Town of New Glarus

PUBLIC HEARING FOR A PROPOSED SUBDIVISION OF PROPERTY
BY CERTIFIED SURVEY MAP FOR RANDALL SHOTLIFF
FOR LAND LOCATED NEAR TO W9398 HUSTAD VALLEY ROAD
WEDNESDAY, AUGUST 9, 2023
MINUTES

Town Board Attending: Chris Narveson (Chair), Matt Streiff, Jim Hoesly, Robert Elkins and Troy Pauli

Board Members Absent: None

Also Attending: John Wright: Clerk-Treasurer; Corey Pope: developer; Mark Pernitz, Stacey Kacek, Bill and/or Mary Anne Oemichen (virtually), Larry and Jean Retrum, Nathaniel Gashette, Nathan and Anne Ballmann-Ramsay, Jerry Benson, Alicia Greer, and Andrew Bethard: Town residents; Bob Talarczyk: surveyor for Randall Shotliff; Tim Schleeper (virtually): Vierbicher Associates planner; and Greg Thoemke and Alexis Harris: Village of New Glarus residents

1. **Call to Order:** Chair Narveson called the meeting to order and opened the public hearing at 6:05 PM.
2. **Proof of Posting**: Clerk-Treasurer Wright attested to the proper proof of posting that included neighbor notification by letter (mailed July 20, 2023), posting in three physical locations and to the Town website (July 20, 2023), and publication in the Post Messenger Recorder (July 27, 2023). Wright noted that the copy mailed to the Town with the others was received on July 24, 2023.
3. **Open Public Hearing for the Proposed 1-Lot Land Division by Certified Survey Map (CSM) for Deed-Restricted Open Space of 11.8 Acres that Will Contain a Public Facility for the Green County Highway Department** – Chair Narveson stated that the Wisconsin Department of Transportation (WisDOT) is requiring the access to the Bug Tussel be abandoned in order for joint access to be provided further west along State Highway 39 as proposed on the draft CSM. Furthermore, WisDOT will not grant access to connect the road proposed by the Green County Highway Department with Ashley Lane to the south. The shared access, however, can be used if the applicant, Randall Shotliff, further developed his property. It was noted that
4. Chair Narveson asked for additional comments from the public attending in person or virtually. No additional comments were offered.
5. Motion to close the public hearing at 6:04 PM and adjourn by Supervisor Hoesly; second by Supervisor Elkins. Motion carried 5-0.

Approved: September 13, 2023

John Wright, Clerk-Treasurer

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   Nathaniel Gashette, N8526 Ashley Lane, was recognized by the Chair to speak. Mr. Gashette expressed his concern that the proposed shop facility will further aggravate stormwater issues. He contended that the communication tower has contributed to stormwater and erosion issues on his property. Applicant Shotliff stated that the site for the tower did not alter the existing slope of the property. Erosion control and stormwater management standards prescribed by the Wisconsin Department of Natural resources will be followed when a site of this size is developed (Chapter NR 216). Concerns were voiced about traffic safety on State Highway 39 and whether a speed reduction should be considered. Alternate locations for the Green County Highway Department were discussed; those locations had been considered for this and other projects in the past and abandoned for a variety of reasons. Many residents on Ashley Lane expressed their frustration with lack of communication prior to notification by mail. There followed a brief discussion about stormwater management that includes a possible detention structure.

   Alicia Greer, W6262 Legler Valley Road, expressed her concerns regarding vehicle safety along State Highway 39. It was noted that a traffic count is scheduled to the east, near the intersection with Klitzke Road. Andrew Bethard, W6262 Legler Valley Road stated he is worried that the proposed public works facility will generate excessive noise during off hours and possible expansion into a larger industrial park. Village on New Glarus resident, Greg Thoemke, 707 1st Street, asked what the benefit was for this public works facility

to be in the Town. Chair Narveson responded that the Village of New Glarus, Village of Belleville, and Town of New Glarus don't have salt storage sheds, so the proposed location would benefit the Town and the two villages by remaining geographically close. Furthermore, local county and state roads can be cleared during snowstorms and can provide mutual aid for traffic accidents. Supervisor Streiff responded to Mr. Thoemke's inquiry that there is no financial benefit to the Town, in a negative way. Thoemke recommended that Green County exhaust other possibilities before choosing this particular site.

Jean Retrum, W6277 State Highway 39, stated that her family has resided to the north and west of the proposed location for approximately 30 years. She voiced her concerns regarding traffic safety and westbound motorists that seek points to turn around and head back eastward, often in an unsafe manner. Larry Retrum, who resides at the same location, wondered whether a speed reduction could be considered along this section of the highway in order to improve safety. Andrew Bethard repeated his concerns that this type of use was undesirable due to the proximity to surrounding residential properties. In response to why the proposed location is so far north in Green County, Chair Narveson stated that most of the County population, outside of the City of Monroe, is in the Township of New Glarus and Township of Exeter.

4. Chair Narveson asked for additional comments from the public attending in person or virtually. No additional comments were offered.

5. Motion to close the public hearing at 6:45 PM and adjourn by Supervisor Streiff; seconded by Supervisor Pauli. Motion carried 5-0.

Approved: September 13, 2023

John Wright, Clerk-Treasurer