

1 The regular monthly meeting of the Newbold Plan Commission was held on Thursday,  
2 July 2, 2009, 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:** James Rein of Wilderness Surveying, Karl Jennrich of Oneida P & Z Dept., James  
8 and Julia Meloy, Bruce Roehl  
9

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 June 29, 2009, a copy on each of  
12 the three (3) Town bulletin boards. For informational purposes, the Agenda was also posted  
13 on the Town website.  
14

### 15 **1.0 Approve minutes for June 4, 2009 Regular Monthly Meeting**

16 **1.1** Mr. Granger explained to the Members that he had made errors in recording the main  
17 points of the discussion regarding Item 2.3 -- Mr. Schmitz submission of a revised  
18 preliminary plat.

19 He suggested revising or removing the text on pages 2 and 3 of the Draft Minutes  
20 from line numbers 85 to 110. The consensus of the Members was to remove the text.

21 **1.2** Mike Sueflohn moved to approve the amended minutes of the 4 June 2009 meeting;  
22 Dan Chronister seconded the motion; motion passed on a vote of six (6) aye and one  
23 (1) nay. Mr. Guidinger voting nay, said his opinion is that the questionable text of the  
24 minutes should have been revised as opposed to simply being deleted.  
25

### 26 **2.0 Review for action and recommendation to the Town of Newbold Board, Oneida 27 County P & Z Dept. requests, including Administrative Review and/or Conditional Use 28 Permits, Town Board and/or Citizen requests regarding Land Division and/or Zoning 29 and Condominium Plats:** 30

#### 31 **2.1 A two (2) Lot Minor Land Division located in Gov't Lot 2, Section 20, T38N, R8E; 32 Walter Wendt -- owner, James Rein Sr. of Wilderness Surveying --Agent:**

33 **Discussion** -- Karl Jennrich reviewed for the Members the results of the June 3, 2009  
34 County P & Z Committee Meeting regarding Mr. Wendt's proposed two (2) lot minor  
35 land division.

36 As per the posted agenda for this P & Z Committee Meeting the Committee Members  
37 discussion focused on the interpretation of the definition of a dwelling as recorded in the  
38 Definitions Section of Chapter 13 (Subdivisions) and Chapter 15 (Shoreland Zoning) of  
39 the County Code:

- 40 • Is a resort cottage considered to be a seasonal dwelling, or;
- 41 • Is a resort cottage considered to be a tourist cabin and for zoning purposes  
42 is not considered to be a dwelling?

43 The P & Z Committee did not make a decision and referred the questions back to P & Z  
44 Staff for further study and an action recommendation.

45 However, on June 4, 2009 Ms. Nadine Wilson of the P & Z Staff sent a letter to the  
46 Newbold Clerk requesting that the Town Board review and advise any concerns they  
47 may have regarding the Walter Wendt minor land division.

48 Mr. Jennrich told the Members that during the P & Z Committee discussion Mr.  
49 James Rein Jr. gave the Committee Members a copy of the proposed minor land

50 division revised to illustrate that remaining land for Mr. Wendt's Resort had more than  
51 enough area to provide enough lots to accommodate the resort. He passed around a  
52 copy of the sketch but did not have extra copies to give to the Members. The Secretary  
53 requested Mr. Jennrich send him a copy for the P. C. files.

54 It was pointed out that the Preliminary Plat reviewed by the County P & Z Committee  
55 is dated 2 June 2009 and the Plat received from Ms. Wilson, which the Plan  
56 Commission is now reviewing for approval, is dated 2 May 2009. After some discussion  
57 it was agreed the preliminary plats were identical and any P. C. action would be  
58 referenced to the Preliminary Plat dated 2 May 2009.

59 **Action** – John Granger moved to recommend to the Town Board approval the  
60 preliminary plat for a two (2) lot minor land division of Mr. Wendt's property located in  
61 Gov't Lot 2, Section 20, T38N, R8E as shown on a Preliminary Plat dated 2 May 2009;  
62 motion seconded by Dan Chronister; motion passed on a vote of six (6) aye, zero (0)  
63 nay, with Mr. Estabrook abstaining from the vote. Mr. Estabrook explained that he is  
64 very confused by the discussions regarding the County P & Z Committee involvement,  
65 the P & Z Staff involvement, the appearance of two (2) plats with different dates, etc.  
66

67 **3.0 If time permits, continued discussion on Chapter 13 Land Division Ordinance**  
68 **revisions for recommendation to the Town Board:**

69 **Discussion** – No discussion took place.  
70

71 **4.0 Administrative matters for review, discussion and/or action by Commission**  
72 **Members concerning general Plan Commission activities, Town Board**  
73 **discussions/actions, County Planning and Zoning Dept. activities, project updates,**  
74 **correspondence, set next meeting date and future agenda items:**  
75

76 **4.1 Chairpersons report –**

77 a) Chmn. Metropulos informed the Members that the Town Board has approved  
78 the changes to the Comprehensive Plan Future Land Use Maps as  
79 recommended by the Plan Commission Members at their 4 June Meeting.

80 **4.2 Correspondence, if any – none**

81 **4.3 Suggested Future Agenda items –**

82 a) Continued discussion regarding review/update of the Land Division Ord.

83 b) Mr. Guidinger requested a discussion at a future meeting regarding  
84 enforcement of conditions outlined in approved Conditional Use Permits.

85 **4.4 Next meeting date –** The next meeting of the Plan Commission will be a regular  
86 monthly meeting on August 6, 2009  
87

88 **5.0 Public comment/communication period as per Wis. Stats. 19.83(2) and 19.84(2):**

89 **None** – audience members present had no comments.  
90

91 **6.0 Adjournment:** Mike Sueflohn moved to adjourn the meeting; motion seconded by Dick  
92 Guidinger; motion passed without negative vote. Chmn. Metropulos adjourned the meeting at  
93 6:20 P.M.

94 *John P. Granger, Secretary*