

**MINUTES ARE NOT OFFICIAL UNTIL NEXT SUBSEQUENT MEETING**

**New Glarus Joint Extraterritorial Zoning Committee  
Town of New Glarus/Village of New Glarus  
New Glarus Village Hall  
319 2<sup>nd</sup> Street  
August 18, 2016 - Minutes**

The meeting was called to order at 6:03 p.m. by Administrator Bryan Gadow. Members Present: Dean Streiff (Town), Chris Narveson (Town), Robert Elkins (Town), Suzi Janowiak (Village), and Ben Kahl (Village). Also present: Village Administrator Bryan Gadow, Mike Marty, Margaret Howden, Al Lienhardt, and Patricia Haack.

Announcement: All cell phones shall remain off during the meeting.

Appointment of Acting Chair: Ben Kahl nominated Suzi Janowiak to serve as Acting Chair for the meeting. Suzi Janowiak accepted the nomination with no objections.

Agenda: Motion by Ben Kahl to approve the agenda, second by Chris Narveson. Motion carried.

Approval of Minutes from 6/23/2016: Motion by Dean Streiff to approve the 6/23/2016 minutes, second by Ben Kahl. Motion carried.

Consideration: Land Division by CSM within Extraterritorial Zoning (W6387 Legler Valley Rd) – Steve and Diane Marty:

Administrator Gadow reviewed the Land Division request at W6387 Legler Valley Rd. Mike Marty, presenting for the Applicants, indicated that they wanted to sell off 8 acres and keep 21 acres of open space for their enjoyment. Mr. Marty indicated that Lot 2 was not buildable under current Town ordinances without additional Town approvals, and that restriction is noted on the CSM. Chris Narveson stated that the Town Plan Commission and Town Board previously reviewed and approved the subdivision. Chris Narveson made a motion to approve the Land Division by CSM, second by Ben Kahl. Motion carried.

Consideration: Land Division by CSM within Extraterritorial Zoning (Parcel Number 2302401520000) – Margaret Howden:

Administrator Gadow reviewed the Land Division request. Al Lienhardt, presenting for the Applicant, stated that the land division was for a cluster development and that the Town ordinances require a dedication of 40 acres of open space, which is met. He stated that Lot 1 would have private drive access off of Legler Valley Rd, and Lots 2 and 3 would access off of Marty Rd. Mr. Lienhardt stated that Town ordinances require that 15% of the land can be used as residential with 2 acres per lot as buildable, and the other 85% of the land must be designated as open space. He noted that Lot 3 would exchange a quit claim deed with the adjacent neighbor to clean up the lot line. Chris Narveson stated that the Town had reviewed and approved the concept plan, but additional Town review was necessary. Pat Haack stated that she attended the meeting to get additional information on the application, and asked a question regarding where the 5 acres of open space was to be located. Robert Elkins stated that the Town ordinance required the 2 acres of building land per lot to touch. Chris Narveson stated that the location of the 2 buildable acres per lot would need to come back to the Town for further review and approval, but that it did not affect the Land Division by CSM request. Chris Narveson made a motion for approval of the Land Division by CSM, second by Ben Kahl. Motion carried.

Adjourn: Motion by Chris Narveson to adjourn, second by Ben Kahl. Motion carried at 6:25 p.m.

Bryan Gadow, Administrator

**New Glarus Joint Extraterritorial Zoning Committee  
Town of New Glarus/Village of New Glarus  
New Glarus Village Hall  
319 2<sup>nd</sup> Street  
April 21, 2016 - Minutes**

The meeting was called to order at 6:00 p.m. by Administrator Bryan Gadow. Members Present: Dean Streiff (Town), Chris Narveson (Town), Lloyd Lueschow (Village), Suzi Janowiak (Village), and Ben Kahl (Village). Also present: Village Administrator Bryan Gadow and Mark Roffers, MDROffers Consulting (Village Planning Consultant).

Announcement: All cell phones shall remain off during the meeting.

Appointment of Acting Chair: Chris Narveson nominated Dean Streiff to serve as Acting Chair for the meeting. Dean Streiff accepted the nomination with no objections.

Agenda: Motion by Chris Narveson to approve the agenda, second by Ben Kahl. Motion carried.

Approval of Minutes from 6/19/2013: Motion by Llyod Lueschow to approve the 2/22/2016 minutes, second by Dean Streiff. Motion carried.

Consideration: Conditional Use Permit – Jim and Jody Hoesly:

Administrator Gadow reviewed the Conditional Use Permit for a Guesthouse at N8943 County O. Jim and Jody Hoesly explained the updates they were making to the farmhouse and that it would only be for short-term rentals. Ben Kahl made a motion to approve the request for a Conditional Use Permit for a Guesthouse, second by Chris Narveson. Motion carried.

Adjourn: Motion by Ben Kahl to adjourn, second by Lloyd Lueschow. Motion carried at 6:03 p.m.

Bryan Gadow, Administrator

**New Glarus Joint Extraterritorial Zoning Committee  
Town of New Glarus/Village of New Glarus  
New Glarus Village Hall  
319 2<sup>nd</sup> Street  
February 22, 2016 - Minutes**

The meeting was called to order at 5:00 p.m. by Administrator Bryan Gadow. Members Present: Dean Streiff (Town), Lloyd Lueschow (Village), Suzi Janowiak (Village), and Ben Kahl (Village). Also present: Village Administrator Bryan Gadow and Mark Roffers, MDROffers Consulting (Village Planning Consultant).

Announcement: All cell phones shall remain off during the meeting.

Appointment of Acting Chair: Lloyd Lueschow nominated Ben Kahl to serve as Acting Chair for the meeting. Ben Kahl accepted the nomination with no objections.

Agenda: Motion by Suzi Janowiak to approve the agenda, second by Lloyd Lueschow. Motion carried.

Approval of Minutes from 6/19/2013: Motion by Suzi Janowiak to approve the 6/19/2013 minutes, second by Lloyd Lueschow. Motion carried.

General Discussion: Update to the Village of New Glarus Comprehensive Plan:

Administrator Gadow provided the members with background on the Comprehensive Planning process, indicating that municipalities must update it every ten years. He indicated the Village staff and their

consultant, Mr. Mark Roffers of MDRoffers Consulting, were meeting with various community stakeholder groups to receive input on community priorities and vision as they prepare the Comprehensive Plan update for review by the Village Board this fall. He indicated that additional public comment opportunities would be available throughout the process. Administrator Gadow introduced Mr. Mark Roffers and indicated he would lead the Committee through an exercise to get feedback on community priorities.

Mr. Roffers asked the group to comment on what their visions was for the future of New Glarus.

Responses from the Committee members included:

- Greater business park development; keep residents in the community for jobs so they will spend more money and interact more with their neighbors
  - Not necessarily a new large business, but perhaps smaller ones that supply one another and help grow local entrepreneurs
- Keep New Glarus ethnically special; its more Swiss than some in Switzerland
- Active, engaged community
- Continue to cultivate next generation of community leaders
  - Chamber and resident activists/volunteers are what drives community
  - Sources of fostering and communicating community pride
  - Maintain the same sense of collaboration that has existed between the Brewery and local bars and restaurants

Mr. Roffers asked the Committee members what initiatives the Village should prioritize over the next 5-10 years. Responses from the Committee members included:

- Make sure we are not too dependent on one business for future success; diversify
- Redevelopment of Downtown/Backtown area, from lumberyard to the north
  - Does this area need a 2<sup>nd</sup> access to Highway 69?
- Enhance business/site appearance at community entryways
- Look at more housing opportunities for 55+ in a lower-density feel (e.g. duplex condominiums)
  - Could this fit on the current Village garage site?
- Dog park
  - Could be a joint Village-Town project
  - Village hearings suggested some Town resident support, but may need to be confirmed (may be a difference of opinion)
- Potential joint public works garage
  - Village, Town, County currently have separate sites in the Backtown area
  - Combine and relocate to CTH W site at northeast edge of Village?
- Possible incentives for property owners to treat ash trees for EAB

Mr. Roffers asked the Committee members what initiatives their group or organization has for the next 1, 5, or 10 years. Responses from the Committee members included:

- Discuss possibility of merging Village and Town governments within comp plan
- Town has not discussed updating its comprehensive plan to date
- Not currently pressure for new subdivisions in Town, but do want to be prepared
- Perhaps the Village and Town can stand shoulder-to-shoulder in supporting State law changes (or not) that are more supportive of local control
- Town is currently purchasing a building in the Village for a new Town Hall

Mr. Roffers and Administrator Gadow thanked the ETZ Committee members for the feedback and input, and indicated they would schedule a meeting later in 2016 to provide an additional opportunity for ETZ comment on the Comprehensive Plan update.

Adjourn: Motion by Lloyd Lueschow to adjourn, second by Suzi Janowiak. Motion carried at 5:51 p.m.

Bryan Gadow, Administrator

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