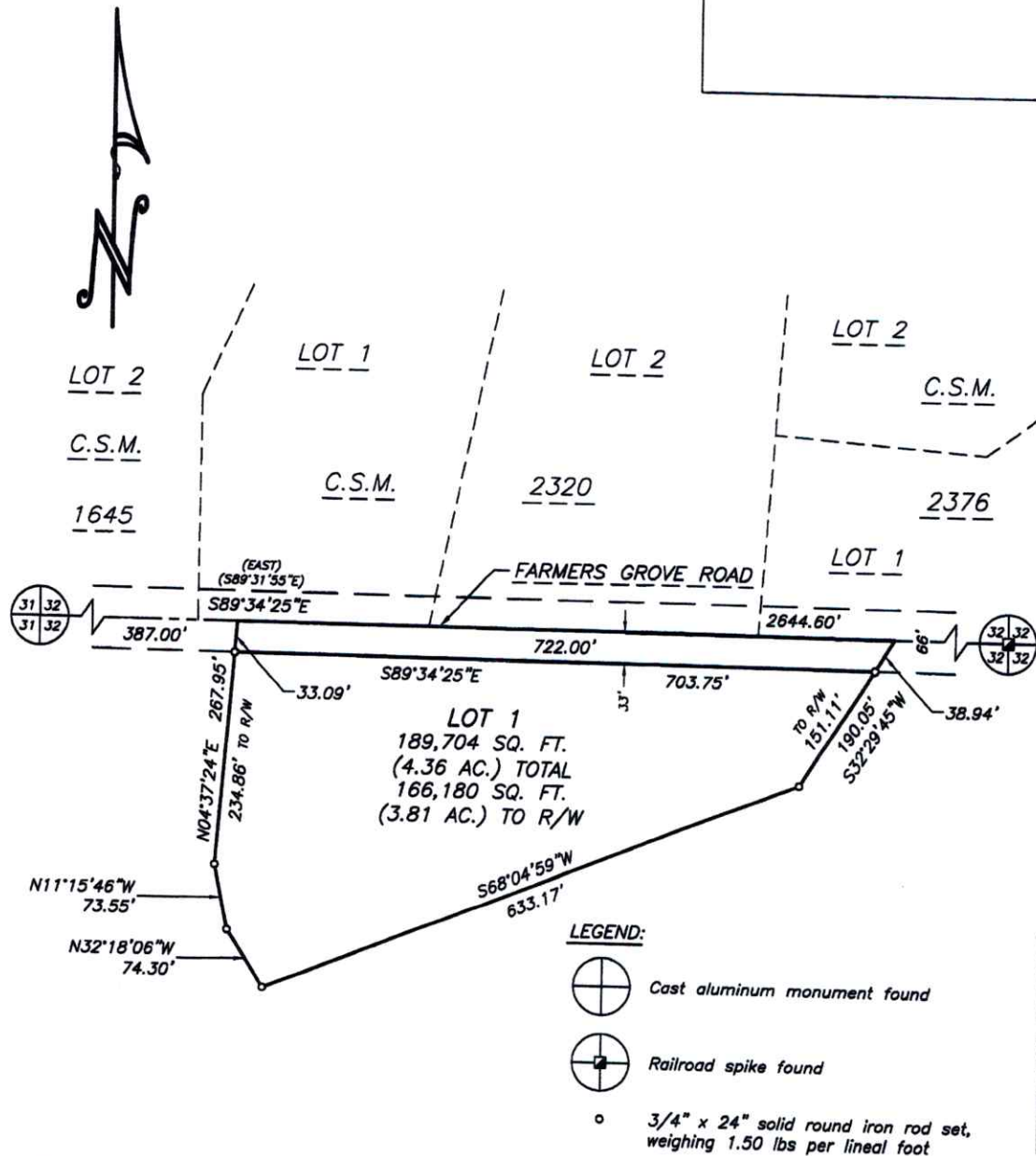


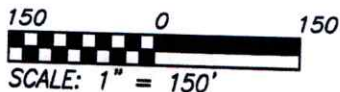
CERTIFIED SURVEY MAP NO. _____

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.
- No residential building sites have been conveyed with the creation of this lot. Lot 1 shall be maintained as open space pursuant to the Land Division and Subdivision Ordinance of the Town of New Glarus, Green County, Wisconsin.
- No residential structures, garages or storage buildings other than those deemed necessary for maintenance of the property as open space are permitted.



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

SHEET 1 OF 2

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

VOL. _____ 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
DRAWN BY MST

SHEET 2 OF 2

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VOL. _____ PAGE _____



525 Junction Rd | Suite 7000 | Madison, Wisconsin 53717
Phone: 608-826-0532 | Fax: 608-826-0530 | vierbicher.com

June 10, 2026

Members of the Town Plan Commission
Town of New Glarus
26 Fifth Avenue
New Glarus, WI 53574

Re: Heil / Halvorsen Preliminary CSM Review

Dear Chair Narveson and Plan Commission Members:

I am writing to convey my review comments of the CSM submitted by Bob Talarczyk on behalf of Peter Heil and the parcel landowners, Donald and Susan Halvorsen. 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.

Available Splits and Development Potential

The applicant has stated that no residential sites are desired through creation of an additional lot. Therefore, we are recommending as a condition of approval that the applicant include notes to this effect on the CSM and record a deed restriction following the CSM that prohibits future residential use. I have not included a split computation, but will update the Town database to document this CSM.

Comments Regarding Conformance with Town Ordinances

§110-7 Land Suitability

No residence is proposed; therefore, this section does not apply to this CSM.

§110-9 Hillside Protection

The lot proposed encompasses a quarry with exposed rock and steep slopes. However, as noted above no residence is proposed, therefore the provisions of this section do not apply.

§110-18 Technical Requirements for Certified Survey Maps

In general, the Applicant has provided a CSM that provides the information required by this section of the Town Ordinance. The following items should be added to the CSM:

- a. "No residential building sites have been conveyed with the creation of this Lot. Lot 1 shall be maintained as Open Space pursuant to the Land Division and Subdivision Ordinance of the Town of New Glarus, Green County, Wisconsin."
- b. "No Residential Structures, garages, or storage buildings other than those deemed necessary for maintenance of the property as Open Space are permitted."

June 10, 2026
Page 2 of 2

In addition to the notes on the CSM, the applicant should record a deed restriction that formalizes these notes for the parcel. I have included a draft version with this letter and will send an editable Word document to the surveyor of record.

Next Steps toward Approval

Following discussion by the Plan Commission on the contents of this review letter, the Plan Commission should recommend action by the Town Board to hold a public hearing to consider the CSM. Further, the Plan Commission should provide a recommendation for Conditional Approval (with whatever amendments or adjustments they would like to include) addressing the above noted items. I have provided a draft motion for the Plan Commission to use in making these recommendations to the Board.

Should you have any questions please feel free to contact me.

Sincerely,



Timothy L. Schleeper, PE

Enclosures – Draft Motion for Conditional Approval
Deed Restriction for Lot 1

Cc: Robert Talarczyk, Talarczyk Land Surveys

M:\New Glarus, Town of\170068 Land Division Reviews\Task 38 - Heil\Reviews\2026-06-10 Heil CSM Ltr.docx

DECLARATION OF DEED RESTRICTION

Document Number

Document Title

The undersigned, _____ (the "Declarants"), are the owner of certain real property (the "Property") located in the Town of New Glarus, Wisconsin, and more particularly described as follows:

Lot 1, CSM _____, recorded in volume _____ of Certified Survey Maps of Green county on Page(s) _____, described as 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 Une 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 N1T15°46"W, 73.55'; thence NO4°37'24"E, 267.95' to the point of beginning; subject to a public road right of way and to any and all easements of record.

Declarants hereby delare and provide the Property shall be subject to the following Deed Restrictions:

1. The entire property shall be maintained as Open Space pursuant to the Land Division and Subdivision Ordinance of the Town of New Glarus, Green County, Wisconsin.
2. No Residential Structures, garages, or storage buildings other than those deemed necessary for maintenance of the property as Open Space are permitted.
3. These restrictions are for the benefit of and enforceable by the Town of New Glarus, Green County, Wisconsin. These restrictions may only be amended or repealed with written consent of the Town Board of the Town of New Glarus.
4. This restriction shall run with the land and be binding on the Declarants, their heirs, successors, agents and assigns.

Dated this _____ day of _____, 20____.

By: _____ (SEAL)

Name:

By: _____ (SEAL)

Name:

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF _____)

Personally came before me this _____ day of _____, 20____, who signed the above instrument and acknowledged the same.

Name: _____
Notary Public, State of Wisconsin
My Commission: _____

This instrument drafted by:
Timothy Schleeper, PE
525 Junction Road, Suite 3001
Madison, Wisconsin 53717

Recording Area

Name and Return Address

Town of New Glarus

PO Box 448

New Glarus, WI 53574

Parcel Number(s)

Halvorsen / Hell CSM -- POSSIBLE RECOMMENDATION TO THE TOWN BOARD

The Town of New Glarus Plan Commission hereby recommends the Town Board hold a Public Hearing to consider the CSM for the Halvorsen property on Farmers Grove Road as prepared by Talarczyk Land Surveys. The CSM should be considered at the next regularly scheduled Town Board meeting. Further, the Plan Commission RECOMMENDS CONDITIONAL APPROVAL of the CSM by the Town Board subject to the Applicant providing an amended CSM and supporting documents as follows:

1. The Applicant shall add the following notes to the CSM:
 - a. "No residential building sites have been conveyed with the creation of this Lot. Lot 1 shall be maintained as Open Space pursuant to the Land Division and Subdivision Ordinance of the Town of New Glarus, Green County, Wisconsin."
 - b. "No Residential Structures, garages, or storage buildings other than those deemed necessary for maintenance of the property as Open Space are permitted."
2. The Applicant shall record a deed restriction prohibiting Residential Structures on the Lot and requiring the lot to be maintained as Open Space. The Deed Restriction shall be recorded concurrently with the Final CSM.
3. All revisions to the CSM and required supporting documents shall be provided to the Town Engineer and Planner for review prior to the Applicant requesting signature on the CSM by the Town Chair.
4. Electronic copies of the CSM and Deed Restriction shall be provided to the Town Clerk and Town Planner following recording.