

1 A regular monthly meeting of the Newbold Plan Commission was held on Thursday,
2 November 5, 2009, beginning at 4:30 PM at the Newbold Town Hall.

3
4 **Members in attendance:** Chmn. Bob Metropulos, Mike Sueflohn, Bob Estabrook, John Granger
5 Richard Guidinger, and Ed Hammer

6 **Members absent:** Dan Chronister Sr.

7 **Audience:** None
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 November 2, 2009, a copy on
11 each of the three (3) Town bulletin boards. For informational purposes, the Agenda was also
12 posted on the Town website.
13

14 **1.0 Approve minutes for October 1, 2009 Regular Monthly Meeting**

15
16 **1.1** Ed Hammer moved to approve, with corrections, the minutes of the October 1, 2009
17 meeting; Dick Guidinger seconded the motion; motion passed by unanimous voice vote.
18

19 **2.0 Continued discussion on Chapter 13 Land Division Ordinance revisions for** 20 **recommendation to the Town Board:**

21 **Discussion :** 22

23 **a) Density of development standards for Multiple-Family Dwelling Units located** 24 **on off-water parcels –**

25 Discussion continued regarding the pros/cons of:

- 26 a) using a “multiplier factor” to determine minimum lot sizes for parcels with
27 additional multiple-family dwelling units, or;
28 b) simply stating that any additional multiple-family dwelling units must have the
29 same lot size requirement as required for a single unit.
30

31 Newbold’s current Land Division Ordinance specifies the following minimum off-water
32 lot size requirements for developments in zoning districts permitting multiple-family
33 dwelling units:

- 34 a) District #3 (Multiple-Family Residential District) – 90,000 sq. ft. minimum lot size;
35 add 4,000 sq. ft. per multi-family unit over four (4);
36 b) District #4 (Residential & Farming District) – 8-acre minimum lot size; no mention
37 of additional area required for multi-family units;
38 c) District #5 (Recreational District) – 90,000 sq. ft. minimum lot size; no mention of
39 additional area required for multi-family units, and;
40 d) District #7 (Business District) -- 50,000 sq. ft.; add 4,000 sq. ft. per multi-family
41 unit over four (4).
42

43 The Members reviewed the Zoning Ordinance for District #3 (Multiple-Family
44 Residential District) for numbers of individual units allowed related to the zoning use
45 categories of:
46

- 47 a) permitted use – no number of units is specified in the Ordinance.
48 b) administrative review use – four (4) units or less are allowed, and;
49 c) conditional permit use – five (5) units or more are allowed.

50 Zoning Districts #4--Residential and Farming, #5--Recreational, and #7--Business B-2
51 have the same allowed numbers of multiple-family units (as per the permitted,
52 administrative review and/or conditional permit categories).
53

54 Considerable discussion and sharing of opinions among the Members regarding
55 possible Newbold minimum lot size requirements for off-water multiple-family
56 developments followed.
57

58 No consensus of opinion was achieved; discussion will continue at a future meeting.
59

60 **b) Discussion regarding how to regulate density of development for a**
61 **Condominium Plat involving the division of undeveloped lands as opposed to a**
62 **Condominium Plat describing the conversion of an existing parcel with existing**
63 **structures – No discussion**
64

65 **Actions** -- no formal actions were taken.
66

67 **3.0 Administrative matters for review, discussion and/or action by Commission**
68 **Members concerning general Plan Commission activities, Town Board**
69 **discussions/actions, County Planning and Zoning Dept. activities, project updates,**
70 **correspondence, set next meeting date and future agenda items:**
71

72 **3.1 Chairpersons report – none**
73

74 **3.2 Correspondence, if any –** Mr. Hammer gave the Secretary copies of several reference
75 documents for distribution to the Members.
76

77 **3.3 Suggested Future Agenda items –** Continued discussion regarding review/update of
78 the Land Division Ordinance focusing on developing density standards for on-water
79 developments and pros/cons of the concept for “Conservation Developments”
80

81 **3.4 Next meeting date --**The next meeting of the Plan Commission will be a regular
82 monthly meeting on December 3, 2009 at the Town Hall.
83

84 **4.0 Public comment/communication period as per Wis. Stats. 19.83(2) and 19.84(2):**

85 **None –** no audience members were present.
86

87 **5.0 Adjournment:** Ed Hammer moved to adjourn the meeting; motion seconded by Mike
88 Suefloh motion passed without negative vote. Chmn. Metropulos adjourned the meeting at
89 6:35 P.M.

90 *John P. Granger, Secretary*