

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

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

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

7 **Audience:** None
8

9 **Call the meeting to Order:** Vice-Chmn. Mike Sueflohn called the meeting to order at 4:30 PM.
10 The Agenda for this meeting was properly noticed by posting on December 1, 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 November 5, 2009 Regular Monthly Meeting**

15
16 **1.1** After considerable discussion regarding revision/corrections to the subject minutes Ed
17 Hammer moved to approve, with corrections, the minutes of the November 5, 2009
18 meeting; Bob Estabrook seconded the motion; motion passed by a vote of 5 ayes with
19 Dan Chronister abstaining from the vote as he was absent for the subject meeting.
20

21 **2.0 Continued discussion on Chapter 13 Land Division Ordinance revisions for** 22 **recommendation to the Town Board:**

23 **Discussion :**

24 **a) Density of development standards for Multiple-Family Dwelling Units located** 25 **on off-water parcels –**

26 Discussion continued regarding the pros/cons of:

- 27
- 28 a) using a “multiplier factor” to determine minimum lot sizes for lots/parcels
 - 29 permitting multiple-family dwelling units, or;
 - 30 b) simply stating that any additional multiple-family dwelling units must have the
 - 31 same lot size requirement as required for a single unit.
32

33 The consensus of opinion was that construction of a basic multiple-family dwelling unit
34 on a parcel/lot in an area permitting multiple-family dwellings, would be considered to
35 involve the construction of a duplex; i.e., a two (2)-unit dwelling. Construction of any
36 additional multiple-family dwelling units should require an increase in the minimum size
37 of the parcel/lot.
38

39 It was agreed that the following increase(s) in the minimum parcel/lot size(s) for
40 additional dwelling units would apply:
41

- 42 a) Dist. #3 (90,000 sq. ft min. lot size) -- add 22,500 sq. ft for each unit over two (2);
- 43 b) Dist. #4 (8-acre min. lot size)– add 2-acres for each unit over two (2);
- 44 c) Dist. #5 (90,000 sq. ft min. lot size) – add 22,500 sq. ft for each unit over two (2);
- 45 d) Dist. #7 (50,000 sq. ft min. lot size)– add 12,500 sq. ft for each unit over two (2).
46

47 **b) Density of development standards for Multiple-Family Dwelling Units located** 48 **on on-water parcels –**

49 Discussion began with a review of the methodology originally used for developing the
50 parcel/lot size(s) and Riparian Frontage Width(s) (RFW) standards included in the
51 existing Land Division Ordinance.
52

53 **c) Discussion regarding how to regulate density of development for a**
54 **Condominium Plat involving the division of undeveloped lands as opposed to a**
55 **Condominium Plat describing the conversion of an existing parcel with existing**
56 **structures – No discussion**
57

58 **Actions** -- no formal actions were taken.
59

60 **3.0 Administrative matters for review, discussion and/or action by Commission**
61 **Members concerning general Plan Commission activities, Town Board**
62 **discussions/actions, County Planning and Zoning Dept. activities, project updates,**
63 **correspondence, set next meeting date and future agenda items:**
64

65 **3.1 Chairpersons report –** Vice-Chmn. Sueflohn read to the Members a memo from Town
66 Chmn. Kroll reminding the Members that there should be no public discussion regarding
67 the current Schmitz/Town of Newbold Court Case. In addition, no discussions with Mr.
68 Schmitz regarding document requests, etc. All such requests should be directed to the
69 Town Clerk.
70

71 **3.2 Correspondence, if any –** Mr. Hammer gave the Secretary additional copies of several
72 reference documents for distribution to the Members.
73

74 **3.3 Suggested Future Agenda items –** Continued discussion regarding review/update of
75 the Land Division Ordinance focusing on developing density standards for on-water
76 multiple-family developments and pros/cons of concepts for “Conservation
77 Developments”
78

79 **3.4 Next meeting date --**The next meeting of the Plan Commission will be a regular
80 monthly meeting on January 7, 2009 at the Town Hall.
81

82 **4.0 Public comment/communication period as per Wis. Stats. 19.83(2) and 19.84(2):**
83 **None –** no audience members were present.
84

85 **5.0 Adjournment:** Bob Estabrook moved to adjourn the meeting; motion seconded by Dan
86 Chronister motion passed without negative vote. Vice-Chmn. Sueflohn adjourned the meeting
87 at 6:15 P.M.

88 *John P. Granger, Secretary*