

1 The regular monthly meeting of the Newbold Plan Commission was held on Thursday,
2 January 6, 2008, beginning at 4:30 PM at the Newbold Town Hall.
3

4 **Members in attendance:** Chairperson Bob Metropulos, Dan Chronister Sr., Bob Estabrook,
5 John Granger, Richard Guidinger, and Mike Sueflohn

6 **Members absent:** Ed Hammer

7 **Audience:** Nadine Wilson of Oneida Co. P & Z dept. and Don Helgeson
8

9 **Call the meeting to Order:** Chmn. Metropulos called the meeting to order at 4:30 PM. The
10 Agenda for this meeting was properly noticed by posting on January 2, 2009 a copy on each of
11 the three Town bulletin boards. For informational purposes, the Agenda was also posted on the
12 Town website.
13

14 **1.0 Approve minutes for December 4, 2008 Regular Monthly Meeting** – Mike Sueflohn
15 moved to approve the subject minutes; Bob Estabrook seconded the motion; motion passed by
16 unanimous voice vote.
17

18 **2.0 Review for action and recommendation to the Town of Newbold Board, Oneida
19 County P & Z Dept. requests, including Administrative Review and/or Conditional Use
20 Permits, Town Board and/or Citizen requests regarding Land Division and/or Zoning and
21 Condominium Plats:**
22

23 **2.1 Conditional Use Permit (CUP) of Mr. Don Helgeson, owner, d/b/a Helgeson
24 Landscaping, to downsize CUP #06-1060 into an outside equipment and material
25 storage and employee pick-up location at 4584 Lake Mildred Road, being a part of
26 the NE NE qtr-qtr of Section 21, T37N, R8E (Tax ID-NE 202-2):**

27 **Discussion** – Ms. Wilson explained for the Members the background and purpose of this
28 revised or downsized CUP for Mr. Helgeson's Landscaping business location on Lk
29 Mildred Rd. Approval of the revised CUP will result in a downsizing of Mr. Helgeson's
30 business activities at the Lk. Mildred Rd site. Mr. Helgeson responded to questions
31 regarding the use of the above ground fuel tank. The future use of this business site will
32 be limited to:

- 33 • parking of employee's cars during working hours;
- 34 • limited storage of landscaping equipment, and;
- 35 • no use (hookup and/or filling) of the above ground fuel tank.

36 **Action** – John Granger moved to recommend to the Town Board approval of the revised
37 CUP #06-1060; Dan Chronister seconded the motion; motion passed by unanimous
38 voice vote.
39

40 **2.2 Conditional Use Permit for Enterprise Rental Cars to locate a car rental
41 business at 2000 West River Street property, described as Lots 7 & 9 of Country
42 Drive Assessor's Plat being a part of the SW SW qtr-qtr in T37N, R8E, (Tax ID-NE
43 2224):**

44 **Discussion** -- Ms. Wilson explained for the Members the background and purpose of
45 the CUP and the urgency of this request:

- 46 • Enterprise Rental Cars, the CUP applicants, previously had their offices and
47 vehicle storage located at the now defunct Bergstrom Ford, Lincoln, Mercury,

- 48 Mazda Dealership located on the south side of River Street behind the Shell Gas
49 Station/Dinky Diner building;
- 50 • In early December the Bergstrom automobile dealership discontinued all business
51 activities;
 - 52 • The CUP applicants then negotiated a lease agreement with Barden Builders
53 located at 2000 West River Street to have an office in their building and use
54 parking space behind the building for storage of rental cars;
 - 55 • The CUP application process was initiated with the P & Z Dept. in mid-Dec. and
56 because of the urgency has been processed on an expedited basis.
57

58 However, the actual CUP application was not available for the Members to review
59 because the applicants have not yet paid the required fee/fees to the P & Z Dept. and
60 they, the Dept., will not release the CUP paperwork until the appropriate fee/fees have
61 been paid.

62 **Action** – Mike Sueflohn moved to table discussion of this agenda item until a future
63 meeting of the Members, either the next regular meeting or a special meeting, if the CUP
64 applicants want to request and pay the required fee (\$350.) to cover the cost of the
65 special meeting. In addition, the CUP applicants should be notified that they or a
66 designated representative must be present at the meeting to respond to questions from
67 the Members; motion seconded by Dick Guidinger; motion passed by unanimous voice
68 vote.
69

70 **3.0 Continued Discussion on Chapter 13, Land Division Ordinance revisions for** 71 **recommendation to the Newbold Town Board:**

72 **Discussion** – The discussion focused on a review of the General Provisions and
73 Definitions included in the Ordinance to ensure what is written agrees with State
74 Statutes. The Members originally reviewed this part of the Ordinance during meetings in
75 May/June 2008. The purpose of this re-review was to get Mr. Hammer's input.

76 **Action** -- No official action was taken. The Secretary will type up revised pages to
77 show suggested changes, deletions and/or additions.

78 The previously agreed outline of topics to be discussed at future meetings as agreed
79 at the November 2008 meeting remains in effect:

- 80 • Review the definitions in the existing Ordinance to ensure they agree with State
81 Statutes – initial review and re-review completed
- 82 • Review those parts of the Code and Land Division Ordinance relating to public
83 and private roads;
- 84 • Regulation of the density of development for on- and off-water parcels.
85

86 **4.0 Administrative matters for review, discussion and/or action by Commission Members** 87 **concerning general Plan Commission activities, Town Board discussions/actions,** 88 **County Planning and Zoning Dept. activities, project updates, correspondence, set next** 89 **meeting date and future agenda items:**

91 **4.1 Chmn.'s report of Town Board action** – none.

92 **4.2 Correspondence, if any** – none

93 **4.3 Suggested Future Agenda items** – Continued discussion regarding review/update
94 of the Land Division Ordinance – specifically, a review those parts of the Code and
95 Land Division Ordinance relating to public and private roads;
96

97 **4.4 Next meeting date** – The next meeting of the Plan Commission will be a regular
98 monthly meeting on February 5, 2009
99

100 **5.0 Public comment/communication period as per Wis. Stats. 19.83(2) and 19.84(2):**
101 None – no audience was present.
102

103 **6.0 Adjournment:** Mike Sueflohn moved to adjourn the meeting; motion seconded by Dan
104 Chronister; motion passed by unanimous voice vote.
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106 Chmn. Metropulos adjourned the meeting at 6:15 P.M.
107
108

109 *John P. Granger, Secretary*
110
111