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2 **Newbold Plan Commission Minutes**  
3 **May 5, 2010**  
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5 The regular monthly meeting of the Newbold Plan Commission was held on ,  
6 May 5, 2010, beginning at 4:30 PM at the Newbold Town Hall.  
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8 **Members in attendance:** Chairperson Bob Metropulos, Dan Chronister, Bob Estabrook,  
9 Dave Ebben, Ed Hammer, and Mike Sueflohn

10 **Members absent:** Richard Guidinger,

11 **Others:** Dave Schmitz, Michael Oestrich  
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14 **Call the meeting to Order:** Chmn. Metropulos called the meeting to order at 4:30 PM. The  
15 Agenda for this meeting was properly noticed by posting a copy on each of the three (3) Town  
16 bulletin boards. For informational purposes, the Agenda was also posted on the Town website.  
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18 **1.0 Review and approval of Minutes of April 1, 2010 Minutes.**  
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20 Moved by Sueflohn, seconded by Estabrook to approve the minutes of April 1, 2010 .  
21 Motion carries  
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23 **2.0 Approval of appointments for Vice Chairperson and Secretary**  
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25 Moved by Chronister, seconded by Estabrook to nominate Mike Sueflohn as Vice  
26 Chair. Motions carries with Sueflohn abstaining.  
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28 Moved by Chronister, seconded by Estabrook to nominate Ed Hammer as  
29 Secretary. Motion carries with Hammer abstaining.  
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32 **3.0 Review for discussion and recommendation to Newbold Town Board a**  
33 **revised 4 lot Certified Survey Map of David and Cynthia Schmitz, owner for property**  
34 **described as part of the SE, SE, Section 16 T37N, R8E, Town of Newbold.**  
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36 **Discussion:** The discussion centered on the proposal being in line with the previous  
37 recommendations of the Plan commission. There was some question as to the rationale for  
38 the maintenance agreement.

39 **Action:** Moved by Hammer, seconded by Estabrook to recommend approval of the  
40 land division  
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42 **4.0 If time permits, continued discussion on Chapter 13 Land Division Ordinance**  
43 **revisions regarding on-water density requirements, for recommendation to the Town**  
44 **Board:**

45 **Discussion:** The discussion centered on on-water multifamily lots. There was general  
46 consensus that the on water lots ought to be treated the same way as off- water lots.  
47 Significant discussion occurred as to the role of the comp plan, quality of life issues,  
48 and how important density is. Members agreed to work independently and bring back  
49 to the next meeting some scenarios for discussion ,  
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**5.0 Administrative matters for review, discussion and/or action by Commission Members concerning general Plan Commission activities, Town Board discussions/actions, County Planning and Zoning Dept. activities, project updates, correspondence, set next meeting date and future agenda items:**

**General Plan Commission Activities**

**A. Chairpersons report – none**

**B. Correspondence, if any – none**

**C. Suggested Future Agenda items –**

- Continued discussion regarding establishing protocol for meetings, and;
- Continued discussion regarding review/update of the Land Division Ordinance focusing on developing density standards for on-water developments.

**D. Next meeting date --**The next meeting of the Plan Commission will be a regular monthly meeting on, June 3, 2010 at the Town Hall.

**6.0 Public comment/communication period as per Wis. Stats. 19.83(2) and 19.84(2):**

Dave Schmitz expressed concern that the Commission work on the Land Division Ordinance may be encroaching on zoning authority.

**7.0 Adjournment:**

Chmn. Metropulos adjourned the meeting at 6:18 P.M.

Submitted by  
Ed Hammer, Secretary