

MEETING NOTICE

Unless specifically noticed otherwise, this meeting and all other meetings of this body are open to the public. Proper notice has been posted and given to the media in accordance with Wisconsin Statutes so that citizens may be aware of the time, place and purpose of the meeting.

Planning Commission Agenda Thursday, August 24, 2023– 5:15 PM Council Chambers – New London Municipal Building

1. Call to Order
2. Pledge of Allegiance
3. Adopt Agenda
4. Review for approval of the July 27, 2023 Planning Commission meeting minutes
5. Mural proposal for 515 W. North Water St.
6. Review for approval for a CSM (shared lot line adjustment) between 1710 Pershing Rd.: Parcel # 33-13-87-51 and 1702 Pershing Rd.: Parcel # 33-13-87-52.
7. Review first draft of proposal for chicken ordinance.
8. Continue discussion on Conditional Grant request for 1500 Handschke Dr.
9. Discuss upcoming agenda items: Review for a site plan proposal for Festival Foods addition, located at 308 N. Shawano St.
10. Review next meeting date: Sept 28, 2023
11. Adjourn

Bernie Ritchie, Chairman

It is the policy of the City of New London to comply in good faith with all applicable regulations, guidelines, etc. put forth in the Americans with Disabilities Act (ADA). To that end, it is the City's intent to provide equal opportunity for everyone to participate in all programs and/or services offered, to attend every public meeting scheduled, and to utilize all public facilities available. Any person(s) in need of an alternative format (i.e. larger print, audio tapes, Braille, readers, interpreters, amplifiers, transcription) regarding information disseminated by the City of New London should notify the City 48 hours prior to a meeting, etc., or allow 48 hours after a request for a copy of brochures, notices, etc. for delivery of that alternative format. Contact ADA Coordinator Chad Hoerth by telephone through: (Relay Wisconsin) – 920/ 982-8500 or (Voice) – 920/982-8500 and in person/letter at 215 N. Shawano Street, New London, WI 54961.

Watch this meeting live and access our video archives at: www.youtube.com/NewLondonAccess

City of New London
Planning Commission Meeting Minutes
Thursday July 27, 2023

Roll Call

Meeting was called to order at 05:15 p.m. Those in attendance were Chairman Bernie Ritchie, Jamie Walbruck, Dona Gabert, Jeff Handschke, Susie Steingraber, Jay Bessette and Mayor Mark Herter.

Others in attendance: Building Inspector/Zoning Administrator: David Vincent, City Administrator: Chad Hoerth, Dave Dorsey (representing district 4), Tim Roberts (representing district 4), Balynda Croy (representing district 2), Charlene Magolski (representing district 5), Bill Flease, Pastor Jim Harley, Janice Feltz, Bill Feltz, Joel Earfurth and Philip Thompson.

Group participated in the Pledge of Allegiance.

A motion was made by Steingraber to "Adopt the Agenda" and seconded by Gabert, carried by all.

The April 27, 2023 meeting minutes were reviewed. A motion to accept the minutes was made by Bessette and seconded by Walbruck, carried by all.

The first action item on the agenda item was to review the site plan for the Griebner Eye Care proposed addition. The Zoning Administrator recommended approval based on the language in the zoning ordinance and that all criteria was met for the application, fees and required document submittals. A motion was made by Mayor Mark Herter to approve the site plan as presented. A second was made by Steingraber, carried by all.

The second action item was continued discussion about a proposed chicken ordinance. There was a good deal of discussion about the pros and cons of adopting a chicken ordinance. A motion was made by Handschke to give direction to the Zoning Administrator to come up with language in an ordinance for consideration. The motion seconded by Mayor Mark Herter. The motion carried 6-5 with 11 voting members present. The ayes were Mayor Mark Herter, Jeff Handschke, Jay Bessette, Dave Dorsey, Tim Roberts and Jamie Walbruck. The nay votes were Gabert, Steingraber Magolski, Ritchie and Croy

The third item was discussion about a proposed conditional use grant for Victory Church at 1500 Handschke Dr. The Church expressed interest in purchasing the building with the intent to expand religious activities in the building, but would continue to rent out the banquet hall to the Crystal Falls business. There was a large discussion and interaction with the committee from the gallery in attendance as well. Several questions were asked that an opinion from the City Attorney was recommended. A motion was made by Ritchie, seconded by Walbruck to table the topic until the next meeting and direct staff to consult with the city attorney. Motion failed 5-6 with Walbruck, Ritchie, Gabert, Croy, Magolski, voting yes; Roberts, Handschke, Bessette, Mayor Herter, Dorsey and Steingraber voting no. No other motions were made at this time.

The next meeting date has been scheduled for Thursday August 24, 2023.

A motion was made to adjourn by Mayor Mark Herter, seconded by Gabert, carried by all.

Meeting adjourned by Chairman Besaw at approximately 06:14 p.m.

Respectively submitted by David Vincent-Zoning Administrator

EXPLORE



EXPLORE

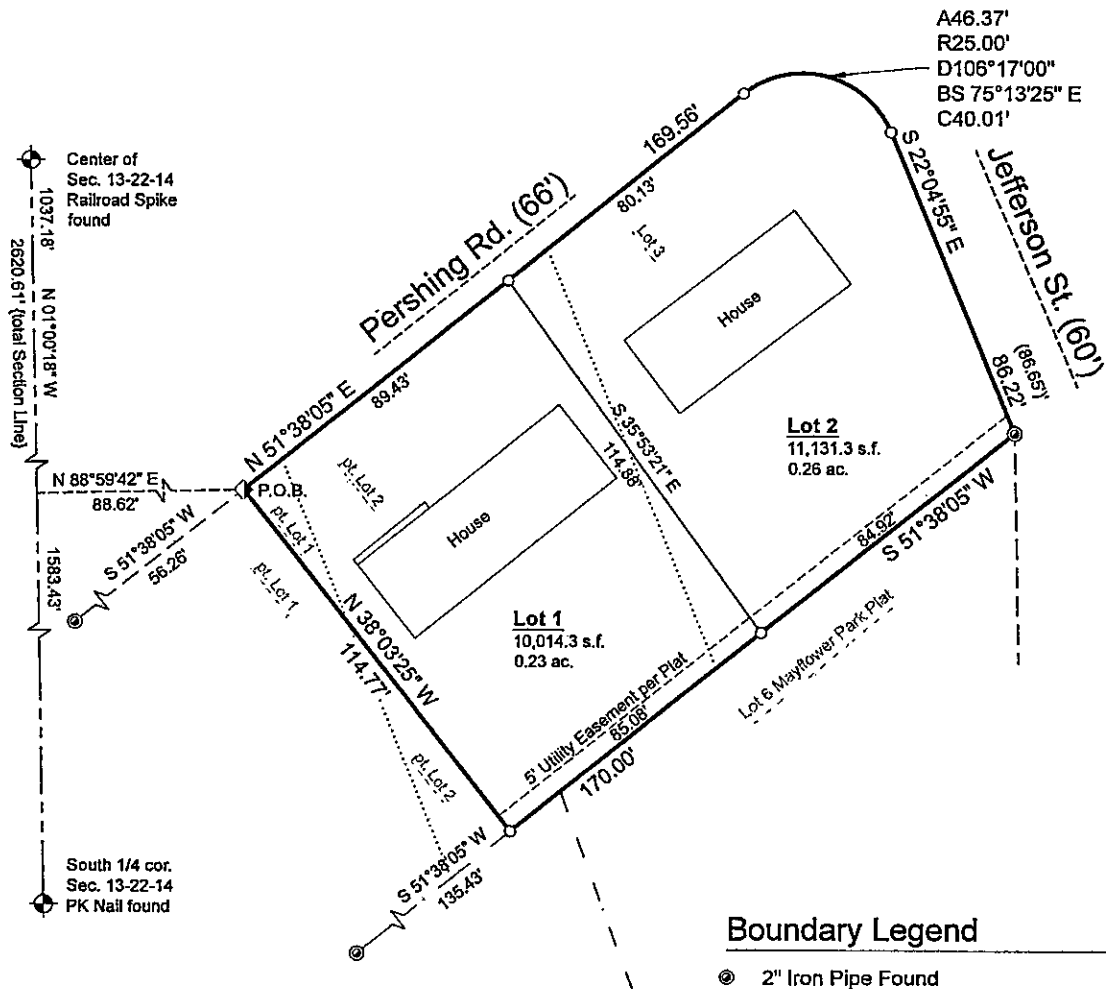


Drawing: 23-1948-CSM	Sheet: 1 of 3
Project: 23-1948-Ko	Date: 07/24/2023

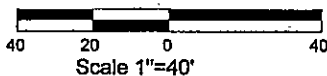


Waupaca County Certified Survey Map # _____

Located in part of Lot 1, part of Lot 2 and all of Lot 3 of Block 18 of Third Addition to Abraham's Heights all being part of the Northwest 1/4 of the Southeast 1/4 of Section 13, Township 22 North, Range 14 East in the City of New London, Waupaca County, Wisconsin



Bearings are referenced to the West line of the Southeast 1/4, referenced to bear N01°00'18"W



Boundary Legend

●	2" Iron Pipe Found
◆	3/4" Iron Rod Found
○	3/4" x 18" Iron Rod Set (Wt. 1.50 lbs/ft)
⊕	Section Corner
---	Adjacent Property
---	Boundary Line
---	Easement
---	Lotline
---	Lotline (old)
---	Right-of-Way Line
---	Section Line
---	Dimensional Tie
---	Recorded As (xxx.xx')

For current setbacks, contact the City of New London.

Waupaca County Certified Survey Map No. _____

Surveyor's Certificate:

I, R. Michael Haynes, Professional Land Surveyor hereby certify that I have surveyed and mapped this Certified Survey Map located in part of Lot 1, part of Lot 2 and all of Lot 3 of Block 18 of Third Addition to Abraham's Heights all being part of the Northwest 1/4 of the Southeast 1/4 of Section 13, Township 22 North, Range 14 East in the City of New London, Waupaca County, Wisconsin and is bounded by a line described as follows:

commencing at the South 1/4 corner of said Section 13 thence N 01°00'18" W, a distance of 1583.43 feet; thence N 88°59'42" E, a distance of 88.62 feet to the Point of Beginning of the following described parcel; thence N 51°38'05" E along the southerly Right-of-Way of Pershing Road a distance of 169.56 feet; thence along the arc of a curve turning to the right with an arc length of 46.37 feet, with a radius of 25.00 feet, with a chord bearing of S 75°13'25" E, with a chord length of 40.01 feet; thence S 22°04'55" E along the West Right-of-Way of Jefferson Street, a distance of 86.22 feet to the Southeast corner of Lot 3 of Block 18 of Third Addition to Abraham's Addition; thence S 51°38'05" W along the South line of Lots 3 and 2 of Block 18 of Third Addition to Abraham's Addition, a distance of 170.00 feet; thence N 38°03'25" W, a distance of 114.77 feet to the point of beginning.

Said parcel is subject to all easements and rights-of-way of record. That I have complied with Chapter 236.34, Wisconsin Statutes and the City of New London Minor Subdivision Ordinance. That this survey was done under the direction of Scarlett Koehler owner(s) of said lands and that this map is a correct representation of the exterior boundaries of land surveyed and the division made thereof;

Given under my hand this 24th day of July, 2023

R. Michael Haynes, Professional Land Surveyor #2735

Subdivision Administrator's Certificate:

I, Chad Hoerth Director of Public Services and Subdivision Code Administrator for the City of New London, do hereby certify that the Certified Survey Map as shown hereon is in compliance with Chapter 18, Subdivision and Platting Code of the New London Municipal Code and thereby grant approval of the lot layout as shown hereon.

This _____ day of _____, 2023

Chad Hoerth, Director of Public Services

Drawing: 23-1948-CSM	Sheet: 2 of 3
Project: 23-1948-Ko	Date: 07/24/2023



Waupaca County Certified Survey Map No. _____

Owner's Certificate:

As owners, we the undersigned, hereby certify that we caused the land above described to be surveyed, divided and mapped all as shown and represented on this Certified Survey Map. We also certify that this Certified Survey Map is required to be submitted to the following for approval.
City of New London.

Scarlett S. Koehler Date

STATE OF WISCONSIN)
)SS
COUNTY OF WAUPACA

Personally came before me this _____ day of _____ 2023, the above named persons to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public
My commission expires _____

Owner's Certificate:

As owners, we the undersigned, hereby certify that we caused the land above described to be surveyed, divided and mapped all as shown and represented on this Certified Survey Map. We also certify that this Certified Survey Map is required to be submitted to the following for approval.
City of New London.

Michael J. Degrand Date

Heather D. Degrand Date

STATE OF WISCONSIN)
)SS
COUNTY OF WAUPACA

Personally came before me this _____ day of _____ 2023, the above named persons to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public
My commission expires _____

Drawing: 23-1948-CSM	Sheet: 3 of 3
Project: 23-1948-Ko	Date: 07/24/2023



ORDINANCE _____

AN ORDINANCE AMENDING THE MUNICIPAL CODE TO ALLOW FOR THE KEEPING OF CHICKENS

The Common Council of the City of New London does hereby ordain as follows:

SECTION I: Amend Chapter 17.03 of the Municipal Code of the City of New London, Wisconsin, creating subsection 17.03(06) KEEPING OF CHICKENS IN THE CITY as follows:

KEEPING OF CHICKENS IN THE CITY. In addition to all the regulations in this Chapter, the following shall apply to the keeping of chickens within the City.

(1) Definitions. The following terms, when used in this section, shall have the meanings set forth below:

- a. **Chicken-** a domestic chicken of the sub-species *Gallus gallus domesticus*.
- b. **Keep-** the owning, keeping, possessing, or harboring of a chicken.
- c. **Rooster-** a male chicken of any age, including a capon or otherwise neutered male chicken.
- d. **Coop-** a new or existing enclosed accessory structure designed or modified for the keeping of chickens and meeting the requirements of this section.
- e. **Chicken Run-** a fenced cage attached to a coop.
- f. **Hen-** a female chicken of any age.
- g. **Front Yard** – a front yard shall be as defined by the City of New London Zoning Code under Chapter 17, Appendix: Definitions

(2) Permit Required.

- a. Any person who keeps chickens on land in the City which the person owns, occupies, or controls shall first obtain an initial zoning permit issued by the Community Development Department. A permit application shall be Accompanied by an application, an application fee as established by resolution of the Common Council, specification(s) of the proposed coop/run, and a site plan. Upon the issuance of an initial zoning permit, an initial inspection of the coop shall be certified by the Zoning Department and/or designee prior to the occupancy of chickens.
- b. All permit applications shall be accompanied by satisfactory evidence that the applicant has registered the proposed location with the Wisconsin Department of Agricultural Trade and Consumer Protection pursuant to Wis. Stats. §95.51 and ATCP 17 Wis. Admin. Code.
- c. One permit shall be permitted per R-1 Single Family Residential District, R-1R (ranch) Single Family District, and R-2 Single and Two-Family Residentially zoned parcel.
- d. Any person other than the recorded title owner looking to permit chickens shall first provide written consent of the property owner with the zoning review application.
- e. Following the initial approval of a permit, any person who continues to own, harbor,

or keep chickens, shall pay a license fee to obtain a license due at the same time as the registration requirements ATCP 17.02(1)(a) Wis. Admin. Code (every third July 31 after July 31, 2013). The fee be a part of Fee Schedule regularly reviewed and set by the Common Council, applied consistently to all applicants.

(3) Keeping of Chickens Allowed.

- a. Up to four (4) chickens are allowed per improved, occupied parcel with a permit.
- b. No person shall keep any rooster.
- c. Chickens shall be provided with fresh water at all times and adequate amounts of feed.
- d. Coops shall be constructed in a workmanlike manner, be moisture-resistant, shall either be raised up off the ground or placed on a hard Surface, be adequately weather proofed and insulated to allow the comfortable living of chickens within the coop year-round.
- e. Coops with or without a chicken run shall be constructed and maintained to reasonably prevent the collection of standing water and shall be cleaned of hen droppings, uneaten feed, feathers, and other waste daily and as is necessary to ensure the coop and yard do not become a health, odor, or other nuisance. All feed containers shall be vermin-proof.
- f. Coops shall be large enough to provide at least three (3) square feet per chicken. Coops and chicken runs shall have an aggregate maximum of sixty-four (64) square feet and the height of the coop shall not exceed seven (7) linear feet as measured from the ground.
- g. No chicken coop shall be located closer than twenty (20) feet to any principal residential structure on an adjacent lot. All coops and runs shall be located at least three (3) feet off of the side and back yard property line.
- h. No chicken coop shall be located in the front yard of a property as defined herein.
- i. In addition to compliance with the requirements of this section, no person shall keep chickens that cause any other public nuisance as defined by City of New London Municipal Code Chapter 10: Public Nuisances

(4) Public Health Requirements.

- a. Upon the City of New London and/or designee having reasonable suspicion of any coop or run having unhealthy or unsanitary conditions, any permit or license holder shall allow the City of New London and/or designee to inspect the conditions of the coop and/or chickens upon reasonable notice (no less than 24 hours' notice). The Health Officer and/or designee shall provide notice to the permit or license holder to cure any violations found. Failure to correct said violations may result in the revocation of the permit per Section (5) below.
- b. Chickens shall be kept and handled in a sanitary manner to prevent the spread of communicable diseases among birds or to humans.
- c. Any person keeping chickens shall immediately report any unusual or sudden death or illness of chickens to the City of New London Zoning Department.
- d. The City of New London may order testing, quarantine, isolation, vaccination, or humane euthanasia of ill chickens, or chickens believed to be a carrier of a communicable disease. The owner of the chicken shall be responsible for all costs associated with the procedures ordered hereunder.
- e. No person may slaughter any chickens within the City unless for personal consumption.

- f. The breeding of any chickens is strictly prohibited.
- g. Sale of eggs and baby chicks prohibited. No person may offer to sell eggs of chicks accumulated from the activities permitted hereunder.

(5) Permit Revocation. A permit is subject to revocation upon failure to comply with any provisions of sub. (3) or (4). Such revocation is subject to appeal by the Zoning Board of Appeals, upon the aggrieved filing an appeal request within thirty (30) days of the revocation with the City of New London.

Once a permit is revoked, a permit shall not be reissued.

This ordinance shall take effect upon passage and publication.

BY:

Mark Herter, Mayor

ATTEST:

Nicole Ryerson, City Clerk

First Reading: September 19, 2023

Second Reading: October 17, 2023

Published: October 26, 2023

**City of New London
Planning Commission Minutes
November 30, 2017**

Call to Order:

The November 30, 2017 Planning Commission meeting was called to order at 5:00 PM by Mayor Henke.

Adopt Agenda:

Motion by Gabert, second by Thompson to adopt the agenda as presented. Motion carried. 5/0

Roll Call: Those in attendance were Henke, Gabert, Thompson, Noel and Spilman. Goller and Steinhorst excused. **Others in attendance:** Paul Hanlon – Zoning Administrator, Tom O’Connell, Jim Curtis (Victory Church) and Scott Bellile (Press Star).

Approval of the October 26, 2017 Minutes:

Motion by Thompson, second by Noel to approve the minutes as presented. Motion carried 5/0

Public Hearing – Conditional Use Request – Victory Church – 1500 Handschke Drive: Mayor Henke opened the Public Hearing at 5:03 pm. Jim Curtis, Pastor at Victory Church explained the request. The congregation is outgrowing their current space and the move to this site would provide the needed space. They would be leasing this portion of the building. Public hearing closed at 5:06 pm.

Action on above, if any:

Motion by Gabert, second by Spilman to approve the Conditional Use request allowing a religious facility to be located in the building at 1500 Handschke Drive.

Site Plan Review – Storage Building at 2104 N Shawano – Clyde Raney:

A site plan for a storage building at 2104 N Shawano was presented for approval. The building will be 50’ x 88’ and accommodate up to 4 large RV’s for storage. Motion by Gabert, second by Noel to approve as presented. Motion carried. 5/0

Discussion of Green Infrastructure:

Mayor Henke introduced information on Green Infrastructure. This is a sustainable way to manage storm water by using alternate means other than just funneling the water to a storm drain. This practice would put the storm water back into the ground and not into a pond, stream or river. Current zoning codes do not always allow this to happen. The first step in implementing this as an option to conventional storm water retention is to review the current zoning codes and consider amending them to allow this as an option. No action taken. Further discussion will follow at a future meeting.

Other Matters: Next meeting is scheduled for January 25, 2018 at 5:00 pm.

Henke noted that staff needs to complete the review of the current Zoning Map and the Future Land Use Map. He also thanked Scott Bellile for the article on the Simmons property.

Hanlon informed the members on the status of Beacon Ave and Partridge Drive, which are now completed. He also updated them on the St. Joseph’s Residence project.

Adjournment: Motion by Thompson, second by Gabert to adjourn. Motion carried 5/0. Meeting adjourned at 5:25 PM.