

1 The regular monthly meeting of the Newbold Plan Commission was held on Thursday,
2 August 6, 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, Ed Hammer, and Mike Sueflohn

6 **Members absent:** None

7 **Audience:** Ms. Rebecca Berry
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 August 3, 2009, a copy on each of
11 the three (3) Town bulletin boards. For informational purposes, the Agenda was also posted
12 on the Town website.
13

14 **1.0 Approve minutes for July 2, 2009 Regular Monthly Meeting**

15
16 **1.1** Bob Estabrook moved to approve the minutes of the July 2, 2009 meeting; Dan
17 Chronister seconded the motion; motion passed by unanimous voice vote.
18

19 **2.0 Review for action and recommendation to the Town of Newbold Board, Oneida** 20 **County P & Z Dept. requests, including Administrative Review and/or Conditional Use** 21 **Permits, Town Board and/or Citizen requests regarding Land Division and/or Zoning** 22 **and Condominium Plats:** 23

24 **2.1 Review for discussion and recommendation to the Town of Newbold Board, the**
25 **Rezone Petition (#8-2009) of Jonathan and Rebecca Berry to rezone from District #2**
26 **(Single Family Residential) to District #4 (Residential and Farming) property**
27 **described as the SE SW qtr-qtr of Section 16, T38N, R8E, Town of Newbold. Ms.**
28 **Rebecca Berry will make a presentation.**

29 **Discussion** -- Ms. Berry explained that the purpose in requesting this rezone is to make it
30 possible for her to have horses and a private riding stable on the property. Chmn.
31 Metropulos commented that he had discussed the rezone application with Steve Osterman
32 of P. & Z. and he, Mr. Osterman, said he agreed with rezoning the property to District #4
33 (Residential and Farming).

34 Several of the Members expressed an opinion that rezoning the property to Residential
35 and Farming District does not comply with the land use concepts developed for the
36 Comprehensive Plan. The Comprehensive Plan has a land use category of "Residential
37 Country Living" that includes two (2) zoning districts; District #4 (Residential and Farming)
38 and District #15 (Rural Residential).

39 Residential and Farming District, adopted in 1960 as one of the original zoning districts,
40 has become an extremely liberal use zoning district regulating forty-five (45) defined uses;
41 both commercial and non-commercial uses. The concept developed in our Comprehensive
42 Plan was to restrict expansion of this zoning district in Newbold.

43 Rural Residential District, adopted in 1995, is a more restrictive zoning district and is
44 focused on the principles of non-commercial "Country Living". Non-commercial agriculture
45 (hobby farms), limited amounts of livestock and poultry, and private riding stables are
46 permitted uses in the district.

47 Ms. Berry agreed with changing the rezoning petition from Residential and Farming
48 District #4 to Rural Residential District #15.

49 **Action** – Ed Hammer moved to deny the petition to rezone the SE SW qtr-qtr of Section
50 16, T38N, R8E, to District #4 (Residential and Farming) and to recommend to the Town
51 Board to pursue a rezone of the subject property to District #15 (Rural Residential) as this
52 zoning district is in the best interests of the Town and the property owner and is consistent
53 with the land use concepts defined in the Comprehensive Plan; motion seconded by Bob
54 Estabrook; motion passed by unanimous voice vote.
55

56 **3.0 At the request of John Granger, discussion regarding policy for submitting Land**
57 **Divisions.**

58 **Discussion** -- Mr. Granger commented that, in his opinion, this was an inopportune time to be
59 discussing this Agenda item. Therefore, he suggested that a motion be made to postpone
60 discussion of this Agenda item to a future meeting.

61 **Action** – Dan Chronister moved to postpone discussion of the policy for submitting land
62 divisions to a future meeting; motion seconded by Bob Estabrook; motion passed by
63 unanimous voice vote.
64

65 **4.0 If time permits, continued discussion on Chapter 13 Land Division Ordinance**
66 **revisions for recommendation to the Town Board:**

67 **Discussion** – A general discussion took place pertaining to “*where we are, where are we*
68 *going*” with this ongoing project. Following are some topics discussed that need more work:

- 69 • The Members would like to have a typed draft showing suggested revisions to
70 the organization and verbiage. The Secretary will have copies available for the
71 Members prior to the next meeting.
- 72 • Density of development standards for on- and off-water multiple family
73 developments need to be developed. It was agreed to review the standards
74 included in the County Zoning Ordinance and consider using the same multiplier
75 or a modified multiplier to define waterfront frontage and/or area requirements.
- 76 • Review the latest draft of the County Subdivision Ordinance and note
77 inconsistencies with Newbold’s Land Division Ordinance. For example, the
78 requirements for a County or a Town Plat as required by Chap. 236.
- 79 • Discuss how to regulate Condominium Plats for the division of undeveloped
80 lands as opposed to Condominium Plats for the conversion of an existing parcel
81 with existing structures. For example, the Musky Bay Condo development with a
82 number of vacant lots for single-family development versus the conversion of a
83 resort or a mobile home park to condominium units.

84 **Action** -- no formal actions were taken.
85

86 **5.0 Administrative matters for review, discussion and/or action by Commission**
87 **Members concerning general Plan Commission activities, Town Board**
88 **discussions/actions, County Planning and Zoning Dept. activities, project updates,**
89 **correspondence, set next meeting date and future agenda items:**
90

91 **5.1 Chairpersons report** – Chmn. Metropulos gave each Member a copy of the revised
92 Future Land Use Map.

93 **5.2 Correspondence, if any** – Mr. Granger reported that he has received copies of the
94 sketch prepared and presented by Jim Rein to the Co. P & Z Committee illustrating how
95 Walter Wendt’s resort property has enough land to be divided into five (5) lots. Each lot

96 exceeds the frontage/area requirements specified in the Land Division Ordinance. He
97 will send copies for the Clerk's files and to any Commission Members who want one.

98 **5.3 Suggested Future Agenda items** – Continued discussion regarding review/update of
99 the Land Division Ordinance focusing on developing density standards for on- and off-
100 water developments.

101 **5.4 Next meeting date** --The next meeting of the Plan Commission will be a regular
102 monthly meeting on September 3, 2009 at the Town Hall.
103

104 **6.0 Public comment/communication period as per Wis. Stats. 19.83(2) and 19.84(2):**
105 **None** – no audience members were present.
106

107 **7.0 Adjournment:** Ed Hammer moved to adjourn the meeting; motion seconded by Dan
108 Chronister; motion passed without negative vote.

109
110 Chmn. Metropulos adjourned the meeting at 6:00 P.M.

111

112

John P. Granger, Secretary