

Town of New Glarus
Plan Commission Meeting Minutes
Monday, September 8, 2025, 6:00 PM
Chalet Landhaus, Conference Room
801 WI Hwy 69, New Glarus, WI

Plan Commission Members Attending: Chris Narveson, John Ott, Mark Pernitz, John Freitag, Reg Reis, and Town Engineer, Tim Schleeper from Vierbicher Planners
Also, in attendance were Mike Nevil, Robert Rudd, Todd Hasse, Larry Kubehl, James Baker, Rob Rady, Kelly Ruschman, Danielle Travis, Dale Hustad, Troy Bader, Susan Crum and Tim Schleeper.

1. **Call to Order** – Chair Narveson called the meeting to order at 6:03 P.M.
2. Clerk Treasurer McMicken confirmed posting of the agenda on September 4, 2025
3. **Approval of Minutes:** The revised June 5, 2025, meeting minutes and July 3, 2025, meeting minutes were reviewed. J. Ott made a motion to approve all minutes. J. Freitag seconded the motion regarding the June 5th minutes as he was not at the July meeting. M. Pernitz seconded the motion for the July meeting. All were in favor. Motion carried.
4. **Public Time** Chair Narveson reminded the group that public time offers an opportunity for anyone to speak. Once public time has ended, the public is not invited to speak. Topics are discussed per agenda.
5. J. Ott made a motion to move item 7 to be discussed immediately following public time. All were in favor. Country Haven Development was discussed. Mr. Larry Kubehl asked that the Plan Commission consider allowing his son to build a house on lots 8 & 9 of the current Country Haven Plat and approve a driveway to this property.
There is concern as to what would happen in the future if the building of one home on combined lots 8 & 9 were approved now. Two acre lots are required to comply with current ordinances. Country Haven is currently divided into 1 acre lots. Any more homes could be problematic. Lots 8 & 9 could be combined for one residence by CSM with one private drive. M. Pernitz stated that a development agreement is needed before approving anything. Mr. Kubehl needs to comply with current rules. The development agreement should be done first before any building. J. Ott stated that the development was recorded and approved 25 years ago. Discussion continued.
J. Ott made a motion to approve a private driveway and combine lots 8 & 9 for one new home and postpone the development agreement until the 2nd lot is approved. J. Freitag seconded the motion. Voting was as follows: Freitag: Yes Narveson: Yes Reis: Nay Pernitz: Nay Ott: Yes Motion carried. 3 to 2.
6. Kaiser-Grosse land division was explained by James Baker, representing Talarczyk Land Surveyors. The 3 lots shown on the CSM were reconfigured so lots 2 & 3 go to the lot line. This is a land swap. All lots have fire numbers. The Town Engineer, Tim Schleeper presented his recommendations. J. Ott made a motion to approve the reconfiguration of the 3 lots subject to Mr. Schleeper's recommendations. M. Pernitz seconded the motion. All were in favor. Motion carried.
7. The revised CSM conditionally approved land division of the Bader property located on Durst Road (formerly the Arn Homestead), was presented by Todd Hasse, Hasse Surveying. As requested by the Plan Commission drainage easements were needed. The proposed drainage easements width and shape is variable but is appropriate to meet the Town's ordinance. The CSM will need to be presented to the ETZ although with an existing home, approval should not be a problem. Open space will need to be specific. Fencing and grazing does not need to be recorded on the CSM. A public hearing will need to be scheduled. Property owners within 600 feet of the original parcel will be contacted by U.S. mail.
8. An update of the development of the mapping of the Town by Tim Schleeper was presented to the board. The project is about halfway through the sections. This will be brought to the October meeting.
9. Tim Schleeper, Engineer, presented an updated schedule and actions for the Plan Commission and Town Board to review for the Official Town Map to be completed by the end of the year. Possible road connections were discussed. Shamrock to Durst, Highland to Argue along with other future ideas. The board will need to come back to the October meeting with other suggestions. The Village of New Glarus has a future plan in place that should be considered as well as being sure to incorporate the Village ETZ.
10. Future meeting dates were discussed to assure that all members can attend. Meetings will be held the first Monday of each month. Meeting time will change from 6pm to 5pm. If a holiday falls on a Monday, the meeting will be held the second Monday of the month.
11. M. Pernitz made a motion to adjourn the meeting. J. Freitag seconded the motion. All were in favor. Meeting adjourned at 7:20 p.m.