

**Town of New Glarus
Plan Commission Meeting Minutes
Monday, October 6, 2025, 5:00 PM
Chalet Landhaus, Conference Room
801 WI Hwy 69, New Glarus, WI**

Plan Commission Members Attending: Chris Narveson, John Ott, Mark Pernitz, Mike Nevil, Reg Reis, (arrived at 5:17 P.M.) and Town Engineer, Tim Schleeper from Vierbicher Planners (John Freitag was absent)

Also, in attendance were Dale Hustad, Alex Esser and Larry Kubehl

- 1. Call to Order** – Chair Narveson called the meeting to order at 5:04 P.M.
- 2.** Clerk Treasurer McMicken confirmed posting of the agenda on October 2, 2025
- 3. Minutes from September 8, 2025 were reviewed. John Ott made a motion to approve the minutes. Mark Pernitz seconded the motion. All were in favor. Motion carried.**
- 4. There was no public comment.**
- 5.** The request by Larry Kubehl to build one house and construct a private drive to the house was discussed. **John Ott summarized all the discussion and recommended to Mr. Kubehl that he needs to come up with a development agreement with phases. Phases need to be defined with specific dates. Phase 2 could encompass the balance of the development with no definition and a second development agreement would be required. The number of phases could be any number. Phase 1 would be the first house. (9 lots to start the process) Negotiations could be made. Nothing more can be accomplished at this time. It may have to be resolved between attorneys.**
- 6.** Tim Schleeper presented the progress on the development of the mapping of the township. He showed the disclaimer and showed that two sections would be on one piece of paper. This document was printed today. Names refer to date of ordinance which is why old owners are noted. This document is in black and white. When on the website, they will be in color. The * is note three in the legend and indicates there are other pieces in other parcels. There would be attachments to better show the dwelling rights. This is intended to present information to the public without contacting the Clerk's office or Tim Schleeper. This will all be on the Town website. Clerk McMicken will contact Town Web to inform them of this addition to the website. This is in GIS and could be part of the county website. Tim will provide printed documents to each of the Plan Commission members for review. There are deeds that are documented as open space and other unusual situations. This will be defining the history of the parcels to the best of the Town's knowledge.
- 7.** Tim Schleeper presented the Official Town Map which will depict future roads. Shamrock Lane connecting to Durst Road may be considered. Ashley Road connecting to Legler Valley Road is another consideration. Tim tried to get a Village map of streets/roads but was not able to come up with one. The Town would need to coordinate with the Village in creating new roads in ETZ. The next steps would be a resolution to get this adopted by the end of the year. This would require a public hearing. If the Plan Commission has changes, they need to get to Tim by the end of next week. Mark Pernitz suggested Village View to Edelweiss might be considered. John Ott suggested traffic needs to be considered and would like to get the Town Patrolman's thoughts. Clerk McMicken will see that the Patrolman reviews the map for obvious extensions of dead-end roads that might need to be continued or connected.
- 8. There was no staff report.**
- 9. The next meeting will be November 3, 2025, at 5pm at the Chalet Landhaus Conference Room.**
- 10. Mark Pernitz made a motion to adjourn. Mike Nevil seconded the motion. All were in favor. Meeting adjourned at 6:32 p.m.**

Submitted by: Margo A. McMicken, Clerk Treasurer

Approved 11-3-2025