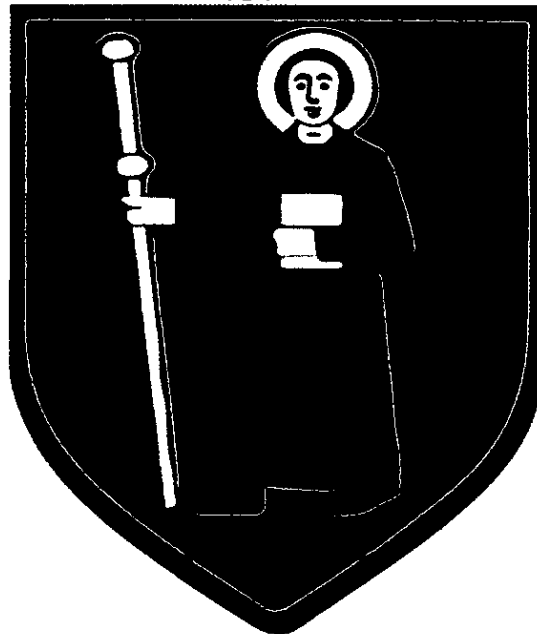


Town of New Glarus

Plan Commission Meeting 02-02-2026

INFORMATION PACKET

Town of New Glarus



TOWN OF NEW GLARUS

PLAN COMMISSION MEETING

Monday, February 2nd, 2026, 5:00 P.M.

Chalet Landhaus, Conference Room, 801 Wis. Hwy. 69, New Glarus, WI

AGENDA

NOTICE IS HEREBY GIVEN that the Town of New Glarus Plan Commission, County of Green, may act on the following matters if any required public hearing has been held:

1. Call to Order
2. Confirm Proper Proof of Posting
3. Mike Nevil and Alex Esser sign oath of office.
4. Approve Meeting Minutes from 11-3-2025
5. Public Comments (3 minutes)
6. Update on Development Potential Mapping
7. Discussion on Official Road Map
8. Staff Reports
9. Discussion on Conditional Use Permits for Shipping Containers.
10. Next Meeting is scheduled for Monday, March 2nd, 2026
11. Adjourn

Pursuant to applicable law, notice is hereby given that a quorum or a majority of the New Glarus Town Board 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.

People requiring additional services to participate in this public meeting may contact the Town Clerk for assistance:

608-527-2390 or clerk@townofnewglaruswi.gov

Posted: 01/29/2026

New Glarus Maintenance Garage

New Glarus Post Office, Bank of New Glarus, 501 1st St., New Glarus

Official Oath

STATE OF WISCONSIN,)
) ss
Green County)

I, Mike Nevil, having been elected or appointed to
the office of Town of New Glarus Plan Commission Member
(title)

but have not yet entered upon the duties thereof, swear (or affirm) that I will support the
constitution of the United States and the constitution of the State of Wisconsin, and will
faithfully discharge the duties of said office to the best of my ability.

(Signature of elected or appointed official)

Subscribed and sworn to before me this _____ day of _____, _____.

(Signature of person authorized to administer oaths)

☐ Notary Public or ☐ other official _____
(Official title, if not a notary)

If Notary Public: My commission expires _____, or ☐ is permanent

I, Alex Esser, having been elected or appointed to
the office of Town of New Glarus Plan Commission Member
(title)
but have not yet entered upon the duties thereof, swear (or affirm) that I will support the
constitution of the United States and the constitution of the State of Wisconsin, and will
faithfully discharge the duties of said office to the best of my ability.

Subscribed and sworn to before me this _____ day of _____, _____

☐ Notary Public or ☐ other official _____
(Official title, if not a notary)

If Notary Public: My commission expires _____, or ☐ is permanent

**Town of New Glarus
Plan Commission Meeting Minutes
Monday, November 3, 2025, 5:00 P.M.
Chalet Landhaus, Conference Room, 2nd Floor, 801 WI Hwy 69, New Glarus, WI**

**Plan Commission Members Attending: Chris Narveson, Mark Pernitz, Mike Nevil, John Freitag, Reg Reis, and Town Engineer, Tim Schleeper from Vierbicher Associates. Absence: John Ott
Also, in attendance was Bob Steinich**

1. Call to Order – Chair Narveson called the meeting to order at 5:03 P.M.
2. Clerk Treasurer McMicken confirmed posting of the agenda on October 29, 2025
3. Minutes from the October 6, 2025, meeting were presented. Mark Pernitz made a motion to approve the minutes. Reg Reis seconded the motion. There was no discussion. All were in favor. Motion carried.
4. There was no public comment.
5. Bob Steinich stated that he has a neighbor that would like to purchase 30 acres of his 67-acre property. He would like to eventually sell all 67 acres but wants to keep the building rights with the 37 acres if he sells the 30 acres separately. Tim Schleeper gave an example of a deed restriction. A similar deed restriction would need to be drafted to confirm that no building rights are being sold with the 30-acre parcel. A CSM would be required. Chair Narveson advised that Mr. Steinich present the CSM to the Plan Commission when it is completed so building rights are reviewed and confirmed.
6. Tim Schleeper brought the Board up to date on the progress of the Mapping. Each section is being gone through individually for accuracy. Tim will send the Clerk a sample of the information to be sure it is compatible with the Town's website. Tim took a few minutes to explain to the new Plan Commission members how the mapping will work. It will allow landowners to see their properties and their building rights online. Reg Reis asked when the project would be completed. Tim thought the project was about halfway and should be completed possibly in December.
7. Tim Schleeper gave an update on the Official Town Map. This map will show where new roads might be placed. Once the map is finalized, there will need to be an ordinance created to amend the Comprehensive Plan, a Public Hearing will be required, and the Comprehensive Plan will need to be updated. A 30-day notice will be required for the hearing. Tim will supply the final map to the Plan Commission at their December meeting. The Town Board will receive the map as information only at their November meeting.
8. Chair Narveson gave report on the new town garage. The site is leveled, and the excavation has started for the footings. There is rock present on the NW half of the foundation. The goal will be to keep the area as level as possible.

Chris Narveson, Mark Pernitz and Harry Pulliam toured Legacy Prairie Park with Cheryl Housley from the DNR. Sheryl is the person from the DNR that the Town worked with on the trail grant. She thought the trail network was coming along very nicely and the vegetation restoration projects are impressive. She also advised the Town to apply for maintenance grants for the trails that will be available.

Klitzke Lane will be put in by McGuire in the next two weeks.

The Town has applied for a 50/50 grant for a new town hall. The building will need to emphasize a "community center" which will be the entire lower level of the building having restrooms accessible from both inside and outside, a kitchen, and storm shelter. Both Chris Narveson and Mark Pernitz felt the application was very strong with many letters of support from local organizations and individuals including government officials.
9. The next meeting is scheduled to be held December 1, 2025, at 5pm at the Chalet Landhaus.
10. Mark Pernitz made a motion to adjourn. John Freitag seconded the motion. All were in favor. Meeting adjourned at 5:50 p.m.

Submitted by: Margo A. McMicken, Clerk Treasurer

ORDINANCE #05-2025-2

**TOWN OF NEW GLARUS, GREEN COUNTY
REGULATION OF SHIPPING CONTAINERS**

WHEREAS, The Town of New Glarus has determined it is in the public interest to adopt regulations on the use and placement of Shipping Containers.

WHEREAS, This ordinance is adopted pursuant to the police powers of the Town of New Glarus, specifically including the Town's village powers; its authority to review and approve site plans prior to issuing permits and its authority to adopt ordinances pursuant to Wis. Stats. Chapter 60 to regulate the placement, use, and appearance of Shipping Containers. The Town finds this ordinance is reasonable and necessary to protect public health, safety, welfare, property values and the rural character of the Town. This ordinance establishes reasonable standards which are intended to supplement consistent applicable Green County zoning regulations.

Section 1: Effective Date

This ordinance shall be effective one day after its publication or posting as required by law.

Section 2: Definitions.

- A. The term "Shipping Container" shall be defined as a transportable, encloseded, box-like metal container for dry storage. The term "shipping container" includes but is not limited to, containers such as non-refrigerated semitrailers, roll-off containers, slide-off containers, and "piggyback" containers. A shipping container includes any container intended for the purpose of storing personal
- B. The term "shipping container" does not include the following (known herein as "Other Containers") refrigerated containers (whether operable or not), tanks, open top, flat rack, or open side containers.

Section 3. Placement of Shipping Containers Prohibited Except By Permit.

- A. Shipping Containers may not be placed on any parcel of real estate in the Town without a permit issued by the Town.
- B. Other Containers are prohibited from being placed on any property in the Town except properly zoned trucking, shipping or construction businesses, and then, only as needed for the business conducted on the property.
- C. Shipping Containers which are in place as of the date of adoption of this Ordinance shall be removed no later than one hundred eighty (180) days after the date of adoption unless a permit is issued.

D. This ordinance does not apply to resin, wood or metal sheds which are 32 square feet or less in area; to any operable truck or van; to any constructed or to modular of other structures placed under a building permit.

E. This Ordinance does not purport to override any restrictive covenants which prohibit placement of Shipping Containers.

Section 3: Application for and Issuance of Permit

- A. Any person seeking to locate or maintain a Shipping Container in the Town shall complete an application for a Town permit using an application form prescribed by the Town. The applicant shall include a scale drawing showing the proposed location of the Shipping Container and the distances from all property boundaries.
- B. The Town Board shall review all applications for placement of Shipping Containers. If it appears the proposed placement of a Shipping Container complies with this Ordinance, the Town Board shall issue a permit.
- C. The permit for placement of a Shipping Container is valid only for the location for which the permit was issued. Permits expire after thirty (30) days. Additional permits may be issued subject to the terms and conditions of this ordinance

Section 4: Placement Requirements and Limitations

- A. Shipping containers shall be painted in a neutral shade and without advertising or signage affixed to the shipping container. A Shipping Container may include a sign or painted information not more than 3 square feet in area identifying the owner of the container.
- B. No electrical power nor plumbing may be installed in a Shipping Container.
- C. No person may reside in a Shipping Container.
- D. Shipping containers located on a single parcel may not exceed a cumulative gross floor area of 450 square feet. Shipping Containers may not be stacked and may not be more than 8 ½ feet in height.
- E. In no event shall there be more than two temporary Shipping Containers on any property at any time.
- F. Shipping containers may not be placed less than 20 feet from the front boundary of a property, nor less than five feet from all other lot lines. If there is a residence on an adjacent parcel, the Shipping Container may not be less than 440 feet from the nearest point of the residence.
- G. Shipping containers may not be in any required open space, on any wetland or in a location that interferes with vehicular and/or pedestrian circulation.
- H. Shipping containers shall comply with any applicable building and fire code regulations for the purpose of ensuring safe ingress and egress to dwellings, access to utility shutoff valves and fire protection.

- I. Shipping containers shall be locked when not in use. Their doors or entrances shall be kept closed when not in use. The Shipping Container owner shall take precautions to prevent vermin from staying in the Shipping Container.
- J. The Town Board shall have the discretion to further restrict the placement of any shipping container on a property that prevents any unreasonable deprivation of light, air, or reasonable use to any adjoining property.
- K. A shipping container shall not remain on any property located in the Town of New Glarus for more than thirty (30) consecutive calendar days, and not more than sixty (60) gross days in a twelve (12) month period, unless permitted by the Town of New Glarus. (Exceptions may be granted for construction projects where work is ongoing and actively progressing.)

Section 5: Revocation of Permits.

- A. With reasonable notice, the Town of New Glarus Board may revoke any permit issued under this ordinance, if it is determined by the Town Board that a shipping container is being maintained in an unsafe manner or constitutes a public nuisance or violates any other provision of the Town or County Code.
- B. Shipping containers must be located at the primary lot of the residence.
- C. Shipping containers shall not be used for residential purposes.
- D. No Shipping Container or portion of a Shipping Container may be rented to a third party.

Section 6: Severability.

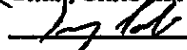
If any provision of this ordinance or its application to any person or circumstances is held invalid, the invalidity does not affect other provision or application of this ordinance that can give effect without the invalid provision or application, and to this end the provisions of this ordinance are severable.

Section 7: Violations and Penalties

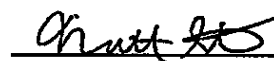
Any violations of this Ordinance shall be subject to a fine of \$100.00.

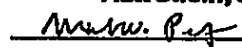
This ordinance was adopted by the Town Board of Supervisors of the Town of New Glarus at a regular meeting on the 10th day of December, 2025, by a vote of 5 aye and 0 nay.


Chair, Chris Narveson

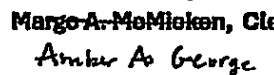

Troy Pauli, Supervisor


Dan Gartzke, Supervisor


Matt Streliff, Supervisor


Mark Perny, Supervisor


Margo A. McMillen, Clerk Treasurer


Amber A. George