

1 The regular monthly meeting of the Newbold Plan Commission was held on Thursday,  
2 May 7, 2009, beginning at 4:30 PM at the Newbold Town Hall.  
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4 **Members in attendance:** Chairperson Bob Metropulos, Dan Chronister Sr., Bob Estabrook,  
5 John Granger, Richard Guidinger, Ed Hammer, and Mike Sueflohn

6 **Members absent:** None

7 **Audience:** Walter Wendt, James Rein of Wilderness Surveying, Nadine Wilson of Co. P & Z  
8 Dept., David Schmitz, Julie Meloy, Georgianna Johanski, Bruce Roehl, Len Hyke  
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10 **Call the meeting to Order:** Chmn. Metropulos called the meeting to order at 4:30 PM. The  
11 Agenda for this meeting was properly noticed by posting on May 1, 2009 a copy of the agenda  
12 on each of the three (3) Town bulletin boards.  
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#### 14 **1.0 Approve minutes for April 2, 2009 Regular Monthly Meeting**

15 1.1 Ed Hammer moved to approve the minutes of the subject meeting; Mike Sueflohn  
16 seconded the motion; motion passed by unanimous voice vote.  
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#### 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 21 and Condominium Plats:** 22

##### 23 **2.1 A two (2) Lot Minor Land Division located in Gov't Lot 2, Section 20, T38N, R8E; 24 Walter Wendt -- owner, James Rein of Wilderness Surveying --Agent:**

25 **Discussion** -- Chmn. Metropulos introduced Nadine Wilson - Land Use Specialist, with  
26 the Co. P & Z Dept. who informed the Members of the results of a preliminary review of  
27 this Land Division by the P & Z Staff.

28 The creation of two (2) new waterfront lots in the northwesterly corner of Mr. Wendt's  
29 property in Gov't. Lot 2 results in the situation that the remaining waterfront parcel  
30 containing Mr. Wendt's home, storage sheds, and resort cottages becomes non-  
31 conforming as per the County Zoning Ordinance.

32 Appendix A (page 8) of the Zoning Ordinance specifies the lot size (area), waterfront  
33 footage (Riparian Frontage Width - RFW), and the required additional area for each  
34 additional dwelling-unit on a lot in the Recreational Zoning District. However these  
35 basic requirements for the Recreational Zoning District are superseded by specific  
36 requirements for Two Sisters Lake as outlined in Appendix B (page 13) in Table D.  
37 where it is stated:  
38

- 39 • The waterfront lot must be large enough to provide for 150-ft of RFW and  
40 30,000 sq. ft. of area for each dwelling-unit on the Lot.  
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42 The preliminary CSM illustrates five (5) waterfront cottages and the main house; a total  
43 of six (6) dwelling-units. However, Mr. Wendt told the Members that one of the  
44 waterfront cottages is uninhabitable and is currently used as a storage unit. As per the  
45 Zoning Ordinance, the remaining five (5) dwelling-units require 750-ft of RFW.

46 The lot, or area occupied, by Mr. Wendt's home and resort cottages has in excess of  
47 1,000-ft of water-frontage when measured along the shoreline. However, when the  
48 RFW is measured as per the Zoning Ordinance requirements, "a straight line  
49 connecting the points where the side lot lines intersect the OHWM", the lot has about  
50 700-ft of RFW.

51 Mr. Wendt commented, "*We will just close up another of the old cottages*". This action  
52 would leave only four (4) dwelling-units on the lot and would require only 600-feet of  
53 RFW.

54 **Action** -- Ed Hammer moved to recommend to the Town Board approval of subject  
55 land division if the number of dwelling-units shown on the resort property is reduced to a  
56 total of four (4) units and the State issued resort license/permit is revised to indicate  
57 three (3) cottages; motion seconded by Dan Chronister; motion passed on a vote of 7  
58 ayes, 0 nays.

60 **2.2 A preliminary plat for a five (5) lot Major Land Division located in the SE SE qtr-**  
61 **qtr of Section 16, T37N, R8E (Tax ID 144-3) located adjacent to Apperson Drive;**  
62 **Dave Schmitz -- owner, Michael Oestreich of Oestreich Surveying – agent:**

63 **Discussion** -- Chmn. Metropulos informed the Members that this subject was once  
64 again on the Agenda at Mr. Schmitz's request following the 30 April Town Board  
65 meeting. At that Board meeting a motion was passed denying approval of the revised  
66 plat showing lot 5 as a flag lot having ownership of the private road with lot 1 having no  
67 right to use the road. A motion by the Plan Commission to approve this version of the  
68 original preliminary plat failed to get approval by the Members; a tie vote of 3 ayes and  
69 3 nays with Mr. Chronister absent from the meeting.

70 Mr. Schmitz addressed the Members with the questions "*why did those of you who*  
71 *voted to not approve the revised plat vote that way?*" and "*what does it take to get an*  
72 *approval?*"

73 Considerable discussion among the Members, and with Mr. Schmitz, followed and  
74 focused on the pro/con of the development of the private road to be used by the owner's  
75 of lots 1-5 or only the owner's of lots 2-5. No consensus among the Members or with  
76 Mr. Schmitz was achieved.

77 Mr. Schmitz asked for approval to combine lots 3 and 4 and then re-submit the land  
78 division on a CSM as a 4-lot Minor Land Division. Chmn. Metropulos told Mr. Schmitz  
79 he could get on the June 4 agenda. Mr. Schmitz said he wanted Plan Commission  
80 approval of the concept now and that he would have Mr. Oestreich prepare the  
81 preliminary CSM for presentation to the Town Board at their 14 May meeting.

82 Discussion continued . . . ultimately, Chmn. Metropulos asked the Members for a  
83 motion and repeated his request several times. No motion was forthcoming.

84 **Action** -- None

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86 **3.0 If time permits, continued discussion on Chapter 13 Land Division Ordinance**  
87 **revisions for recommendation to the Town Board:**

88 **Discussion** – No discussion took place.

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90 **4.0 Administrative matters for review, discussion and/or action by Commission**  
91 **Members concerning general Plan Commission activities, Town Board**  
92 **discussions/actions, County Planning and Zoning Dept. activities, project updates,**  
93 **correspondence, set next meeting date and future agenda items:**

94 Mr. Granger asked for, and received from the Chmn., permission to include in these minutes  
95 that this meeting was the 10<sup>th</sup> Anniversary of monthly meetings of the Newbold Plan  
96 Commission – The first meeting of the Newbold Plan Commission was on May 13, 1999.  
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**4.1 Chmn.'s report of Town Board actions** – Chmn. Metropulos has been re-appointed as Chairperson for a 2-year term. Mr. Guidinger and Mr. Hammer have been re-appointed as members of the P.C. for a 3-year term.

**4.2 Correspondence, if any** – none

**4.3 Suggested Future Agenda items** –

a) Continued discussion regarding review/update of the Land Division Ordinance

**4.4 Next meeting date** – The next meeting of the Plan Commission will be a regular monthly meeting on June 4, 2009

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

Chmn. Metropulos opened the meeting to public comment At 6:15 PM – Len Hyke commented that requiring a private road serving only five (5) lots to be clear cut to a width of 50-feet is in his opinion a requirement that is in conflict with the Town Mission Statement that discusses preserving forest integrity.

**6.0 Adjournment:** Ed Hammer moved to adjourn the meeting; motion seconded by Dick Guidinger; motion passed without negative vote.

Chmn. Metropulos adjourned the meeting at 6:25 P.M.

*John P. Granger, Secretary*