

## **Newbold Plan Commission April 1, 2021**

A meeting of the Newbold Plan Commission was held on April 1, 2021 beginning at 4:00 PM at the Newbold Town Hall.

**Members in attendance:** Bob Metropulos, Mike Sueflohn, Dan Chronister, Dick Guidinger, and Bill Jaeger. Don Johnson has resigned from the Plan Commission.

**Members Excused:** Jeff Pennucci.

**Absent:** None.

**Others:** John Linnemanston and Greg Vickler (by telephone).

**1.0 Call the meeting to Order:** 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 4, 2021.** Chronister moved with second by Metropulos to approve the minutes as presented. Motion carried.

**3.0 Administrative Review Permit application (APR) owner, to rent the dwelling as a tourist rooming house on the following described property: Unit 1, Loons Landing Condominium, being part of Government Lot 2, Section 8, T39N,,R8E, 8698 Guest Road, Pin #NE 2437, Town of Newbold.** Mr. Greg Virkler wishes to have short term rentals at the described property. The dwelling is 250 feet from the shore of Pickerel Lake and is part of a condominium complex. The building has two bedrooms will have maximum occupancy by four people. A St. Germain Resident Agent will be engaged to provide local management.

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 Metropulos to recommend approval by the Town Board contingent on compliance with the list of "Suggested Conditions of Approval" included with the Permit application. Motion carried.

**4.0 Administrative review permit application by John Linnemanstons etal (7 owners), 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 3, Section 10, T38N, R8E, 6218 Ridgeway Dr, PIN #NE 541-10, Town of Newbold.** The dwelling proposed for rental is located on Muskellunge Lake. The building has three bedrooms and will have maximum occupancy by six people. A Lake Tomahawk Resident Agent will be engaged to provide local management. This application was previously reviewed at the Plan Commission meeting on March 4<sup>th</sup> but a decision was deferred because of unanswered questions on the available parking and property boundaries. A neighbor to the property, Steve Bevers, had expressed concern there may not be enough room for the required parking for the rental and renters may try to park on the neighbor's property. Mr. Linnemanstons has hired a surveyor and the property boundary has been surveyed and marked. The parking has been determined to be adequate.

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. Jaeger moved with second by Chronister to recommend approval by the Town

Board contingent on compliance with the list of “Suggested Conditions of Approval” included with the Permit application. Motion carried.

**5.0 Rezone Petition #4-2021, to rezone property from District #1-A Forestry to District #05 Recreational for properties described as: NW NE, Section 8, T39N, R8E, Town of Newbold, Oneida County, Wisconsin.** The rezone of this property has been requested by the Oneida County Planning and Zoning Director. The reason for the rezone is to have zoning consistency over the whole 1/16<sup>th</sup> of Section 8, T39N, R8E. Part of the property is owned by the State of Wisconsin and is part of the Northern Highland – American Legion State Forest. The State of Wisconsin land will probably remain as forest land. Discussion and decision for this item is included with the next agenda item.

**6.0 Rezone Petition #3-2021 , to rezone property from District #1-A Forestry to District #5 Recreational for properties described as: North ½ of the SE NW and NW NE, Section 8, T 39N, R8E, Town of Newbold, Oneida County, Wisconsin.** The rezone of this property has been requested by Glenn Schiffmann who is President of the property owner company, GPS II, Inc. The Reason for the rezone is “To be consistent with owner’s other, adjacent properties and to be consistent with the Town of Newbold Future Land Use”. Discussion and the decision on the previous agenda item (number 5.0) are combined in the following narrative.

Some properties adjoining the proposed rezones have Recreational zoning and others are zoned Forestry 1A. After discussion of the two rezoning requests Sueflohn moved with second by Chronister to recommend the Town Board approve the rezone. The motion also recommends that all property owners adjoining the rezone should be individually notified of the County rezone hearing. Motion carried.

**7.0 Discussion and possible action / Newbold Comprehensive Plan.** No action was taken but Chairman Sueflohn suggested the Commission may want to schedule a special meeting with Comprehensive Plan revision as the only agenda item. Commission members agreed a special meeting may be needed. Mr. Sueflohn said he would ask the Town Board for approval of a special meeting.

**8.0 Administrative review and action, if necessary, concerning general government,public safety, recycling, sanitation, culture, education, job assignments, project updates, transportation, budget items, fund transfers, and future agenda items.** Update of the Newbold Comprehensive Plan will be a future agenda item.

**6.0 Public comment and communication period per Wisconsin statutes.** None presented.

**7.0 Adjournment.** Meeting closed at 5:20 pm.

Submitted by,  
Bill Jaeger, Secretary