

## **Newbold Plan Commission April 7, 2022**

A meeting of the Newbold Plan Commission was held on April 7, 2022 beginning at 4:00 PM at the Newbold Town Hall.

**Members in attendance:** Mike Suefloh, Dan Chronister, Dick Guidinger, Jeff Pennucci, Joseph Steinhage, Jim Staskiewicz and Bill Jaeger.

**Members excused:** All present.

**Absent:** None.

**Others present:** Greg Maines, Chad Johnson, Deborah Johnson, Christine Glass and Brad White.

**1.0 Call the meeting to order:** Mr. Suefloh 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 February 17, 2022.** Mr. Staskiewicz moved with second by Mr. Pennucci to approve the minutes as presented. Motion carried.

**3.0 Advisory discussion on land division located 6585 Lake Mildred Rd. by owners Deborah Johnson NE-205/206 and Chad Johnson NE-205-4.** The Johnsons have two properties they would like to reconfigure into three lots. Two of the resulting lots would lie in two different zoning districts so this presents the question of what are the required minimum lot sizes for constructing dwellings on the two lots with two zoning districts. Mr. Suefloh suggested they could request rezoning parts of the lots so each would be in a single zoning district. The Johnsons were advised since this wouldn't create isolated zoning districts it is likely the town of Newbold would consent to such a rezone.

Greg Maines of Maines & Associates Land Surveyors suggested that in the past Oneida County Zoning has issued building permits in similar situations as long as the lot size meets the standards of the more restrictive zoning district. The Plan Commissioners had no objection to this alternative.

No action taken resulting from this advisory discussion.

**4.0 Advisory discussion - Proposed land division located at 4630 Apperson Dr., Town of Newbold S 15 T37 R8, Parcel #NE-123-1, Presented by Greg Maines, PLS from Maines and Associates.** Mr. Maines presented a proposal to divide a 7.6 acre property into two lots. One proposed lot is the site of the former Newbold School and it would be the larger lot at 5.2 acres. The other lot would be 2.4 acres, part of which is wetland adjacent to Newbold Creek. The wetland has open water that may be navigable to the Rhinelander Flowage. The lot would likely be considered to have lake frontage. The proposed lot is irregularly shaped so there could be some question on the average lot width needed for a lake lot. Mr. Maines stated he calculated the average lot width to be 205 feet. The Plan Commissioners had no objection to the proposal.

No action taken resulting from this advisory discussion.

**5.0 Administrative Review Permit application (ARP) by Christine Glass, owner, to rent**

**the dwelling as a tourist rooming house for no less than seven (7) consecutive days**  
**On the following described property: Part of Government Lot 4, Section 26, T39N, R8E, Pin#NE 1275-16, 7784 West Nokomis Dr., Town of Newbold.** The dwelling proposed for rental is located on North Nokomis Lake. The building has three bedrooms and would have maximum occupancy of six people. The dwelling is served by a permitted septic system and a local resident agent has been appointed to manage the rentals. The property owner is aware of Health Department requirements and the need for a fire inspection.

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. Steinhage moved with second by Chronister to recommend approval by the Town Board contingent that four designated parking spaces be provided and compliance with the list of "Suggested Conditions of Approval" included with the Permit application. Motion carried.

**6.0 Chairman's Report.** Mr. Sueflohn reported that the Town Board approved Mr. Schiffmann's Administrative Review Permit for a self-storage facility next to Highway 70 that the Plan Commission reviewed on February 17<sup>th</sup>. Mr. Sueflohn also relayed that the Town Board has decided to follow the lead of County Zoning and charge triple fees for "after the fact" permits.

**7.0 Administrative Review.** The possibility of implementing a room tax for Newbold was raised. There has in the past been an impression Newbold does not have enough rentals to make it worthwhile.

**8.0 Public comment.** None presented.

Meeting adjourned at 5:15 pm.

Submitted by,

Bill Jaeger, Secretary