

Town of New Glarus

Information Packet

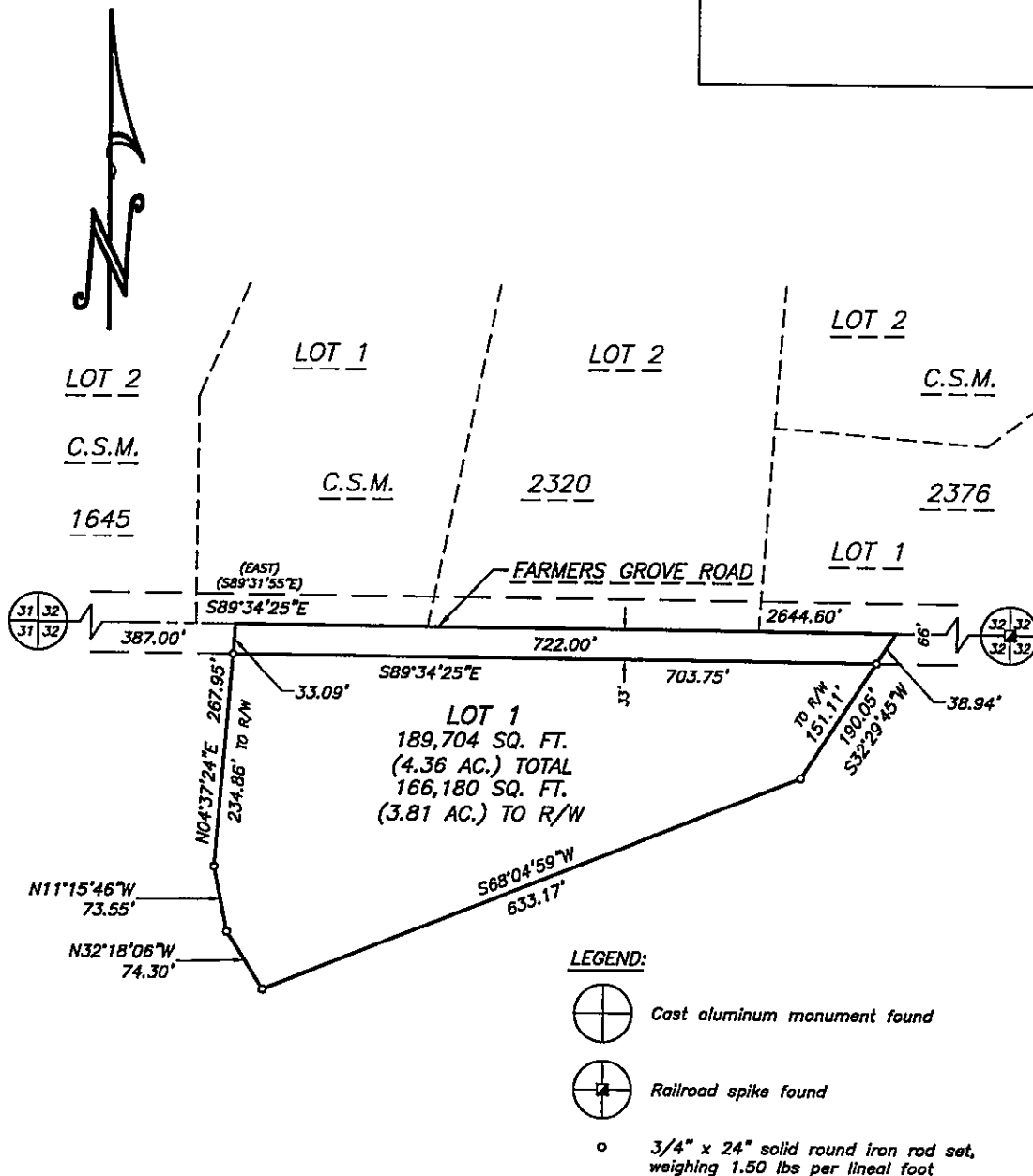
Town of New Glarus



CERTIFIED SURVEY MAP

No. _____

Part of the Northwest 1/4 of the Southwest 1/4 of Section 32,
Town 4 North, Range 7 East, Town of New Glarus, Green County,
Wisconsin.



NOTES:

- Bearings are referenced to the Wisconsin County Coordinate System, Green County Zone, NAD83 (2011), in which the North line of the Southwest 1/4 of Section 32 bears S89°34'25"E.
- Recorded data, when different than measured, is shown in parenthesis.

JOB NO. 26103
POINTS 26103
DRWG. 26103_1
DRAWN BY MST

150 0 150
SCALE: 1" = 150'

SHEET 1 OF 2

TALARCZYK
LAND SURVEYS, INC.
517 2nd Avenue
New Glarus, WI 53574
608-527-5216
www.talarczyklandsurveys.com

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PAGE _____

CERTIFIED SURVEY MAP No. _____

That part of the Northwest 1/4 of the Southwest 1/4 of Section 32, Town 4 North, Range 7 East, Town of New Glarus, Green County, Wisconsin, bounded and described as follows:
Commencing at the West 1/4 corner of said Section 32; thence S89°34'25"E along the North line of the Southwest 1/4 of Section 32, 387.00' to the point of beginning; thence S89°34'25"E, 722.00'; thence S32°29'45"W, 190.05'; thence S68°04'59"W, 633.17'; thence N32°18'06"W, 74.30'; thence N11°15'46"W, 73.55'; thence N04°37'24"E, 267.95' to the point of beginning; subject to a public road right of way as shown and to any and all easements of record.

I hereby certify that this survey is in compliance with Section 236.34 of the Wis. Statutes and the subdivision regulations of the Town of New Glarus and Green County; and that under the direction of Peter Heil, I have surveyed, monumented, and mapped the lands described hereon; and that this map is a correct representation of all exterior boundaries of the land surveyed in accordance with the information provided.

May 8, 2026

Robert A. Talarczyk, P.L.S.

OWNER'S CERTIFICATE:

As owners, we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented hereon. We also certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: Town of New Glarus; Green County Zoning & Land Use Committee.

WITNESS the hand and seal of said owners this _____ day of _____, 20_____.
In the presence of:

Donald J. Halvorsen, Co-Trustee
Donald J. & Susan Halvorsen Trust

Susan Halvorsen, Co-Trustee
Donald J. & Susan Halvorsen Trust

STATE OF WISCONSIN)

_____ COUNTY) SS

Personally came before me this _____ day of _____, 20_____, the above named Donald J. Halvorsen and Susan Halvorsen, trustees of the above named trust, to me known to be the same persons who executed the foregoing instrument and acknowledged the same.

My commission expires _____.

TOWN APPROVAL: Approved for recording this _____ day of _____, 20_____, by the Town of New Glarus.

Town Chairperson

COUNTY APPROVAL CERTIFICATE: Approved for recording this _____ day of _____, 20_____, by the Green County Land Use & Zoning Department.

PREPARED FOR:
Peter Heil
N7575 Olstad Lane
Monticello, WI 53570
(608) 772-0167

Zoning Administrator

JOB NO. 26103
POINTS 26103
DRWG. 26103_1
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SHEET 2 OF 2

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**New Glarus Joint Extraterritorial Zoning Committee
Town of New Glarus/Village of New Glarus
New Glarus Village Hall
319 2nd Street
January 16, 2018 - Minutes**

The meeting was called to order at 6:01 p.m. by Jim Hoesly. Members Present: Dean Streiff (Town), Jim Hoesly (Town), Robert Elkins (Town), Lloyd Lueschow (Village), and Ben Kahl (Village). Also present: Village Administrator Bryan Gadow, Goff Thomson, Dianne Brooks, Jay Brooks, Karla Phillips, and Dick Phillips.

Announcement: All cell phones shall remain off during the meeting.

Appointment of Acting Chair: Ben Kahl nominated Jim Hoesly to serve as Acting Chair for the meeting. Jim Hoesly accepted the nomination with no objections.

Consideration: Land Division within Extraterritorial – Gof & Mary Thomson [Tax Parcel 23-024-0209.0100]:

The Committee asked Gof Thomson (the Applicant) to provide background on the application. Mr. Thomson noted that it is a 35 acre parcel in an area that is zoned 2 parcels for 50 acres, and that a building permit was issued in the 1990s, which created a legal non-conformity. His concern is that if there is a property loss, the Township could prevent a rebuilding. He noted the Township approved a variance for the property, and the Certified Survey Map (CSM) was to clean up the parcels and make it legal conforming.

Ben Kahl asked if there were any other Township parcels that were non-conforming. Jim Hoesly indicated that there was likely a handful, but none in the ETZ boundaries. Jim Hoesly noted that the Township approved the application on December 19, 2017, and clarified for the audience that the two existing houses are the only two houses that can be on the lot.

Township residents attending the meeting asked questions regarding the Township's open space ordinance. Jim Hoesly noted that the Township's open space ordinance was in force until 2025, and that it could only be changed through a Township public hearing and referendum.

Motion by Ben Kahl to approve the CSM Land Division application, second by Den Streiff. Motion carried, five (5) in favor, zero (0) opposed.

Adjournment: Motion by Bob Elkins to adjourn, second by Ben Kahl. Motion carried at 6:09 p.m.

Minutes taken by Bryan Gadow, Village Administrator.



Robert C. Procter
rprocter@axley.com
608.283.6762

February 6, 2026

Amber George, Clerk
Town of New Glarus
PO Box 448
501 First Street
New Glarus, Wisconsin 53574
clerk@townofnewglaruswi.gov

Dear Ms. George,

Our firm represents Country Haven, LLC, the developer of the proposed Country Haven Subdivision. Country Haven is moving forward with Phase 1 of the subdivision and respectfully requests to be placed on the agenda for the next Town Board meeting in March. Please also advise whether this matter must first be scheduled for review by the Plan Commission. If the Plan Commission is not scheduled to meet prior to the Town Board's March meeting, Country Haven is willing to pay for and requests a special Plan Commission meeting in order to stay on track for Board consideration at its March meeting. With respect to scheduling, we are not available February 20 through February 25, but otherwise have general availability.

We also respectfully request that the Town Attorney prepare the Developer Agreement for Phase 1. By way of background, Phase 1 will include installation of the portion of Krando Trail from C.T.H. N up to Lot 9, which will allow for the development of Lots 6 through 9.

Please let us know next steps and any additional information needed.

Thank you for your assistance.

Sincerely,

Robert C. Procter

Axley LLP

Cc: Attorney Mark Hazelbaker

DEVELOPMENT AGREEMENT

between

TOWN OF NEW GLARUS

and

COUNTRY HAVEN STATE APPROVED PLAT

This Development Agreement ("the Agreement") is made and entered into effective the ____ day of March, 2026 by and between the Town of New Glarus, (hereinafter referred to collectively as "Town") and Country Haven LLC and Larry Kubehl (hereafter "Country Haven")

WITNESSETH:

WHEREAS the state approved plat known as Country Haven has parcels along Country Road "N" that could be sold for residential development (See Attachment) we seek Township approval with the following conditions to be met by Country Haven:

- 1) Krando Trail will be built to current Township specs. This road is to be constructed from County Hwy N starting at the existing culvert entrance, extending to Lot 9. A gravel road base and ditching is to be constructed by July 31, 2026. The "base course asphalt" is to be constructed by November 30, 2027. The township will not be required to plow or maintain the road in any way, until this part of Krando Trail meets the Township specs.
- 2) Upon completion of the gravel road base and ditching of Krando Trail from County Highway N to the center of lot 9 of the Country Haven plat, Country Haven LLC may sell lots 6,7,8 and 9, as shown on the State approved plat.
- 3) Any and all consideration of additional lot sales besides lots 6-9 will require a New Developer's Agreement.

By _____
Town Chairperson

By _____
Town Clerk

By _____
Larry Kubehl

By _____
Country Haven LLC.

LOCATED IN THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27 AND
QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, ALL IN TOWNSHIP 4 NORTH, RANGE 7 EAST, TOWN OF 1

COUNTRY HAVEN.

