

1 The regular monthly meeting of the Newbold Plan Commission was held on Thursday,
2 September 3, 2009, beginning at 4:30 PM at the Newbold Town Hall.

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

6 **Members absent:** Chmn. Bob Metropulos

7 **Audience:** None
8

9 **Call the meeting to Order:** Vice-Chmn. Sueflohn called the meeting to order at 4:30 PM. The
10 Agenda for this meeting was properly noticed by posting on August 31, 2009, a copy on each
11 of the three (3) Town bulletin boards. For informational purposes, the Agenda was also
12 posted on the Town website.
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14 **1.0 Approve minutes for August 6, 2009 Regular Monthly Meeting**

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16 **1.1** Dan Chronister moved to approve the minutes of the August 6, 2009 meeting; Ed
17 Hammer seconded the motion; motion passed by unanimous voice vote.
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19 **2.0 Continued discussion on Chapter 13 Land Division Ordinance revisions for** 20 **recommendation to the Town Board:**

21 **Discussion :**

22 **a) Revised Draft --** Mr. Granger informed the Members that he has completed the typing
23 of a revised draft of the Land Division Ordinance showing omissions as "strike-over text"
24 and additions as "underlined text".

25 However, before making and distributing copies of the revised draft he commented
26 that he wants to discuss organizational changes he has made to Section 13.04 (Land
27 Division Procedure). He gave each Member copies of revised pages 13-11 and 13-12
28 illustrating the proposed changes in the organization of the Section; the Members gave
29 tentative approval to the proposed reorganization of Section 13.04.

30 Mr. Granger will make a photocopy of the revised draft for each of the Members and
31 get them distributed prior to the next P.C. meeting.
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33 **b) Density of development standards for on- and off-water parcels –** Mr. Granger
34 gave each of the Members a copy of the standards included in Appendix A of the
35 Oneida County Zoning and Shoreland Protection Ordinance.

36 The County mandated on- and off-water lot sizes and frontage width for each zoning
37 district are much smaller than specified in Newbold's Land Division Ordinance. Hence,
38 the County requirement of an area "multiplier factor" of 75% for each additional unit may
39 not be applicable for Newbold's Ordinance.

40 Considerable discussion took place regarding pros/cons of using various "multiplier
41 factors"; no agreement was achieved. However, it was generally agreed that some
42 method of establishing density of development standards for both on- and off-water land
43 divisions was desirable.
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45 **c) Definitions for a County or a Town Plat as required by Chap. 236 --** Mr. Granger
46 stated that he has yet to find a suitable definition! Although the revised County
47 Subdivision Ordinance requires a County or a Town Plat for a Major Land Division, the
48 revised County Ordinance does not contain a definition nor does Chapter 236 Wis.
49 Statutes contain a definition!! He will keep researching.

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d) Discussion regarding how to regulate density of development for a Condominium Plat involving the division of undeveloped lands as opposed to a Condominium Plat describing the conversion of an existing parcel with existing structures -- A brief discussion –

Mr. Hammer commented that a Condominium Plat involving the division of undeveloped lands is similar to the development of a Conservation Subdivision; can not similar density of development standards be applied?

A topic for a future meeting . . .

e) Completion of a revised draft of the Land Division Ordinance -- Mr. Hammer commented that the Members have been working of a draft of a revision for what seems to be forever; what about setting a deadline for completion?

The consensus was to work toward a 1 Jan 2010 deadline.

Action -- no formal actions were taken.

3.0 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:

3.1 Chairpersons report – Vice-Chmn. Sueflohn informed the Members that Ms. Berry's rezone request to rezone the SE SW qtr-qtr of Sect. 16 T38N R8E from Single Family District #2 to Rural Residential District #15 was unanimously approved by the Town Board at their August 13, 2009 meeting.

3.2 Correspondence, if any – None

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

3.4 Next meeting date --The next meeting of the Plan Commission will be a regular monthly meeting on October 1, 2009 at the Town Hall.

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

None – no audience members were present.

5.0 Adjournment: Ed Hammer moved to adjourn the meeting; motion seconded by Dan Chronister; motion passed without negative vote. Vice-Chmn. Sueflohn adjourned the meeting at 6:15 P.M.

John P. Granger, Secretary