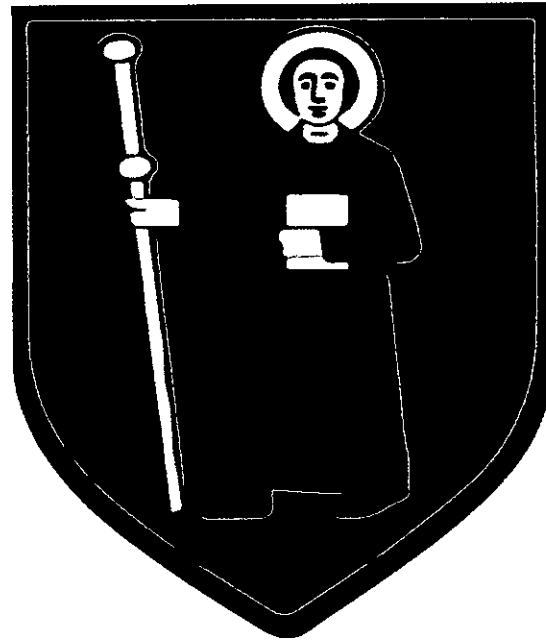


Town of New Glarus

Parks Commission Meeting 01-21-2026

INFORMATION PACKET

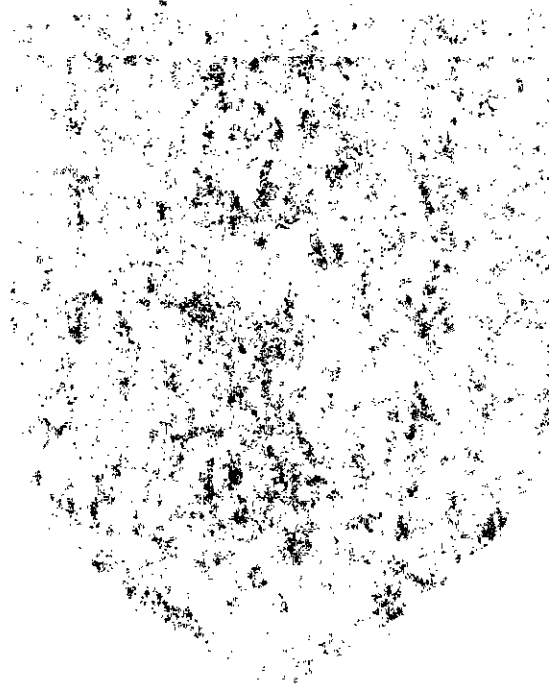
Town of New Glarus



OFFICE OF THE ATTORNEY GENERAL

STATE OF NEW YORK

IN SENATE



TOWN OF NEW GLARUS

PARK COMMISSION MEETING

21 January 2026, 6:00 PM AGENDA

NOTICE IS HEREBY GIVEN that the Town of New Glarus Park Commission, County of Green, will conduct a meeting for the transaction of business as is by law required permitted at such meeting as follows:

LOCATION: Chalet Landhaus Conference Room, 801 Wisconsin Hwy 69, New Glarus, WI

1. Call to Order
2. Proof of Posting
3. Approve Minutes from Regular Meeting on December 17, 2025
4. Public Comments
5. Presentation by Ann Swann of Southern Wisconsin Land Conservancy
6. Update on Tree Sale
7. Update on Portable Restroom at Legacy Prairie Park
8. Update on Prairie Work at Legacy Prairie Park
9. Update on Grant for Town Hall and Community Center
10. Update on DNR Recreational Trail Grant
11. Discussion and Possible Action Regarding Signage at Legacy Prairie Park
12. Discussion and Possible Action on Meeting of Friends of New Glarus Parks
13. Discussion Regarding Conservation Easement for Legacy Prairie Park
14. Discussion and Possible Action about Leib Logging Purchasing Trees from the Park.
15. Review 2026 Budget
16. Schedule Next Meeting for 6:00 PM February 18, 2026
17. Adjourn

Posted:

New Glarus Town Hall
New Glarus Garage
New Glarus Post Office
<https://townofnewglarus.com/>

Harry Pulliam, Chair
New Glarus Park Commission

Pursuant to applicable law, notice is hereby given that a quorum or a majority of the New Glarus Town Board or Plan Commission Members may attend this meeting. Information presented at this meeting may help form the rationale behind future actions that may be taken by the Town of New Glarus Board. Persons requiring additional services to participate in a public meeting may contact the Town Clerk for assistance at 527-2390.

P.O. Box 448- 265 Avenue- New Glarus, WI 53574-0448 - Phone 608/527-2390 <https://townofnewglarus.com>

Town of New Glarus

PARK COMMISSION MEETING

WEDNESDAY, DECEMBER 17TH 2025

MINUTES

Held at Chalet Landhaus, 801 WI Hwy 69, Conference Room, 2nd Floor, New Glarus, WI

Park Commission Members in Attendance: Mona Sue French, Harry Pulliam, Chris Narveson, Deputy Clerk Darla Kramer, Kelly Ruschmann, Mark Pernitz, Jason Neton, Lynn Paron.

Park Commission Members Not in Attendance: Rose Pertzborn

1. Kelly Ruschman called the park commission meeting to order at 06:09 PM.
2. Proof of Posting - Clerk Treasurer Darla Kramer attested to the proper proof of posting
3. (December 16th, 2025) and publication (December 16th, 2025)
4. Motion to approve minutes from 11-29-2025. Motion made by Mona Sue French and seconded by Kelly Ruschmann.
5. Public Time - No comments made
6. Update on Tree Sale - Current number of trees ordered 172. Deadline is the 22nd of December.
7. 2026 Park Commission Budget Discussion. Mowing costs are reasonable - No motions made.
8. Portable Restroom at Legacy Park Discussion - No motions made.
9. Quotes and Pre-payment for Prairie Restoration at Legacy Prairie Park Discussion - No motions made.
10. Trail Fertilization was explained by Troy Pauli - The invoice was paid in November.

11. Discussion regarding the Town Hall/Community Center by Chris Narveson and Mark

Pernitz. The grant for the town hall will be introduced in the Spring.

12. Discussion regarding the availability of DNR and Packers Grants by Harry Pulliam. DNR

Grant is due March 1st, but the application forms are not available yet. We are unable to apply for 2026 Packers Grants.

13. Discussion about Meeting of Friends of New Glarus Parks. Clerk Treasurer Amber

George is willing to help the members apply for 501c3 status. Rose Pertzborn was discussed as a candidate for running the nonprofit.

14. Signage at Legacy Park – No motions made.

15. Discussion Regarding Conservation Easement for Legacy Prairie Park – The commission

will reach out to Frank Grenzow for direction.

16. Discussion about Leib Logging Purchasing Trees from the Park. Concerns were raised

about the damage it could do to the park trails. Possibly interested in selling Walnut trees.

Tabled for the next meeting.

17. Next meeting scheduled for January 21st, 2026, at 06:00PM

18. Motion to adjourn meeting at 07:25 PM made by Mark Pernitz and seconded by Kelly Ruschman.

Submitted for Board Approval on 01-19-2026 by Clerk Treasurer Amber George



SOUTHERN WISCONSIN LAND CONSERVANCY

protecting wild and working lands

Board of Directors

Steve Apfelbaum
President
Juda, WI

Richard Tripp
Vice President
Brodhead, WI

Meredith Tripp
Treasurer
Brodhead, WI

Susan Lehnhardt
Secretary
Juda, WI

Meghan LaPointe
Board Member
Madison, WI

Grace Burns
Board Member
Brodhead, WI

Aryn Swann
Executive Director
Johnson Creek, WI

Conservation Easements

A primer to their value to you, your family, and your land

1. What is a Conservation Easement (CE)?

A CE is a legal tool to provide the highest level of private land protection allowed in the USA. What determines if property is worthy of protection using a conservation easement?

IRS regulations identify that land worthy of protection using a CE need to include important assets: valuable water resources (ground water recharge, or ground and surface water), geological and scenic values, or habitats and rare natural resources, and scientific or educational values, including spiritual and cultural resources.

2. Who creates a Conservation Easement?

It starts with the landowner wishing to protect their land. It is a voluntary commitment by a landowner who wants to protect their land.

3. Who works with the landowner to create the conservation easement?

Once a landowner decides they would like to protect their land, generally they will be directed to a local land trust, who will work with the landowner, landowners attorney and tax advisers, to prepare the necessary documentation, record the Conservation easement and monitor and enforce the protection of your protected land.

4. Does a conservation easement require that your land becomes open to the public?

No. It remains your private land. Some WI programs such as The Managed Timber Act provides a reduced real estate tax level of land is allowed to be publically accessible. But, the federal IRS program for conservation easement protection is completely separate from this state program.



5. What does a landowner get by protecting their land?

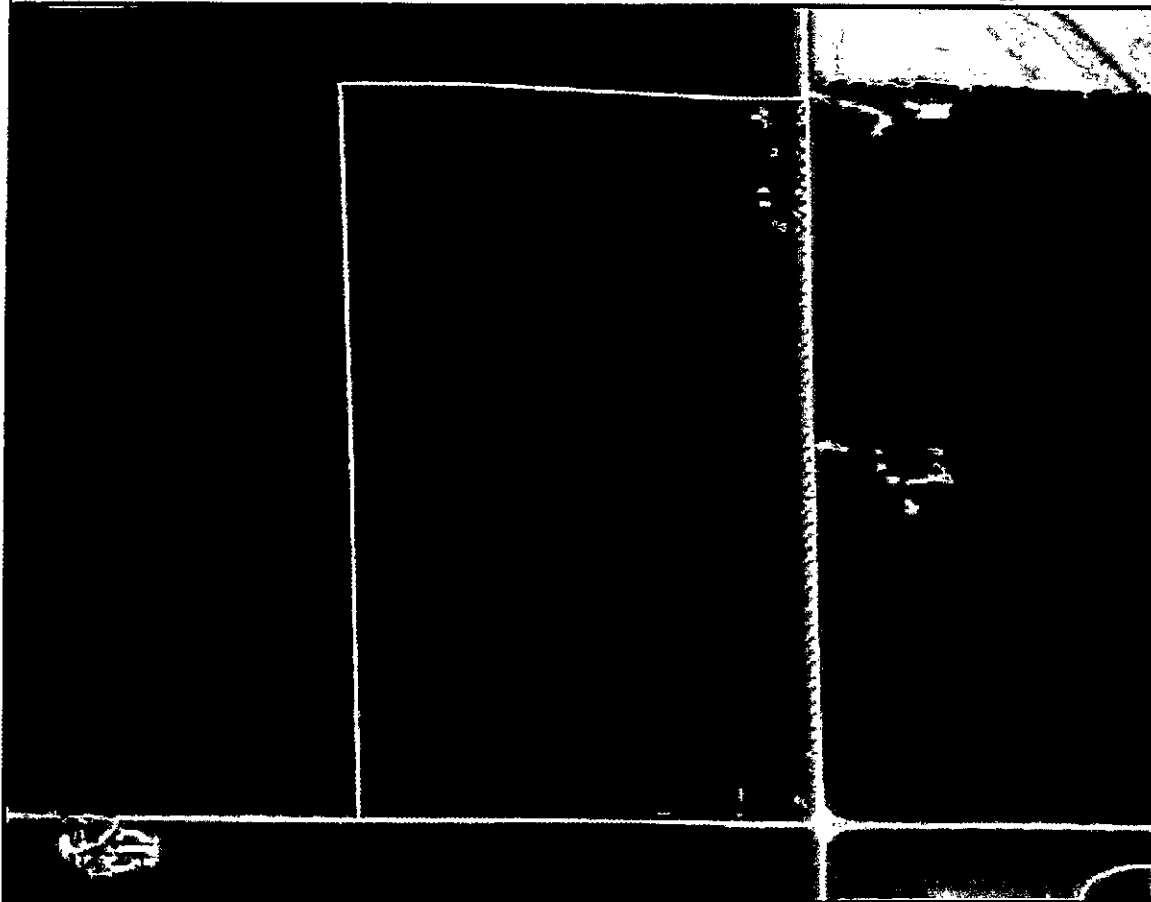
- a. Knowing their family legacy of caring for their land continues for ever.
- b. Knowing the reasons for protecting the natural resources will be protected and enforced forever.
- c. Being able to bequest protected property to children at a reduced valuation, to reduce inheritance taxes.
- d. Being able to sell land to family (or others) at a bargain price to ensure the right person cares for the land in the future.
- e. A tax deduction generally equal to 50% of the conservation appraisal value of the land as specified by the conservation appraiser.
- f. Unlike deed restrictions, CE's provide a protect land and offer the landowner, family an increased range of benefits as outlined above.

6. What does a landowner give up by putting a conservation easement in place over their land?

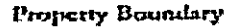
This is entirely up to the landowner, but the criteria of protecting and not developing the valued and important natural resources, water resources, geological, scenic, cultural, and habitat and rare species, must be achieved. The Land Trust and your family create the plan that defines where development, hunting, fishing, forestry, agriculture, trails, roads, etc can go in the future. *The example map shows the zones where protection and other uses in a conservation easement:*



Property Zones and Structures Map Steven I. Apfelbaum's Stone Prairie Farm Conservation Easement



Legend

-  Residential, Garden and Orchard Zone, 2.5 acres
-  Restored Ecosystem Zone, 77.1 acres
-  Alternative Energy Zone, 0.5 acres
-  Timber Management Zone, 1.4 acres
-  Property Boundary
-  Structures



Driftless Area Land Conservancy
 Created: December 2012, KA
 Date: NAD 2008



7. What is the Process for Establishing a Conservation Easement

1. Project Due Diligence by use of project-selection criteria.
2. Written board approval documenting project meets selection criteria.
3. Visual property inspection of conservation values by staff or LT board.
4. Title investigation to confirm ownership and encumbrances, W/in 30 days before closing.
5. Independent qualified conservation appraisal and generation of value in IRS 8283 form.
6. Creation of baseline report to substantiate value in 8283 form—criteria: scientific, scenic, geological, historic/cultural resources, water resources & rare species values.
7. Closing of CE with a bank, Land trust, and landowner.
8. Gifting endowment funds for protection/enforcement fund to Land Trust
9. Recording of conservation easement package, addressing permitted rights and the monitoring and enforcement plan.
10. Annual CE monitoring and landowner communication and annual report.



8. What are the costs for establishing a Conservation Easement?

Below is an example of the Southern Wisconsin Land Conservancy simplified scope and associated costs:

Table. Summary of estimated fees and endowment requirements for creating this conservation easement. The grand total is the required amount to be placed into this project escrow for the specified conservation easement work.

Tasks	1. Fees + Endowment	2. Expenses	Notes
Task 1. Create Briefing Document for Introducing SWLC Board to Property	200.00	00.00	Completed with resolution of board to work on project
Task 2. Baseline Reporting	3,200.00	500.00	Map production
Task 3. Conservation Appraisal Process	1,500.00	100.00	Appraisal by Gatlin Fenwick
Task 4. Conservation Easement Development	4,500.00	200.00	CE Attorney, Peter McKeever
Task 5. SWLC and Land Owner Closing on Conservation Easement	100.00	30.00	Recording easement with County
Estimated Endowment to SWLC	12,000.00	00.00	
Subtotal Column 1 & 2	19,820	00.00	
SWLC Project Management/Coordination (fixed fee)	1,500.00	00.00	
Subtotal	\$21,320	830.00	
Grand Total			22,150.00



9. Is there an additional annual cost?

No, the endowment fund created is invested conservatively to generate the interest income forever, to address everything the land trust needs to do annually to meet the requirements of the Conservation Easement.

10. Are there annual communication requirements with the land trust?

Yes, informal review of the simple 1-2 page annual monitoring report is suggested by SWLC with all CE holders.

11. If interested in protecting my land, how do I start the process?

Contact:

Phone, email, or mail your interest to:

Southern Wisconsin Land Conservancy

N3941 Golf Course Rd.

Brodhead, WI 53520

Aryn Swann

Executive Director

414-416-0482

aelswann@gmail.com



Rec'd/A	Resident Information	Paid	Hickory	White Oak	Lilac	Red Maple	White Spruce	Redwood	Root Dip Gel	5' Pro Tree Tube	5' Tree Tube Stakes	Total Purchase
	Blumer, Jacob (608)212-6355 N9087 Blue Vista Lane jacob.blumer@gmail.com	\$ 201.00	1	3		6	6	1			11	\$ 102.00 \$ 33.00 \$ 66.00 \$ -
	Brooks, Jay (608)628-7411 N7941 County Rd N jay.s.brooks@gmail.com	\$ 60.00	5	5								\$ 60.00
	Duerst, Nita (608)214-8686 W4970 Kubly Rd n/a	\$ 30.00			3	1	1					\$ 30.00
	Elmer, Jane (608)558-0558 W6457 County Road H jelmer53574@yahoo.com	\$ 120.00					20					\$ 120.00
	Elmer, Ruth (608)558-5395 W5732 Cty NN ruthelmer@ids.net	\$ 30.00	2	1		2						\$ 30.00
	Gallhouse, Craig (608)558-8179 W5130 Kubly Rd wascrc@hotmail.com	\$ 305.00	5	5		10					20	\$ 120.00 \$ 60.00 \$ 120.00 \$ 5.00
	Heil, Jeffrey (608)235-5756 W5470 Highland Dr jeffheil@me.com	\$ 60.00			10					1		\$ 60.00
	Hoesly, Jody (608)630-0420 N8982 Old Madison Rd joddyhoesly@gmail.com	\$ 95.00				5	10			1		\$ 90.00 \$ - \$ - \$ 5.00
	Jacobson, Joseph or Wendy n/a W5211 Windmill Ridge Rd wssjacobsen@msn.com	\$ 30.00		5								\$ 30.00
	Johnson, Audra (608)235-7954 N8715 County Rd O aundralee.beil@gmail.com	\$ 45.00		1	3			1			5	\$ 30.00 \$ 15.00 \$ - \$ -
	Kirch, Bob (608)636-6467 N7943 County Rd N	\$ 96.00	2		1	4	5	4				\$ 96.00

Rec'd/Resident Information		Paid	Hickory	White Oak	Ulac	Red Maple	White Spruce	Redwood	Root Dip Gel	5' Pro Tree Tube	5' Tree Tube Stakes	Total Purchase
	bkrirchy@gmail.com											
	Kniffin, Jim (608)527-5017 PO Box 398 W5154 Hwy W n/a	\$ 66.00	2	2	1	2	4					\$ 66.00
	Krantz, Troy (608)516-1888 N7388 High Prairie Ln krantz1@tds.net	\$ 170.00			3	7	7					\$ 102.00 \$ 21.00 \$ 42.00 \$ 5.00
	Mahoney, Rita (608)527-4939 W5729 County Rd H rmahoney1097@outlook.com	\$ 30.00	1	3				1	1			\$ 30.00
	Mueller, Scott (512)743-0301 W5342 Windmill Ridge Rd skatya1995@gmail.com	\$ 42.00		2	1		4					\$ 42.00
	Nevil, Michael (608)558-0611 W6303 County Road H n/a	\$ 180.00				10	20					\$ 180.00
	Perritz, Mark (608)527-6877 N7827 Valley View Rd droska42@gmail.com	\$ 65.00		10								\$ 60.00 \$ - \$ - \$ 5.00
	Roska, Diane (608)214-0013 W6174 Legler Valley Road droska42@gmail.com	\$ 95.00			1	1	3	1	1			\$ 36.00 \$ 18.00 \$ 36.00 \$ 5.00
	Rosster, Heidi (608)334-8020 W5505 Spring Valley Rd heidlvrosster@gmail.com	\$ 137.00		2	2	4	8	1				\$ 102.00 \$ 30.00 \$ - \$ 5.00
	Schilt, Deb (608)214-0011 N9118 Hwy 69 debflamingo@yahoo.com	\$ 60.00					10		1			\$ 60.00
	Severson, Ray (608)213-0859 W5370 Spring Valley Rd RRSEVER.RS@gmail.com	\$ 107.00		3	4	1						\$ 48.00 \$ 18.00 \$ 36.00 \$ 5.00
	Williamson, Jessica (608)234-2615	\$ 102.00	1	2	6		8		1			\$ 102.00 \$ -

[illegible]

Jake & Randy Leib
3987 Inwood Ave
Dubuque, IA 52001

Leib Logging Inc.



00123 Town Of New Glarus
448 PO Box
New Glarus, WI 53574-0448
T2P1



**TIMBER HARVESTING &
FOREST MANAGEMENT**

Dear Landowner,

We're Jake and Randy Leib, and we manage timber procurement for Leib Logging, Inc. out of Dubuque, IA. We are actively buying timber and believe you may have valuable trees on your property. We're buying mature trees of various hardwood species, with a focus on walnut, white oak, bur oak, and cherry.

As a fifth-generation company with over 47 years of experience buying standing timber, we are proud to continue a family tradition led by Randy (4th generation) and Jake (5th generation), with a strong commitment to forest preservation and respecting landowners and their property. Our goal is to meet your objectives during harvest and to build long-term relationships. When done properly, timber harvesting can enhance habitats for deer, turkey, and other wildlife, as well as improve the quality of timber for future harvests.

We have references available from satisfied landowners upon request.

Please call or text us at 563-599-8010 (Randy) or 563-495-6689 (Jake) for more information or to schedule a free timber consultation. If we're unavailable, feel free to leave a message — we'll get back to you promptly.

Thank you,

Jake & Randy Leib
Leib Logging, Inc.
3987 Inwood Ave, Dubuque, IA 52001
Cell: 563-599-8010 / 563-495-6689
Email: jleib1986@gmail.com

Town of New Glarus Parks

Budget vs. Actuals: 2026 - FY26 P&L

January - December 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	REMAINING
Income				
48900 Other Miscellaneous Revenues				
48920 Tree Sale	2,126.00		2,126.00	-2,126.00
Total 48900 Other Miscellaneous Revenues	2,126.00		2,126.00	-2,126.00
Total Income	\$2,126.00	\$0.00	\$2,126.00	\$ -2,126.00
GROSS PROFIT	\$2,126.00	\$0.00	\$2,126.00	\$ -2,126.00
Expenses				
57620 Parks				
57620-02 Trail Maintenance				
57620-021 Legacy Prairie Park-Seed & Labor		5,000.00	-5,000.00	5,000.00
57620-023 Legacy Prairie Park-Signs		1,000.00	-1,000.00	1,000.00
57620-025 Legacy Prairie Park-Mowing		6,000.00	-6,000.00	6,000.00
Total 57620-02 Trail Maintenance		12,000.00	-12,000.00	12,000.00
57620-04 Parks Postage		850.00	-850.00	850.00
57620-08 Parks Memberships & Subscriptions		550.00	-550.00	550.00
57620-14 Maintenance of Blue Bird		1,000.00	-1,000.00	1,000.00
57620-18 Parks-Equipment Rental		1,350.00	-1,350.00	1,350.00
57620-20 Parks-Mileage Reimbursement		65.00	-65.00	65.00
5762001 Parks Per Diem		2,800.00	-2,800.00	2,800.00
Total 57620 Parks		18,615.00	-18,615.00	18,615.00
57620-01 Prairie Preservation				
57620-027 Prairie Development		4,000.00	-4,000.00	4,000.00
57620-028 Prairie Maintenance		1,000.00	-1,000.00	1,000.00
Total 57620-01 Prairie Preservation		5,000.00	-5,000.00	5,000.00
Total Expenses	\$0.00	\$23,615.00	\$ -23,615.00	\$23,615.00
NET OPERATING INCOME	\$2,126.00	\$ -23,615.00	\$25,741.00	\$ -25,741.00
NET INCOME	\$2,126.00	\$ -23,615.00	\$25,741.00	\$ -25,741.00

STATE OF NEW YORK
IN SENATE
January 10, 1907.

REPORT
OF THE
COMMISSIONERS OF THE LAND OFFICE
IN RESPONSE TO A RESOLUTION PASSED BY THE SENATE
MAY 1, 1896.
ALBANY:
J. B. LEECH, STATE PRINTER.
1907.

