

**VILLAGE OF NEW GLARUS
PLAN COMMISSION MEETING AGENDA
Village Hall Board Room
319 2nd St.
6/5/2024 6:00 PM**

REGULAR MEETING

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes –April 17, 2024
4. Consideration/Discussion/Possible Recommendation: Request for Zoning Change from Agricultural (A) to Industrial (I) under § 305-20 for Annexed Parcels 23024-0190.0240 and 23024-0190.0310
5. Adjournment

Roger Truttman, Chair
Village Plan Commission

POSTED:

N.G. Village Hall 5/31/24
N.G. Post Office 5/31/24
Bank of New Glarus 5/31/24



Kelsey A. Jenson, Clerk

PURSUANT TO APPLICABLE LAW, NOTICE IS HEREBY GIVEN THAT A QUORUM OR A MAJORITY OF THE NEW GLARUS VILLAGE BOARD TRUSTEES MAY ATTEND THIS MEETING. INFORMATION PRESENTED AT THIS MEETING MAY HELP FORM THE RATIONALE BEHIND FUTURE ACTIONS THAT MAY BE TAKEN BY THE NEW GLARUS VILLAGE BOARD.

PERSONS REQUIRING ADDITIONAL SERVICES TO PARTICIPATE IN A PUBLIC MEETING MAY CONTACT THE VILLAGE CLERK FOR ASSISTANCE AT 527-2510

**VILLAGE OF NEW GLARUS
PLAN COMMISSION MEETING MINUTES
Village Hall Board Room
319 2nd Street
April 17, 2024 6:00 PM**

REGULAR MEETING CALL TO ORDER: Chair Roger Truttman, called regular meeting to order at 6:00 p.m.

PRESENT: Roger Truttman, Bekah Stauffacher, Chuck Phillipson, Beth Alderman

ABSENT: Steve Landry, Tara Wilde

ALSO PRESENT: Lauren Freeman (Village Administrator), Misty Molzof (SWWRPC), Melissa Gordon, Joyce K.

APPROVAL OF AGENDA: Motion by Beth Alderman, seconded by Tara Wilde. Motioned carried unanimously 4-0.

APPROVAL OF MINUTES FROM 4.17.24: Motion by Beth Alderman, seconded by Chuck Phillipson. Motioned carried unanimously 4-0.

CONSIDERATION/DISCUSSION: TID 5 BOUNDARY MAP AND PROJECT PLAN:

Misty Molzof with Southwest Wisconsin Regional Planning Commission (SWWRPC) presented the proposed TID 5 boundary map and project plan. Plan Commission discussed. No action was taken.

CONSIDERATION/DISCUSSION: ORDINANCE 23-04 TO AMEND CHAPTER 305 IN MUNICIPAL CODE OF THE VILLAGE OF NEW GLARUS, WISCONSIN TO REVISE AND REORGANIZE PERMITTED AND CONDITIONAL LAND USES BY ZONING DISTRICT, DEFINE AND REDEFINE LAND USES AND RELATED TERMS AND CONDITIONS, AND MAKE OTHER RELATED ADJUSTMENTS:

The Plan Commission discussed the proposed ordinance. No action was taken.

ADJOURN: The meeting was adjourned.

- Lauren Freeman
Village Administrator



DocId:8267748

Tx:4235700

629064

Recorded

05/09/2024 09:26 AM

CYNTHIA A MEUDT

REGISTER OF DEEDS

GREEN COUNTY, WISCONSIN

RECORDING FEE: 30.00

TRANSFER FEE:

FEE EXEMPT #:

ORDINANCE NO. 24-05
AN ORDINANCE ANNEXING LANDS
FROM THE TOWN OF NEW GLARUS TO THE
VILLAGE OF NEW GLARUS

The Village Board of the Village of New Glarus ordains as follows:

WHEREAS, a proper petition having been presented seeking direct annexation by unanimous approval, pursuant to Wis. Stats. § 66.0217(2), of the property depicted on Exhibit "A" attached hereto to the Village of New Glarus, Wisconsin; and

WHEREAS, there are zero electors within said property; and

WHEREAS, a scale map of the land proposed for annexation is legally described on the attached Exhibit "B" attached hereto; and

WHEREAS, the current population of the annexed property is zero.

NOW, THEREFORE, the above-described property is hereby annexed from the Town of New Glarus to the Village of New Glarus.

Said property is currently within the boundaries of the School District of New Glarus and will continue to be located therein.

The territory described herein shall be made a part of the Fourth (4th) Ward of the Village of New Glarus and shall be located in Green County Supervisor District 28, Wisconsin Assembly District 50, and Wisconsin Senate District 17.

This Annexation Ordinance shall take effect after enactment and upon the petitioner's agreement to pay the Town of New Glarus the amounts required to be paid by Wis. Stats. § 66.0217(14)(a)1, estimated by Village staff to be approximately \$15,475 for the five years of revenue sharing required by said statute.

Thereafter, the Village Clerk shall file a certified copy of the ordinance, certificate, and map with the Wisconsin Secretary of Administration, including exhibits.

The Village Clerk is further directed to file with the County Clerk the report required by Wis. Stats. § 5.15 (4) (b) and, within 10 days of the filing of certified copies as required above, a copy of the annexation ordinance including exhibits.

Return to:
William E. Morgan
Murphy & Desmond, SC
P.O. Box 2038
Madison, WI 53703

Tax Parcel No 23111 23024-0190.0240

23024-0190.0310

(p)

EXHIBIT A – Legal Description

Lot 1 of Certified Survey Map Number 5338 as recorded in the Office of the Register of Deeds for Green County, Wisconsin, on June 24, 2020, in Volume 26 of Certified Survey Maps on Pages 49 thru 53, Document No. 600374, being a part of the Northwest Quarter of the Northeast Quarter and Southwest Quarter of the Northeast Quarter of Section 26, Town 4 North, Range 7 East, all located in the Town of New Glarus, Green County, Wisconsin, containing 977,171 square feet (22.43 acres), more or less.

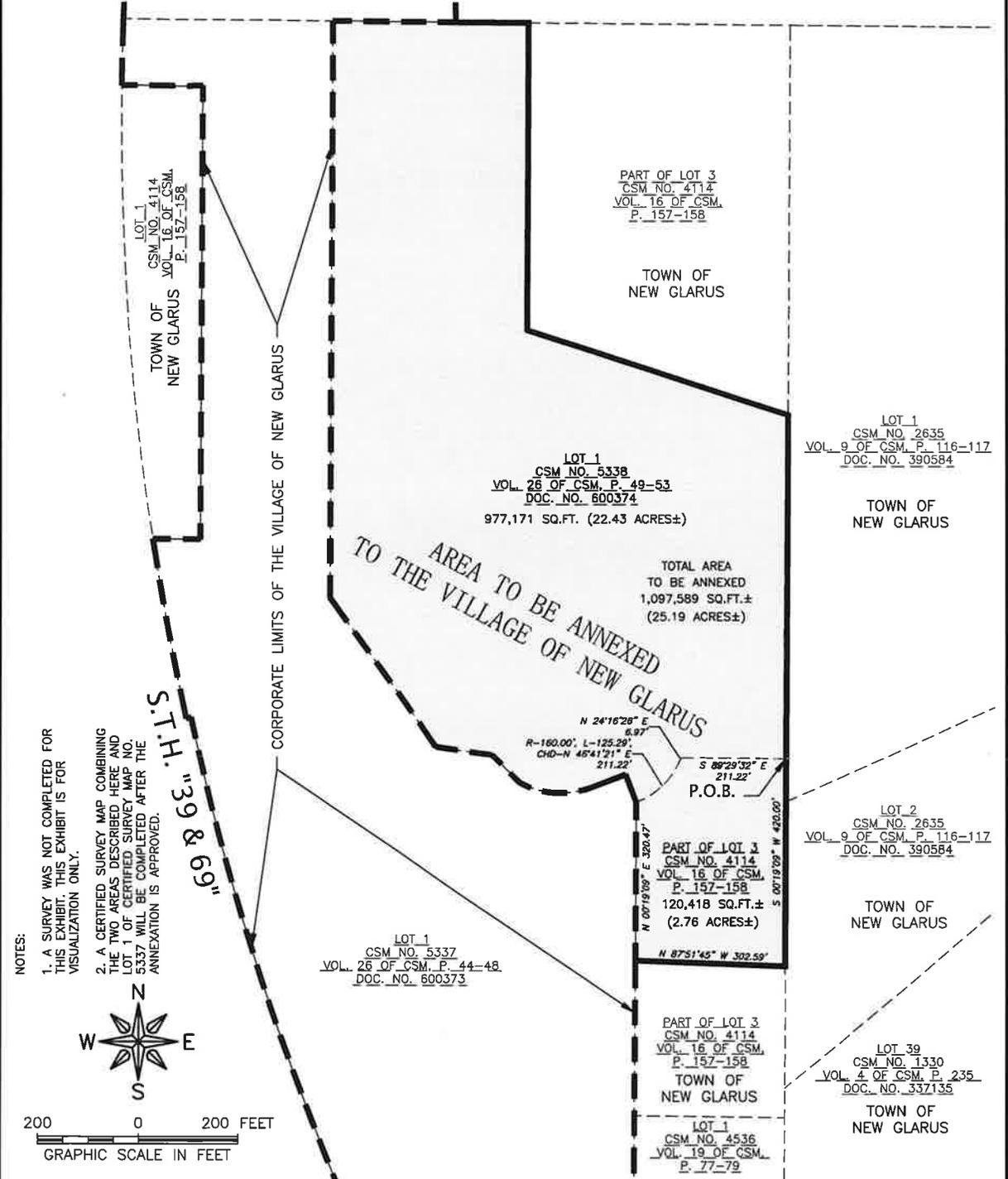
ALSO, Part of Lot 3 of Certified Survey Map Number 4114 as recorded in the Office of the Register of Deeds for Green County, Wisconsin, on February 23, 2006, in Volume 16 of Certified Survey Maps on Pages 157 and 158, being a part of the Southwest Quarter of the Northeast Quarter of Section 26, Town 4 North, Range 7 East, all located in the Town of New Glarus, Green County, Wisconsin, described as follows:

Beginning at the Southeast corner of Lot 1 of Certified Survey Map Number 5338 as recorded in the Office of the Register of Deeds for Green County, Wisconsin, on June 24, 2020, in Volume 26 of Certified Survey Maps on Pages 49 thru 53, Document No. 600374; thence South 00 degrees 19 minutes 09 seconds West along the east line of said Lot 3, a distance of 420.00 feet; thence North 87 degrees 51 minutes 45 seconds West, a distance of 302.59 feet to the east line of Lot 1 of Certified Survey Map Number 5337 as recorded in the Office of the Register of Deeds for Green County, Wisconsin, on June 24, 2020, in Volume 26 of Certified Survey Maps on Pages 44 thru 48, Document No. 600373; thence North 00 degrees 19 minutes 09 seconds East along the east line of Lot 1 of Certified Survey Map Number 5337, a distance of 320.47 feet to the south line of Lot 1 of Certified Survey Map Number 5338; thence Northeasterly along the south line of Lot 1 of Certified Survey Map Number 5338 on a curve concave the Northwest having a radius of 160.00 feet, an arc length of 125.29 feet, a chord bearing North 46 degrees 41 minutes 21 seconds East, and a chord length of 122.11 feet; thence North 24 degrees 16 minutes 26 seconds East along the south line of Lot 1 of Certified Survey Map Number 5338, a distance of 6.97 feet; thence South 89 degrees 29 minutes 32 seconds East along the south line of Lot 1 of Certified Survey Map Number 5338, a distance of 211.22 feet to the Point of Beginning, containing 120,418 square feet (2.76 acres), more or less.

Total area to be annexed = 1,097,589 square feet (25.19 acres), more or less.

EXHIBIT B – Map

ANNEXATION EXHIBIT



NOTES:

1. A SURVEY WAS NOT COMPLETED FOR THIS EXHIBIT. THIS EXHIBIT IS FOR VISUALIZATION ONLY.
2. A CERTIFIED SURVEY MAP COMBINING THE TWO AREAS DESCRIBED HERE AND LOT 1 OF CERTIFIED SURVEY MAP NO. 5337 WILL BE COMPLETED AFTER THE ANNEXATION IS APPROVED.

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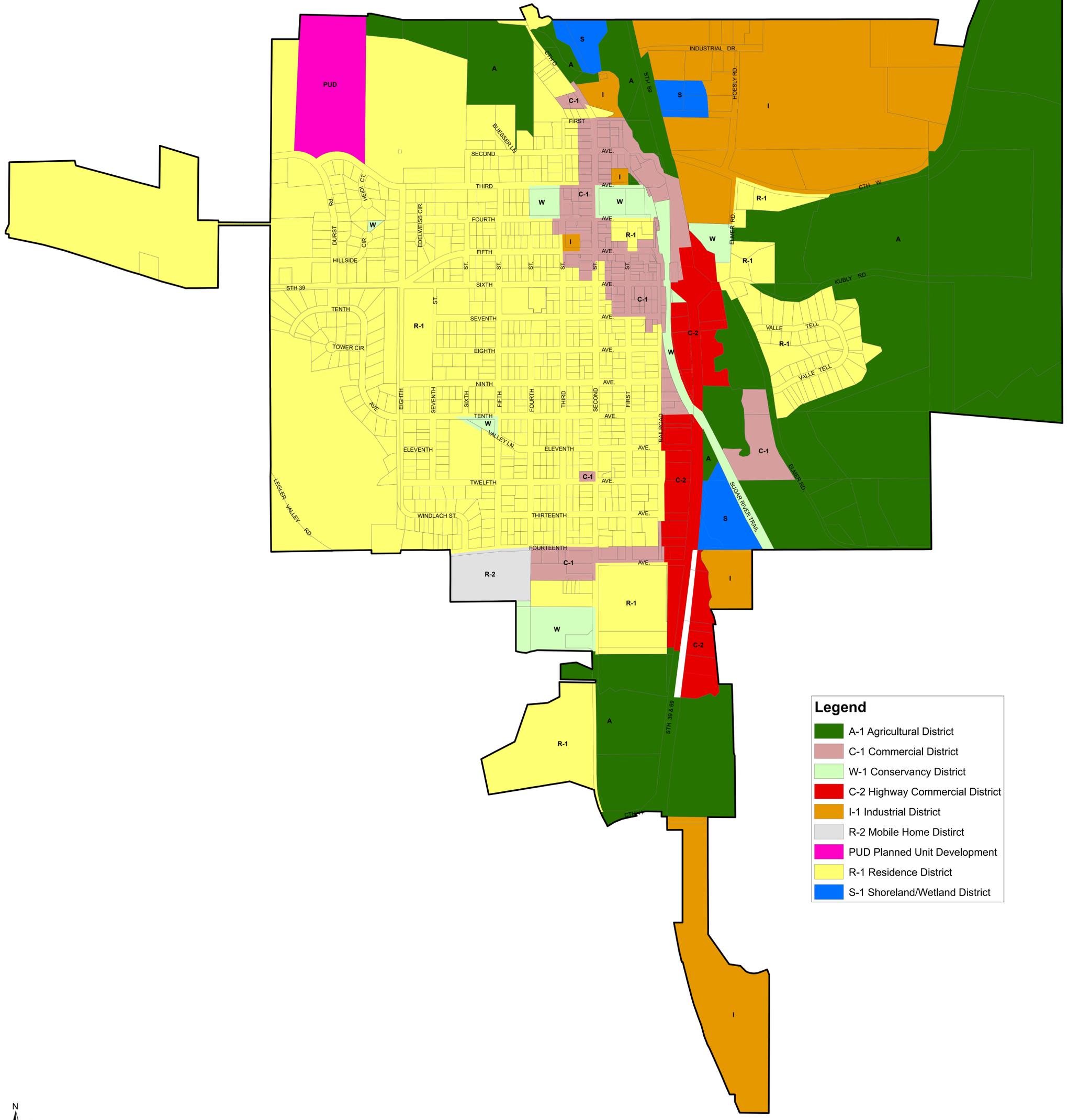
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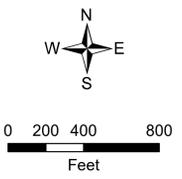
FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
ILLINOIS DESIGN FIRM NO. 104-030228

ILLINOIS
IOWA
WISCONSIN



Legend

■	A-1 Agricultural District
■	C-1 Commercial District
■	W-1 Conservancy District
■	C-2 Highway Commercial District
■	I-1 Industrial District
■	R-2 Mobile Home Distrcit
■	PUD Planned Unit Development
■	R-1 Residence District
■	S-1 Shoreland/Wetland District



ZONING DISTRICT MAP
JULY 26, 2021
VILLAGE OF NEW GLARUS
GREEN COUNTY, WISCONSIN



Village of New Glarus, WI
Thursday, May 30, 2024

Chapter 305. Zoning

Article III. Zoning Districts

§ 305-20. I Industrial District.

- A. Purpose. The I Industrial District is intended primarily for the conduct of manufacturing, assembling and fabrication. It is designed to provide an environment suitable for industrial activities that do not create appreciable nuisances or hazards. The uses permitted in this district make it most desirable that they be separated from residential uses.
- B. Permitted uses. The following uses are permitted in this district:
- (1) Any use or structure permitted in the C-1 Commercial District except as hereinafter modified.
 - (2) Bottling of soft drinks or milk, or distribution stations.
 - (3) Building material sales and storage.
 - (4) Builder's or contractor's plant or storage yard.
 - (5) Lumberyard, including mill work.
 - (6) Open yard for storage and sale of feed or fuel.
 - (7) Automobile repair garage doing major repair, including tire retreading or recapping, battery service and repair.
 - (8) The manufacture, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, pharmaceuticals, toiletries, and food products.
 - (9) The manufacture, compounding, assembling or treatment of articles or merchandise from the following previously prepared material: canvas, cellophane, cloth, fiber, glass, leather, paper, plastics, precious or semiprecious metals or stone, rubber, textiles and wood.^[1]
[1] *Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).*
 - (10) The manufacture or assembly of electrical appliances, electronic instruments and devices, phonographs, radio and television sets, electric and neon signs, refrigerators and stoves.
 - (11) Railroad freight stations, trucking or motor freight terminals.
- C. Conditional uses. The following uses are conditional uses within the this district: the outdoor storage of more than 25 tires.
- D. Prohibited uses. The following uses are specifically prohibited in the I Industrial District:
- (1) Residential, educational or institutional uses, except a dwelling for a watchman or caretaker employed on the premises and members of his family.
 - (2) Uses in conflict with any laws of the State of Wisconsin or any ordinances of the Village of New Glarus governing nuisances.
 - (3) Any of the following uses unless the location of such use has been approved as a conditional use after investigation and public hearing:

- (a) Abattoirs, except for slaughter of poultry.
 - (b) Acid manufacture.
 - (c) Cement, lime, gypsum or plaster of paris manufacture.
 - (d) Distillation of bones.
 - (e) Explosives manufacture or storage.
 - (f) Fat rendering.
 - (g) Fertilizer manufacture.
 - (h) Garbage, rubbish, offal or dead animal reduction or dumping.
 - (i) Glue manufacture.
 - (j) Junkyards.
 - (k) Petroleum refining.
 - (l) Smelting of tin, copper, zinc or iron ores.
 - (m) Stockyards.
- E. Height and area. In the I Industrial District, the height of buildings, the minimum dimensions of yards and the minimum lot area per family shall be as follows:
- (1) Height. Buildings hereafter erected or structurally altered shall exceed neither 35 feet nor three stories in height.
 - (2) Side yard. For buildings or parts of buildings used for residential purposes, the side yard regulations of the Residence District shall apply; otherwise a side yard, if provided, shall be not less than 20 feet in width.
 - (3) Setback. Where parts of the frontage are designated on the district map as Residence District and Industrial District, the setback regulations of the Residence District shall apply to the Industrial District; in no case shall the setback be less than 25 feet.
 - (4) Rear yard. There shall be a rear yard having a minimum depth of 20 feet for a building two stories or less in height. For each additional story or fractional story in height, the depth of such rear yard shall be increased three feet.
 - (5) Lot area per family. Every building or part of a building hereafter erected or structurally altered for residential purposes shall provide a lot area of not less than 10,000 square feet per family.