

**Town of New Glarus
Plan Commission Meeting Minutes
Thursday June 18, 2026 – 6:00 P.M.
New Glarus Town Garage
200 Railroad St, New Glarus, WI**

Members in Attendance: Chris Narveson, John Ott, Mark Pernitz, Alex Esser, Reg Reis, and Mike Nevil.

Absent: John Freitag

Others in attendance: Tim Schleeper, Bob Talarczyk, James Baker, Rob Ready, Pete Heil, Eddie Klitzke, and Ann Endrulat.

1. Call to Order – Chair Narveson called the meeting to order at 6:06 p.m.
2. Chair Chris Narveson attested to the Proof of Posting on 06-16-2026 at the Town Garage, the Bank of New Glarus, and the New Glarus Post Office. Posted to the website on 06-16-2026.
3. Motion made by John Ott to approve minutes from 05-21-2026. Seconded by Mike Nevil. All were in favor. Motion carried.
4. Public Time – There was no one to speak during public time.
5. Discussion on preliminary CSM for Peter Heil – The applicant is seeking to create a single lot on Farmers Grove Road with no residential building rights. The lot generally encompasses a former quarry and presumably would continue to be accessed off Farmers Grove Road. Would record a deed restriction right after the CSM is recorded, that prohibits future residential use. The land will be used for bee hives and other non-residential use. No residential structures, garages, or storage buildings other than those deemed necessary for maintenance of the property as Open Space are permitted. Mark Pernitz made a motion to recommend action by the Town Board to hold a public hearing to consider a CSM for the Halvorsen property on Farmers Grove Road, subject to the provisions Tim Schleeper has outlined. Seconded by Reg Reis. All were in favor. Motion carried.
6. Discussion on 4 lots for Eddie Klitzke – They are seeking to create 8 clustered lots on a single access from Hayes Lane. The lots are outside of the Town/Village Extraterritorial Zoning boundary but will still require Village review of the land division. Map shows additional lots, however not looking at development for those at this time. There would be 4 lots on each side of the road. Currently looking at the first 4 lots. The future lots below are still on a dead-end road. Currently there is gravel access to the parcels. This would remain a private road. Would build enough road for the 4 lots right now. Developing 8 lots on the access created will require improving the access to meet Town Highway Design Standards. Eddie would maintain ownership of the road and then others would have an easement to use the road. It would have to be built to the town's standards, however that doesn't mean the town would have to accept it. You could put in an easement for a turn around. Does not have to be dedicated, you could show temporary. If it does become a public road, further improvements at the intersection with Hayes Lane may be needed. Currently set up for a driveway. Public roads need certain radii. The full length of the cul-de-sac proposed is approximately 2,800 feet. The length needed to create lots 1-4 is about 1,700 feet. At some point it may need adjusted. Possibly a hammer head for emergency services to turn around. Need to determine who oversees the road. It would be a joint driveway. Pelliteri pickup would have to be on Hayes Lane.

A deed restriction quantifying the remaining open space requirements will be needed for the remaining lands not part of the development.
7. Discussion on Endrulat Parcel – There are two pre-ordinance parcels that are owned by the Endrulat Trust along STH 39. Her daughter would like to build a home. As pre-ordinance parcels less than 70 acres in

size, each parcel is allowed one residential building site. Pre-ordinance CSM's are not in the data base. Was the parcel by itself in 1997 and was it buildable? **"All existing parcels less than 70 acres as of October 13, 1997, shall have no more than one residential building site. If such existing parcels already possess a residence, no additional residential building sites shall be granted."** It is independent of her other parcel. Although parcel 118.1 is "landlocked" by parcel 119.1, the Town Ordinance definition of a "lot" does not require public frontage access. The owner could provide an easement access, either as a separate driveway or a joint driveway. This entails transferring developing rights from one parcel to another. Will send this to the Technical Review Committee for further evaluation.

8. Discussion on number of building sites on Parcel #23024 0203.1200 Aulik Trust – This parcel goes all the way back to Valley View. It is a 29-acre parcel. Inquired about building a shed, in which he could. Have to be careful they are not building a house, which would take up a building site. He is buying it for hunting land. This parcel has only one building site.
9. Discussion on process for moving a cluster envelope on a parcel – Discussed recording a resolution and record a Surveyor's Affidavit with the Town of New Glarus resolution. Start with defining why the existing envelope is there in the first place. Most likely where the developer wanted it. Can change within the guidelines of the ordinances. Concept would be the same, just moving it around. Each one of the cluster envelopes have to touch.
10. Discussion on neighbor exchanges – they do not require town approval. The county still requires a CSM for these. Town Ordinance citation reiterating this can be found in Article III, §110-6 (B.) (3.)

If the parcels have further development potential, review the Town Land division code to ensure adjusting the lot lines doesn't limit future potential. It would be a good idea to draft and record a Deed Restriction if the intention is to sell the property and retain any development rights that may exist under this ordinance or future ordinances that may be enacted.

11. Staff Reports – John Freitag resigned. Dale Hustad wants to be on the planning commission. Will present to the town board. The Town Garage is progressing and trying to get ready for the next election. Working on the interior steel. Subs are supposed to come on Monday. Will have to postpone them a few days. Backup plan would be the county building. Payne and Dolan may be the end of July.
12. Next meeting is scheduled to be held July 16, 2026, at 6 pm – Town Garage at 200 Railroad St.
13. Mark Pernitz made a motion to adjourn the meeting. Reg Reis seconded the motion. All were in favor. Meeting was adjourned at 07:38 p.m.

Submitted by: Darla Kramer, Clerk Treasurer

Approved 10-08-2026