

Newbold Plan Commission April 6th, 2023

A meeting of the Newbold Plan Commission was held on April 6th, 2023 beginning at 4:00 PM at the Newbold Fire Station.

Members in attendance: Mike Sueflohn, Dan Chronister, Jeff Pennucci, Ryan Rezny, and Bill Jaeger.

Members excused: Richard Guidinger.

Absent: None.

Others present: Joe Anderson, Eric Klein representing GPS, Inc., Don Helgeson, Petra Pietrzak and Jessica and Charles Rosien by telephone.

1.0 Call the meeting to order: Mr. Sueflohn called the meeting to order at 4:00 PM.

Verification of posting: The Agenda for this meeting was properly noticed by posting a copy on each of the three (3) Town bulletin boards.

2.0 Review and approval of minutes of March 2nd, 2023 meeting. Mr. Pennucci moved with second by Mr. Chronister to approve the minutes with correction of Mr. Pennucci and Mr. Chronister as being present. Motion carried.

3.0 Administrative Review Permit application (APR) for Jessica and Charles Rosien, applicants and owners to rent the dwelling as a Tourist Rooming House for no less than (7) consecutive days on the following property described as: Lot 1, CSM 29, .Part of Government Lot 2, Section 19, T38N, R8E, Pin#NE664-1, 6297 Wendt Rd. Town of Newbold.

The Rosiens own a five bedroom dwelling on Two Sisters Lake. They propose to accommodate up to 10 persons per rental and anticipate 3 to 5 rentals per year. The conventional septic system will need to be upgraded to treat wastewater for 10 persons.

The Administrative Review Permit Application was reviewed by Plan Commission members and questions were answered by the applicants. The Application appeared to be complete and in compliance with County regulations. Rezny moved with second by Chronister to recommend approval by the Town Board contingent on compliance with the list of "Suggested Conditions of Approval" attached to the Permit application. Motion carried.

4.0 Administrative Review Permit application by Don Helgeson, owner to expand the existing commercial storage rental facility the includes the construction of (3) three new storage buildings on the following described property: Lot 2, CSM 5319, being part of the NW ¼ of the NE ¼, Section 21, T37N, R8E, Pin #NE2067, 4683 State Highway 47, Town of Newbold.

Mr. Helgeson wants to expand his storage rental business by adding three buildings with a total of 28 new rental spaces. The permit application package includes a copy of a Construction Site Storm Water Runoff permit with a Storm Water Management Plan. The Storm Water Management Plan includes engineering drawings showing three detention basins. The expanded facility will use the existing access to Highway 47.

The Administrative Review Permit Application was reviewed by Plan Commission members and questions were answered by the applicant. The Application appeared to be complete and in compliance with County regulations. Chronister moved with second by Jaeger to recommend approval by the Town Board contingent on compliance with the list of "Suggested Conditions of Approval" attached to the Permit application. Motion carried.

5.0 Administrative Review Permit application (APR) for Joseph Anderson, applicant and owner to rent a dwelling as a Tourist Rooming House for less than (30) consecutive days on the following property described as: Part of Government Lot 2, Section 8 T39N, R8E, PIN #NE 1007-6, 6996 Pickerel Lake Rd., Town of Newbold.

Mr. Anderson owns a three bedroom dwelling with frontage on Pickerel Lake that He wishes to rent accommodating up to six persons. The property with the proposed rental has another smaller two bedroom dwelling that is a Tourist Rooming House. The Administrative Review Permit requires installation of a wastewater treatment system.

The Administrative Review Permit Application was reviewed by Plan Commission members and questions were answered by the applicant. The Application appeared to be complete and in compliance with County regulations. Chronister moved with second by Rezny to recommend approval by the Town Board contingent on compliance with the list of "Suggested Conditions of Approval" attached to the Permit application. Motion carried.

6.0 Administrative Review Permit application (APR) by GPS Inc., owner to expand the existing commercial storage rental facility that includes the construction of four new storage buildings on the following described property: Part of the NW Fractional ¼ Section 3, T39N, R8E, PIN #NE 952-9, 6347 State Highway 70, Town of Newbold.

GPS Inc. wants to expand their storage rental business on Highway 70 by adding four buildings with a total of 56 new rental spaces. The ARP application states the owner has applied to the DNR for a Construction Site Storm Water Runoff permit. The attached Site & Grading Plan shows the property drainage plan and a "Drainage Collection Area". The expanded facility will use the existing access to Highway 70.

The Administrative Review Permit Application was reviewed by Plan Commission members and questions were answered by the applicant. The Application appeared to be complete and in compliance with County regulations. Chronister moved with second by Pennucci to recommend approval by the Town Board contingent on compliance with the list of "Suggested Conditions of Approval" attached to the Permit application. Motion carried.

7.0 Discussion - Tourist Rooming House Tax.

Local Room Tax was discussed. Newbold is seeing increasing numbers of Tourist Rooming House permits. A local Room Tax could generate funds to offset cost of some Town services such as road maintenance and fire and emergency response services. There would probably be some cost to implement a Room Tax so benefits would need to be determined. Commission members generally thought it might be worth investigating. No action was taken.

8.0 Chairman's Report. Mr. Sueflohn reported the Tourist Rooming House permit on Two Sisters Lake that was reviewed at our March 2nd meeting was approved by the Town Board.

9.0 Public comment. Petra Pietrzak introduced herself as a new Town Board Supervisor. Ms. Pietrzak conveyed support for the work done by the Plan Commission.

6.0 Administrative Review. No discussion.

7.0 Meeting adjourned at 5:10 pm.

Submitted by,

Bill Jaeger, Secretary