCONSIN DEPARTMENT OF TRANSPORTATION (WisDOT) PLANS

The WisDOT Southwest Region office in Madison directs access and improvements to state and federal highways in Green County. No WisDOT design projects or studies are currently underway in the New Glarus area. However, the current (until 2020) Six Year Highway Improvement Program includes a bridge replacement on Highway 69 between Monroe and New Glarus at Wittenwyler Creek. Statewide plans relevant to the Village of New Glarus are as follows:

- **Connections 2030: Long-Range Multimodal Transportation Plan** begins with a vision to create and maintain "an integrated multimodal transportation system that maximizes the safe and efficient movement of people and products throughout the state." The plan includes recommendations for highways, rail, air, port, and bike and pedestrian movement. The plan identifies trends and challenges, including aging transportation infrastructure, increased use, and declining revenues. The plan positions relatively general recommendations around seven themes: preserve and maintain Wisconsin's transportation system, promote transportation safety, foster Wisconsin's economic growth, provide mobility and transportation choice, promote transportation efficiencies, preserve Wisconsin's quality of life, and promote transportation security.
- **Wisconsin Bicycle Transportation Plan 2020** presents a blueprint for improving conditions for bicycling, clarifies the WisDOT's role in bicycle transportation, and establishes policies for further integrating bicycling into the current transportation system. The plan map shows existing state trails and future "priority corridors and key linkages" for bicycling along the highway system. In an effort to promote bicycling between communities, the plan analyzes the condition of all county trunk and state trunk highways in the state and produced maps showing the suitability of these roads for bicycle traffic. Suitability criteria were based primarily on road width and traffic volumes with secondary consideration given to pavement condition, passing opportunities and percentage and volume of truck traffic.



## CHAPTER 7: UTILITIES AND COMMUNITY FACILITIES

---

Residents and businesses require community facilities and utilities to provide basic levels of health and safety, maintain a high quality of life, foster job creation, and create a sustainable economy. The physical infrastructure that allows a community to function and grow includes libraries, municipal offices, schools, police stations, fire stations, and parks. Many of the community facilities are supported by utilities including water, sanitary sewer, stormwater management, electricity, gas, and communications. The purpose of this chapter is to inventory the utilities and the community facilities in the Village of New Glarus.

### EXISTING UTILITIES

---

#### A. WATER SUPPLY AND DISTRIBUTION

The Village of New Glarus Utilities and Public Works Department operates, maintains, and extends public water service to properties within the Village limits. The water system is designed for approximately 1,800 households and 200 businesses. It is comprised of three municipal wells, an elevated tank, and a distribution system of water mains. The wells are located at 313 Second Street, 12<sup>th</sup> Avenue, and Railroad Street. Average capacity is 228,000 gallons per day, with a peak capacity of 345,000 gallons per day. The storage capacity is 300,000 gallons. There are no households or businesses with private wells in the Village, except for the New Glarus Brewing Company's Hilltop facility. All development in the Town of New Glarus are served by private wells.

As additional development occurs, additional water system pressure zones may be required to provide public water service, particularly as development occurs on the slopes at the Village's edges. These may require the construction of elevated water tanks, water booster stations, and water pressure reducing stations. Because such pressure zones may be combined among basins, they will be planned for comprehensively.

#### B. SANITARY WASTE COLLECTION AND TREATMENT

The Village owns and operates a wastewater treatment plant, located in the southeastern part of the Village on Highway 69. There are a small number of households in the Village with private septic systems. The Village upgraded the plant in the mid-1990s to meet then-current standards and to accommodate for future growth. The system is designed to handle approximately 432,000 gallons per day, while average daily demand is 350,000 gallons per day. Treated water is discharged into the Little Sugar River.

The Village's sanitary sewer collection system is comprised of gravity flow sewer mains and force mains. The Village's system and treatment plant support two major industrial contributors—Links Snacks Inc. and New Glarus Brewing Company.





The Village does not foresee any major sanitary sewer and wastewater treatment projects. As additional development occurs, the Village anticipates that capacity expansions and other upgrades to the wastewater treatment plant and sanitary sewer mains may be required. Additional lift stations and force mains may also be required. The exact timing and type of improvements to the Village's sanitary sewer system will be driven by several factors, including the age, condition, and performance of the current system; the timing, type, location of future development served by that system; and the costs and funding available.

The Village is not within any Wisconsin Department of Natural Resources' (WisDNR) designated sewer/urban service area. Such areas are typically designated around urban areas above a certain population (generally 10,000+) or within urbanized or urbanizing counties (like Dane County).

### **C. STORMWATER MANAGEMENT**

Decreasing flooding and improving water quality are goals of stormwater management. This involves employing methods to control the volume, quality, and storage of runoff. Stormwater management systems typically consist of structural elements such as curbs, gutters, sewer lines, catch basins, and detention ponds, as well as development or construction practices aimed at minimizing runoff and erosion.

Stormwater management from new development in and around the Village has become a significant issue in recent years, due to flooding. There is an assemblage of storm sewer infrastructure throughout the Village, but within the surrounding towns, standards for stormwater management have been handled mainly on a case-by-case basis.

The Village has an Erosion Control and Stormwater Management Ordinance and associated technical requirements. Updated in 2006, it provides minimum regulation standards for controlling and preventing adverse effects of stormwater. This includes prevention of soil erosion and water pollution, the protection of aquatic life and spawning grounds, and generally controlling conditions that may endanger downstream property. The Village has established a permitting process requiring any land-disturbing construction activity within the Village to submit a stormwater management plan.

In 2009, the Village formed a stormwater utility for a designated funding source to pay for stormwater management projects. The utility provides revenue for on-going storm water management and infrastructure. Areas of concern include, but may not be limited to, the Durst Road area, flash flooding within the Village, and controlled stormwater that flows in a northwest to southeast manner through the New Glarus community. Since certain properties may have less impact on stormwater utility costs than others, the Village uses a stormwater credit system to provide generally non-residential property owners with the opportunity to apply for stormwater utility credits.



#### **D. ELECTRICAL SERVICE**

Within most of the Village and portions of its extraterritorial jurisdiction, the Village of New Glarus Utilities supplies electrical service. New Glarus Utilities purchases electricity from Wisconsin Public Power Inc. (WPPI) at wholesale rates, and then sells that power to local residents and businesses. New Glarus Utilities shares the Garage with the Public Works Department, and maintains an electrical substation on Railroad Street. At time of writing, the Village was working on a 5-year plan for electric improvements.

Outside of the New Glarus Utilities service area, Alliant Energy provides electrical services. Within the Village, Alliant Energy provides electrical service to the New Glarus Brewery's Hilltop (south) facility, while New Glarus provides it to the Brewery's Riverside (north) facility.

#### **E. NATURAL GAS SERVICE**

Most of Green County is within a natural gas distribution area. We Energies provides natural gas service to customers in the Village of New Glarus.

#### **F. TELECOMMUNICATIONS FACILITIES**

TDS Telecommunications Corp. provides traditional wireline telephone services, as well as internet access, Internet Protocol TV service, and cable TV options, for the Village and the surrounding area. Charter Communications also provides cable TV. Verizon and US Cellular are popular wireless carriers in the area.

There are currently three telecommunication towers serving the Village. Towers are tall structures that are used for cellular and other radio services. Towers may host multiple antennas that are owned by various companies. There are fifteen antenna sites around New Glarus, and some of these are mounted to the three local towers. US Cellular operates the tower on the west side, Broadcast Comm. Systems operates a tower to the north of the Village, and Centurytel Inc. operates a tower on the south side of the Village.

### **EXISTING COMMUNITY FACILITIES AND SERVICES**

---

#### **A. VILLAGE HALL**

The New Glarus Village Hall is located at 319 2nd Street near the north edge of the Village's downtown. Its façade exemplifies the Village's Swiss character, but the building has not been remodeled since 1982. Offices for the Village's administrative, police, and library functions are contained within. A total of ten full time and eleven part time staff persons are employed in the building. The building also contains a board room and a larger meeting/gathering room.



Future needs and remodeling options for the Village Hall hinge on the timing of the Library's relocation out of this building. Such a relocation would allow the Village Hall to serve the Village's administrative and policing functions for the foreseeable future.

**B. VILLAGE PUBLIC WORKS/UTILITY GARAGE**

The Village Public Works and Utility Garages are located in the Village's Backtown area, at 93 1<sup>st</sup> Street. The Public Works garage was constructed in the early 1980s; and the Utility Garage in the early 1990s. A total of five full time public works and utilities staff work from the Garage. The Garage also houses the equipment necessary to serve the public works and utility service functions.

In acknowledgement of its somewhat inconvenient location within a quaint commercial district, the Village will investigate the potential relocation of the Garage. A site on County Highway W is being considered for a new Public Works/Utility/County Garage. Since it will be near future residential parcels, a buffer of commercial uses will also be developed with this project. This relocation may happen in conjunction with redevelopment planning for the Backtown area, which begin with TID No. 4 Project Plan adoption n 2015.

**C. LIBRARY**

The Village of New Glarus Public Library, part of the South Central Library System, is located in the Village Hall building at 319 2nd Street.

Efforts to provide the community with a new, larger library were ongoing at time of writing. The Library Capital Campaign Fund-Raising Committee is leading the activity. In April 2014, Village voters approved a referendum to borrow up to \$1 million to build a new library building. At the direction of the Library Board, architectural drawings were prepared for a 10,700 square foot building, projected to meet library needs until 2035. The Library Board then approved a resolution offering Glarner Park as the new library site, but the final siting of the new Library was uncertain at time of writing.

**D. LAW ENFORCEMENT**

The Village provides police protection for the Village residents through the Village of New Glarus Police Department. The Department is housed in the Village Hall building, at the 313 2nd Street address. Outside of the Village limits, Town of New Glarus residents are provided police protection from the Green County Sheriff's Department. The two Departments provide mutual aid when requested.

**E. FIRE PROTECTION AND EMERGENCY MEDICAL SERVICE**

The Village and the Town are served by area-wide volunteer fire and emergency medical services (EMS) departments, known respectively as the New Glarus Area Fire District and New Glarus Area EMS District.



The Fire District includes the Village and Town of New Glarus, and parts of the Town of York (in Green County), and Towns of Perry and Primrose (in Dane County). The Fire Department is located at 218 4th Avenue and consists of approximately thirty-five volunteer members, plus five “junior firefighters.” A not-for-profit organization, the department hosts annual events and shows off antique firefighting equipment to raise funds for its ongoing operation and new equipment needs.

The separate EMS District includes the Village of New Glarus and Town of New Glarus. Portions of Primrose and Perry (in Dane County), Exeter, Mt. Pleasant, and York Townships are also served. The EMS facilities are located at 401 3rd Avenue. The facility houses twenty EMTs and five drivers, plus four trainees, a full time chief, and three part-time staff positions. A seven-member executive board oversees the organization.

**F. SOLID WASTE MANAGEMENT AND RECYCLING SERVICES**

The Village of New Glarus provides refuse recycling services to all residential dwellings that contain up to four units. Larger multiple-family residential dwellings, multi-building developments (under one tax parcel), and all commercial and industrial properties are required to contract on their own for refuse and recycling services.

**G. LANDFILLS**

There are no open landfills in the New Glarus area.

Closed landfills are inventoried on WisDNR’s Natural Resources Waste Registry. To protect drinking water quality and public health and safety, WisDNR requires a separation of 1,200 feet (a little less than a quarter of a mile) between open or closed landfills and nearby public and private water supply wells. This separation is measured from the edge of the nearest extraction area or, if unknown because it’s a filled site, from the site’s property line. In order to drill a well in this 1,200 foot area, a variance must be obtained from WisDNR. In considering variances for wells in these buffer areas, the WisDNR considers water flow direction, existing contamination through sampling, and how individual landfills have been used, as well as any proposed potential protection measures for the well. Existing residential development shown in the private well setback area may pre-date WisDNR regulations, or may have been granted a variance due to site-specific factors.

There are two closed landfills and associated well setback areas, within the Village’s extraterritorial jurisdiction, as depicted on Map 2. One is to the north, and a second is to the west of the Village limits.

**H. CHILDCARE FACILITIES**

There are two group daycares located in the Village: The Growing Tree located at 11 13<sup>th</sup> Avenue and Small World located at 111 2<sup>nd</sup> Street. Additionally there are six licensed or certified in-home daycares in the Village.



## I. HEALTHCARE FACILITIES

There is one healthcare facility located in the Village. The Monroe Clinic, located at 1800 2<sup>nd</sup> Street, is a branch clinic for the Monroe Clinic and Hospital in Monroe WI.

## J. PUBLIC SCHOOLS

The New Glarus School District has its administrative offices at 1701 2nd Street, and all of its three schools are near the southern edge of the Village. District enrollment has increased significantly, from 633 students in 1990, to 740 students in 2000, to 883 students in 2010, and to 963 students in 2015. These are based on 3<sup>rd</sup> Friday in September counts.

The New Glarus Elementary School (grades 4K-4) is housed in what was originally the High School building. In 2012, the District completely renovated about 19 classrooms and replaced windows for energy efficiency. At this same time, 5<sup>th</sup> and 6<sup>th</sup> graders were shifted to the Middle School building. As of September 2015, the Elementary School served 415 students.

The School District constructed the current New Glarus Middle School for the 2012-2013 school year. It is located just north of New Glarus High School. The New Glarus Middle School served 308 students in September 2015. The Middle School has been recognized by the State of Wisconsin Report Card as one of the top 6% of schools in the State.

The New Glarus High School building was constructed in 1993. As of September 2015, there were 240 students at the High School. High School students in New Glarus have a graduation rate higher than that of the State of Wisconsin—consistently above 90%. Students have curricular and extra-curricular choices that are more typical for larger size schools, including Robotics Club, Cyberlearning Club, Science Club, Swimming, Hockey, Soccer, and Golf as well as career initiation to Engineering, BioMedical Fields, and Computer Science.

## K. PARKS AND RECREATION FACILITIES

The New Glarus area attracts a variety of recreational users, such as campers, bird watchers, cyclists, snowmobilers, bikers, 4-wheelers, horseback riders, hunters, and anglers. The following are the public parks in the Village:

- **Village Park** is located across from Village Hall at 100 4th Avenue. A community swimming pool, volleyball court, basketball court, playground, open shelter, and picnic tables are located here.
- **Candy Cane Park** is located at 1001 5th Street the intersection of 5th Street and 10th Avenue. A playground, open space, picnic tables, sledding, and snowboarding are features.
- **Veterans' Memorial Park** is located at 1501 2nd Street. Veterans' Memorial Park commemorates the service of local veterans to our country. At time of writing, a volunteer group was developing a Veterans' memorial. The park currently contains a playground, tennis courts, a baseball field, basketball hoop, open space, open shelter, and picnic tables.



- **New Glarus Woods State Park** is located at W5446 County Highway NN, at the Village's south end. It includes marked nature trails, a picnic area, a playground, and camping. A two-mile long paved bike trail connects this park to downtown New Glarus and intersects with the Sugar River State Recreation Trail.
- **Valle Tell Soccer Park** is located at 701 Elmer Road, bordered along its west side by the Little Sugar River. Park facilities include soccer fields, a playground, and picnic tables.
- **Glarner Park** is located at 312 4th Avenue. The Park currently contains a softball/youth baseball field and is also used for youth soccer.
- **Hoesly Pond.** This is an unsigned Village-owned site on the east side that has been used for recreation.

The Village does not have a WisDNR-accepted Comprehensive Outdoor Recreation Plan, but the Village's Parks Plan underwent a minor update a few years before the writing of this Volume 1.

## L. CHURCHES AND CEMETERIES

There are four churches and one cemetery located in the Village:

- Shepherd of the Hills Lutheran Church
- Grace Community Fellowship Church
- New Glarus Bible Church
- Swiss United Church of Christ. The Church maintains the 10-acre Swiss Church Cemetery, open to all denominations, and including the Evangelical United Brethren Cemetery.



## CHAPTER 8: HOUSING AND NEIGHBORHOOD DEVELOPMENT

Housing is a necessity of human life and a key part of comprehensive planning. This chapter provides an inventory and analysis of housing conditions in the Village of New Glarus. The housing stock assessment includes the age, value, and type of existing housing units, occupancy characteristics, and affordability. Also, a summary list of programs is provided for residents with special needs, such as the elderly and low- and moderate-income households, and help homeowners to maintain or rehabilitate their homes.

### GENERAL HOUSING STOCK CHARACTERISTICS

The predominant type of housing in the Village is single family; two-thirds of all housing units are single family homes. Roughly 10% of housing is apartment-style. About 74% of all the housing units in the Village are owner-occupied.

The Village currently has an average household size of 2.34 persons, though 29.2% of all households are classified as being “one person households.” A large percentage of Village households have a householder 65 years or older (30.4%), which indicates a relatively older resident population. Notably, 17% of these householders aged 65 years or older are living alone.

Median housing values in the Village are similar to values in Green County as a whole, but slightly lower than the median values throughout Wisconsin. The number of residential sales between 2005 and 2014 within the Village, and their corresponding median sale price, are shown in Figure 8-1. The decline in the late 2000s and early 2010s was fairly typical Statewide as a result of the housing crisis that began around 2007.

**Figure 8-1: Residential Home Sales, Village of New Glarus**

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Number of Residential Sales	53	35	37	29	22	29	26	31	34	33
Median Sale Price	\$143,500	\$151,400	\$153,000	\$150,000	\$167,250	\$138,500	\$126,500	\$124,000	\$149,950	\$140,000

*Source: South Central Wisconsin Multiple Listing Service (MLS) Corporation, 2005-2014*



## HOUSING CONDITION AND AGE

The age of a community's housing stock typically indicates several important factors, including size, offered amenities, and overall maintenance costs. House age reflects different regional and national trends in housing development. Housing that predates the 1940s, for example, was typically smaller and built on smaller lots. In subsequent decades, both average lot and home sizes have increased, though that trend is now beginning to reverse in some locations.

The Village's housing stock is diverse in age, with a quarter of all housing units constructed before 1939. According to the American Community Survey, 18% of homes were built during the 1940s and 1950s, and another 17% during the 1960s and 1970s. The greatest quantity of housing, nearly 30%, was built in the 1980s and 1990s. Just about 10% of the housing stock was constructed between 2000 and 2010.

Figure 8-2 indicates new housing units (and non-residential buildings) authorized by building permits issued in the Village. Nearly all of the residential permit activity over that period has been associated with multiple-family residences, including 26 units for the New Glarus Home in 2009. During the planning process, Village Plan Commissioners noted a shortage of available rental housing in the Village.

**Figure 8-2: Building Permits Issued for New Residential Units and Non-Residential Buildings, Village of New Glarus**

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	Total
New residential dwelling units permitted	10	5	0	0	26*	0	0	0	0	3	44
New non-residential buildings permitted	1	5	1	0	1	0	2	2	0	1	13
Non-residential additions permitted	4	0	6	1	1	3	2	7	8	6	38

Source: Village of New Glarus, 2005-2014

\*multi-unit residential building project

## PROJECTED HOUSING UNIT GROWTH

The State Department of Administration (DOA) Demographic Services Center periodically produces household projections for Wisconsin municipalities. Households are the same as occupied housing units; the difference is that household projections do not factor in vacant or seasonal housing units.

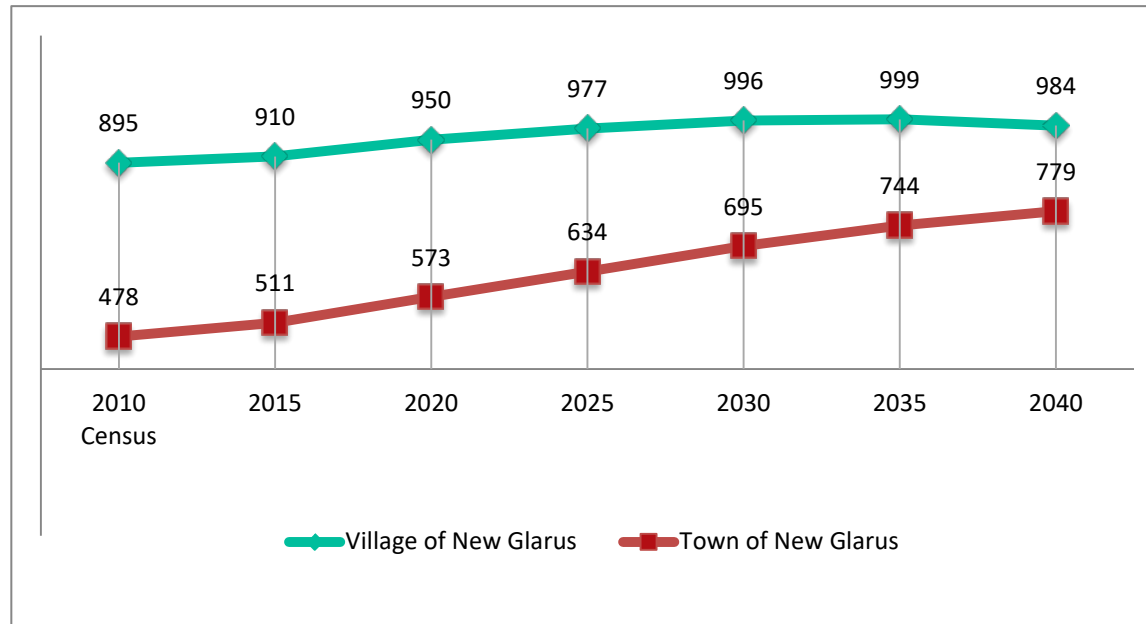
Between 2010 and 2040, the DOA projects a decline in average persons per household in the Village, from 2.34 to 2.17. The Town's average is also projected to decline from 2.79 to 2.59 persons per household by 2040.





Housing unit projections generally reflect population projections (see Chapter 2), but fewer people per household means that the same amount of population requires more housing units. Figure 8-3 includes DOA household projections. DOA projects that the Village of New Glarus will increase by about 89 households between 2010 and 2040, compared to a projected 301 household increase in the Town of New Glarus. The limitations and interpretation of these types of projections for the New Glarus area are presented in Chapter 2.

**Figure 8-3: Projected Increases in Households, Village and Town of New Glarus**

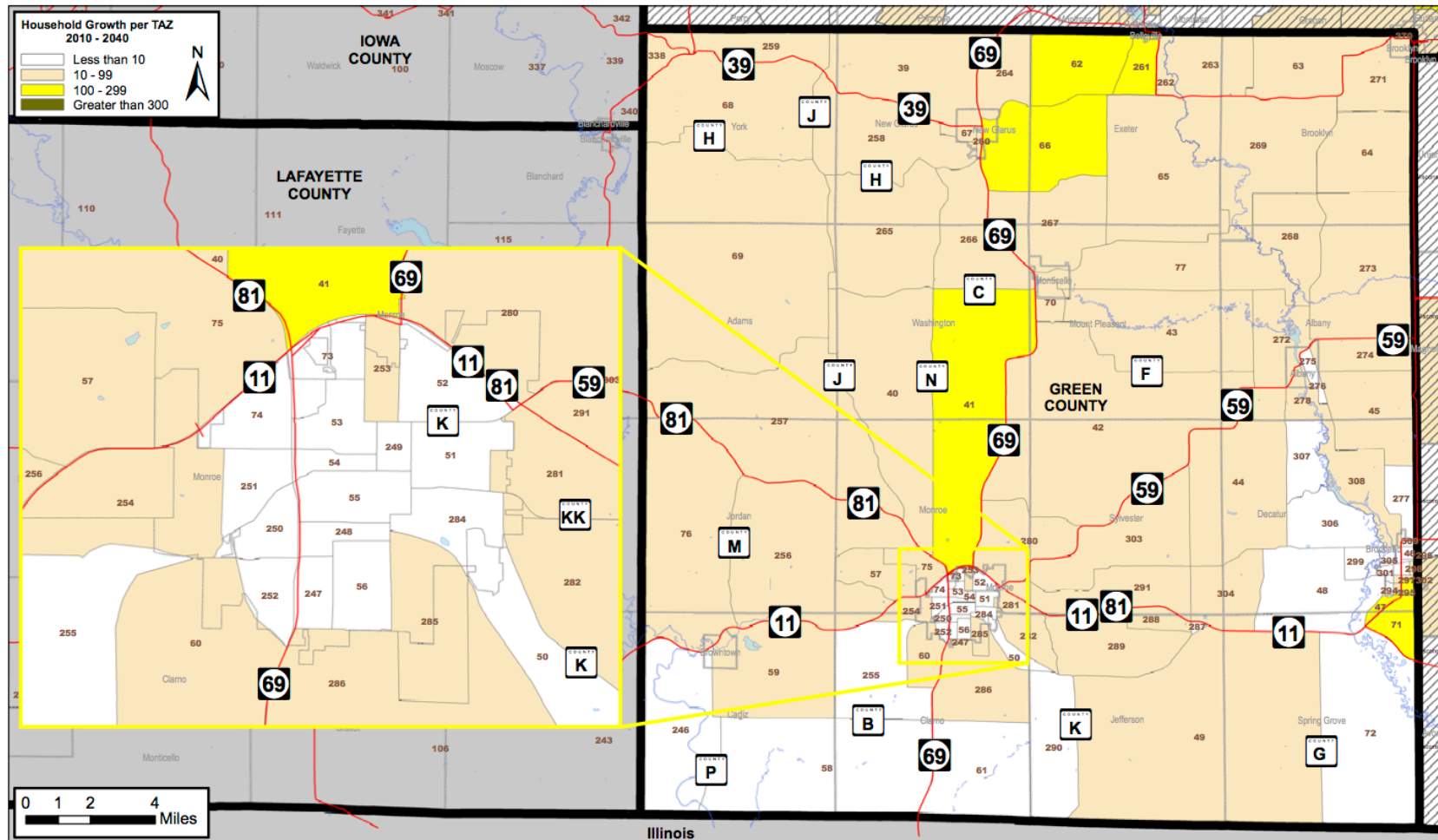


Source: Wisconsin Department of Administration, 2013

WisDOT's/SRF's traffic demand model projects that the greatest number of future housing units in the New Glarus area will be on and near the east side of the Village of New Glarus, especially along County Highway W (see Map 12). This is consistent with the location of the most recent neighborhood development that has occurred in the Village, and with locally adopted plans.



## Map 12: Projected Household Growth 2010-2040



**SRI** Wisconsin Statewide Model - Green County Household Growth - (2010 - 2040)  
 Consulting Group, Inc. Traffic Demand Model: Year Update 2040  
 April 21, 2015

Figure 11A



## HOUSING PROGRAMS

---

Throughout Green County and Wisconsin, several governmental, private and nonprofit agencies provide assistance to meet the needs of individuals who lack adequate housing due to financial difficulties, disabilities, age, domestic violence situations, or drug abuse problems. According to the U.S. Department of Housing and Urban Development (HUD) Low Income Housing Tax Credit Database, there were 24 federally assisted rental units in New Glarus in 2012.

The following housing providers and programs are available to Green County, its communities, and/or its residents.

- **WHEDA Programs.** WHEDA administers a variety of programs designed to assist moderate and low-income homeowners and renters. WHEDA programs also encourage the development of affordable and low-income multiple-family housing by providing private investors with income tax credits when they invest in these types of housing developments. Tax credits are allocated to housing projects on a competitive basis. Local government support is an important factor in the award of tax credits. WHEDA also administers a property tax deferral program, which provides loans to low- and moderate-income elderly homeowners to help pay local property taxes, so that the elderly can afford to stay in their homes. The WHEDA website contains the most up-to-date information on available programs.
- **Housing Cost Reduction Initiative (HCRI).** This State administered program provides funding to local public and non-profit agencies throughout Wisconsin to reduce housing costs for low- and moderate-income households. Funds are administered through a competitive application process. Eligible activities include down payment assistance, foreclosure prevention measures (mortgage and property tax payments), emergency rental aid, and related housing initiatives. Southwestern Wisconsin Community Action Program administers this program for Green County.
- **Community Development Block Grant (CDBG) Program.** The CDBG program provides grants for housing rehabilitation programs that primarily benefit low- and moderate-income households. Using CDBG funds, communities and counties may establish rehabilitation loans or grants to assist owner occupants with repairs. In Wisconsin, the Department of Administration's Bureau of Housing administers the CDBG program. Any Wisconsin rural county, city, village or town with a population less than 50,000 residents is eligible to apply for grant funding. Wisconsin is divided into seven regions to ensure grant dollars are allocated equally throughout the State. Green County is situated in the Southwest Housing Region, administered by the Housing Assistant Director at Couleecap, Inc. in Westby. To rehabilitate and improve housing in the region, interest free deferred loans are available to income eligible homeowners in Green County to improve their homes. Landlords providing housing to individuals meeting the grant program income requirements are also eligible for low interest rate loans to repair and improve rental units. The 2015 maximum household income eligible was \$47,100 for a family of four.
- **HOME Homebuyer and Rehabilitation Program (HHR).** The HHR program is intended to expand the supply of affordable housing, to very low-income and low-income families. In Wisconsin, the Department of Administration's Bureau of Housing administers the HOME program. Grant awards typically fund down payment and closing cost assistance for home buyers, weatherization related repairs, and accessibility improvements.



- **HOME Rental Housing Development (RHD).** The RHD program is a State administered program that distributes federal funds throughout the State. The RHD program targets activities to expand the rental housing market available to low and moderate-income individuals. Grants are available for acquisition, rehabilitation and new construction of rental housing units. The program is first come, first serve, set aside for rural housing projects.
- **Downpayment Plus.** This program is administered by the Wisconsin Partnership for Housing Development, Inc, and provides down payment and closing cost assistance to homebuyers who meet income guidelines and other qualifying criteria. Loans are forgivable following a five year period of owner occupancy.
- **Section 8 Program.** This federal program provides rent assistance to eligible low-income families based on family size, income, and fair market rents. Typically, the tenant's share of the rent payment does not exceed 30% of annual income.
- **Wisconsin Home Energy Assistance Program (WHEAP).** This State program provides payments to utility companies or individuals to help pay for home heating costs. The program is funded by both the State and federal governments, and is only available to individuals at or below 60% of the State median income. Funds are distributed through an application process, administered by the Green County Human Services Department in Monroe.
- **Wisconsin's Weatherization Assistance Program.** This program provides funding for energy saving improvements to homes primarily occupied by the elderly, handicapped and children under age 6. Energy audits are completed to determine what weatherization services are needed, the identified improvements are then made by agency crews and subcontractors.
- **USDA Rural Development Agency Programs.** This federal agency provides housing assistance in the form of low-interest loans to low-income homebuyers; and to very low-income owner occupants, to improve or repair homes, to remove health and safety hazards, or to make homes accessible to disabled household members.
- **Habitat for Humanity.** Habitat for Humanity offers homeownership opportunities to Green County residents whose income is below 80% of the County's median income, if they have lived or worked in Green County for at least one year. Habitat asks able-bodied purchasers to help build their new home, and in return participants receive low interest loans. More information is available on its website: [www.greencountyhabitat.org](http://www.greencountyhabitat.org).
- **Movin' Out.** Movin' Out, Inc. provides a range of housing solutions to adults with disabilities and to families that include children with disabilities. As a State-wide nonprofit housing organization, their mission is to provide affordable housing options to households that include a family member with a permanent disability. Movin' Out assists households with both home ownership and affordable rental opportunities.
- **U.S. Veterans Administration Programs.** The VA provides low-cost loans and other housing assistance to veterans.



## CHAPTER 9: INTERGOVERNMENTAL COOPERATION

---

Intergovernmental cooperation is a way for local governments to respond to a community's needs by working together with their neighbors, while preserving their identity. The following is a description of the plans and agreements with other local, county, school, and State jurisdictions operating within or adjacent to the Village of New Glarus.

### EXISTING REGIONAL PLANNING FRAMEWORK

---

Over the past several years, the Village and neighboring towns have worked to advance positive intergovernmental relationships, established compatible land use directions, and entered long-term zoning agreements. These interrelationships are depicted on Map 1: Jurisdictional Boundaries.

#### A. TOWN OF NEW GLARUS

The Town of New Glarus adopted its comprehensive plan in 2005, as part of a countywide planning effort. That plan advanced clustering of limited housing on open parcels in the Town, as a way to combat concerns stemming from large-scale subdivision projects that had recently been approved.

In 2006, the Village and Town successfully entered into an extraterritorial zoning arrangement for the area represented in Map 13. The zoning map and districts identified areas in the Town near the edge of the Village that may be appropriate for future development (in yellow on Map 13), and lands beyond that area for long-term agricultural preservation with more limited rural housing clusters (in green). The Village administers this extraterritorial zoning ordinance, with rezonings, conditional use permits, and other land use changes subject to the recommendation of a joint Village-Town extraterritorial zoning committee.

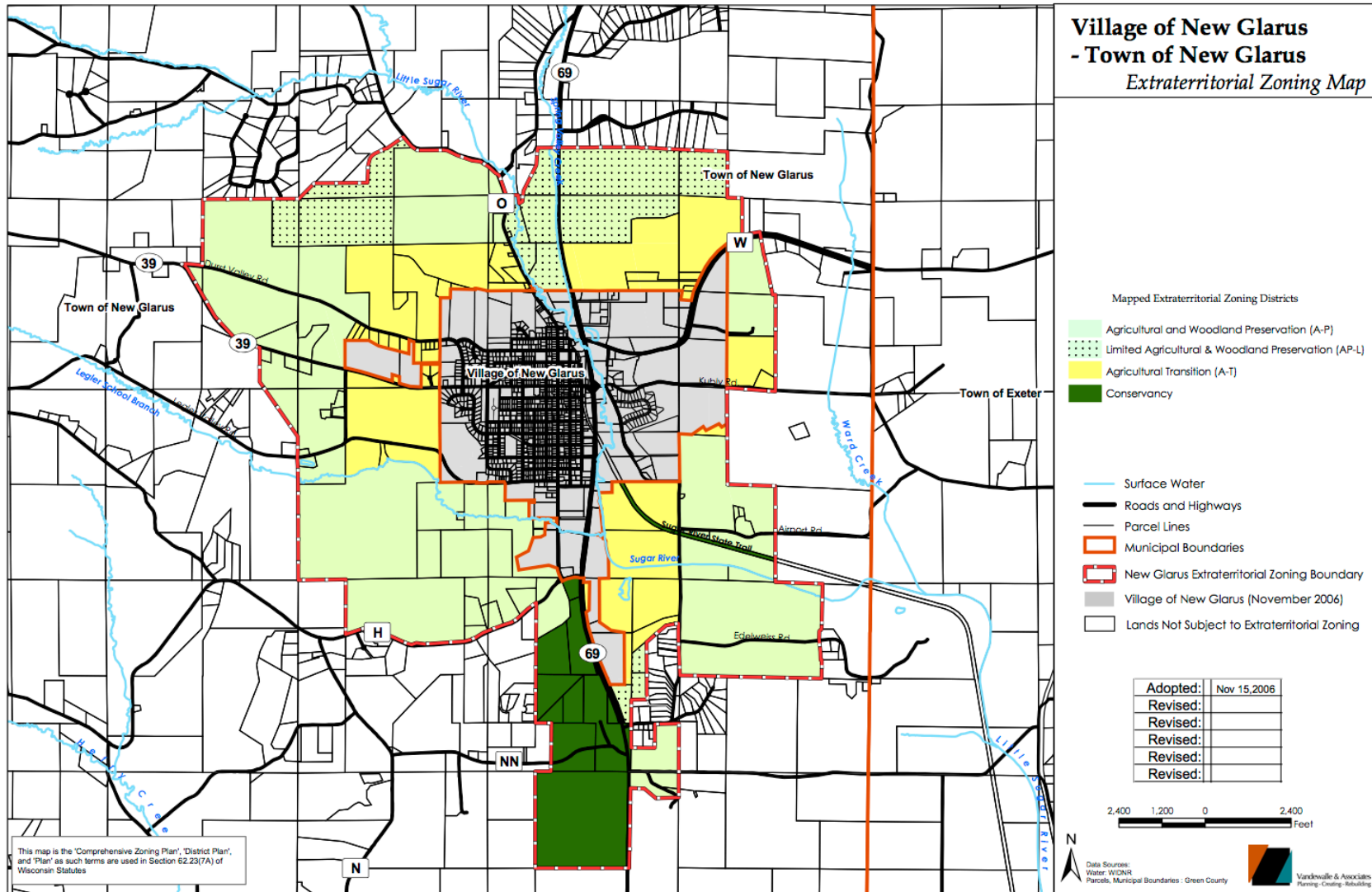
From 2011 to 2013, cooperative boundary plan discussions took place between the Village and Town, to better establish future municipal boundaries, address economic development, provide for joint library funding, and collaborate on certain road and stormwater projects. In 2013, the Village elected not adopt the cooperative plan.

#### B. TOWN OF EXETER

The Town of Exeter adopted its most recent comprehensive plan in 2005. Over 75% of Exeter's land area is in agricultural use. Most land demand and new construction in the Town has occurred along the northeastern portion of the Town along state and county highways. The Town of Exeter's plan states that it has a satisfactory relationship with other nearby local units of government. Western sections of the Town of Exeter are within the Village's 1.5 mile extraterritorial land division review jurisdiction. However, this portion of land is unlikely to see development by either municipality in the near future.



Map 13: Extraterritorial Zoning Map, Village and Town of New Glarus



### **C. GREEN COUNTY**

Through its 2006 comprehensive plan, Green County prioritized agricultural preservation. Green County's plan observed that development began to shift from cities and villages to unincorporated areas. This was occurring most notably in the County's northernmost communities because of pressure from the City of Madison, as more people are choosing to commute there from areas where the cost of living is lower.

The 2006 County plan acknowledged that the demand for agricultural land to be developed as residential housing poses a shared challenge for Green County, including between the Village and Town of New Glarus. The Plan noted that maintaining the rural and agricultural character of the New Glarus area is a resource policy of both jurisdictions, which was juxtaposed with the growing rural residential population. Per UW-Madison data, the average annual percentage of land converted to non-agricultural use has increased from 11% in the early 1990s to 29% in the early 2000s.

Overall transportation goals listed in Green County's 2006 comprehensive plan include:

- Encouragement of neighborhood designs that support a range of transportation choices.
- Providing an integrated, efficient, and economical transportation system that affords mobility, convenience, safety, and meets the needs of all citizens, including transit dependent and disabled citizens.

### **D. SOUTHWESTERN WISCONSIN REGIONAL PLANNING COMMISSION (SWWRPC)**

The Village of New Glarus is under the regional planning jurisdiction of the SWWRPC, which was created in 1970. The SWWRPC provides low-cost expert planning and economic development services to the county, city, village, and town governments of its five-county jurisdiction (Grant, Green, Iowa, Lafayette, and Richland counties).

The SWWRPC's Comprehensive Economic Development Strategy Five Year Plan 2014-19 (CEDS) lists three potential projects in New Glarus:

- Examining feasibility of southeastern business park development and, if feasible, installing infrastructure. The Plan estimated project cost at \$1,600,000, which could be funded through local sources, Economic Development Administration (EDA) funds, and the State of Wisconsin Community Development Block Grant (CDBG) program.
- New library expansion, estimated at \$2,500,000. Potential funding sources included private donations, CDBG, and local government funding.
- Reconstruction of several unspecified Village streets, including water, sanitary sewer, and storm sewer, with a total cost estimated at \$1,500,000. Potential funding sources include EDA, CDBG, tax increment financing, and local spending.



In 2011, SWWRPC studied the Village of New Glarus as part of the Fair Housing and Equity Assessment (FHEA). The study was designed to provide new insight into the benefits and challenges experienced by marginalized groups throughout Southwestern Wisconsin. Key issues identified that may affect New Glarus include:

- The relationship in access to opportunity between rural and municipal communities, and how transportation limits access.
- Potential overlap between populations in poverty, the elderly community, and lack of access to an automobile.
- The rapidly growing Hispanic population and their integration into the community.
- Housing quality and access for undocumented Hispanic laborers.

#### **E. WISCONSIN DEPARTMENT OF TRANSPORTATION (WisDOT)**

The WisDOT Southwest Region office in Madison directs access and improvements to State and Federal highways in Green County. WisDOT plans are summarized in Chapter 6: Transportation. The Village has reviewed WisDOT's applicable plans, and intends to work with WisDOT to achieve a safe and reliable transportation network consistent with the Village's vision and property owner interests. There are no known conflicts between WisDOT's policies and programs and those of the Village.

#### **F. WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WisDNR)**

The WisDNR provides service to the Village out of its South-central Wisconsin office located in Fitchburg. Water resources are regulated by the WisDNR; the agency is responsible for setting standards for surface and groundwater quantity and quality, wetlands, floodplains, and shoreland management. Also managed by WisDNR are woodlands, wildlife protection initiatives, and other natural resources preservation strategies. WisDNR is involved in the monitoring and remediation of environmentally contaminated sites. There are no known conflicts between this State agency's policies and programs and those of the Village.

#### **G. NEW GLARUS SCHOOL DISTRICT**

The Village has a long-standing relationship with the New Glarus School District, as all of the school facilities are within the Village limits. There are no apparent incompatibilities between Village plans and those of the District.

The 2014-2015 District Improvement Plan lists three strategic goals and action steps to achieve the goals. Among these goals is improving communication among District stakeholders; social media is being utilized as a way to meet this need. The District is in the process of creating a comprehensive communication plan that will be used for open, responsive, two-way communication among all the District stakeholders. The District aims to serve as a model for Community Partnerships, and the High School already has programs in place with local businesses for students' career development.

After two failed referenda, a plan called Project PRIDE (Patrons Reinvesting in Developing Excellence) was created based on survey data. It aimed to avoid a tax increase, but still improve schools. A referendum passed in November 2011, which authorized the district to borrow \$7.35 million to expand and upgrade school facilities. See the Community Facilities and Utilities chapter for more information.

