

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.

MEETING NOTICE

Planning Commission Agenda

Thursday, October 25, 2018 – 5:00 PM

Council Chambers – New London Municipal Building

1. Call to Order
2. Adopt Agenda
3. Roll Call
4. Approval of the September 27, 2018 meeting minutes
5. Proposed Subdivision – Carl Romenesko
6. Approval of Certified Survey Map – Wolf River Partners, LLC
7. Approval of an Amended Ordinance for Home Occupations
8. Other Matters
9. Adjournment

*Agenda items are listed so as to accurately describe the actions or issue being considered instead of simply the document listing title or the parties to a contract. This is done as such titles or a list of parties to a contract conveys insufficient information to the public on whether a topic or project they are interested in is being considered. 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 Co-Coordinators Paul Hanlon or 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.

**City of New London
Planning Commission Minutes
September 27, 2018**

Call to Order:

The September 27, 2018 Planning Commission meeting was called to order by Chairman Steinhorst at 5:00P.M.

Adopt Agenda:

Motion by Thompson and seconded by Gabert to adopt the agenda as presented. Motion carried. 8/0

Roll Call:

Those in attendance were Henke, Gabert, Steingraber, Steinhorst, Goller, Noel, Spilman and Thompson.

Others in attendance: Paul Hanlon – Zoning Administrator, Scott Bellile – Press Star. Troy Mleziva – Kwik Trip, Aaron Koepke, Mike Wegner and Nate Rathman.

Approval of the August 23, 2018 Minutes:

Motion by Gabert, second by Goller to amend the minutes of the August 23, 2018 meeting. The amendment is under the Draft Home Occupation Ordinance, Section 17-11.4 and the paragraph should be amended as follows: to **not** include automotive painting and paint shops, recreational vehicle repair, welding, retail food or wholesale food that requires a state license, kennels, fitness centers, aerobic exercise studios and restaurants. Motion carried 8/0

Site Plan – Kwip Trip (North):

Troy Mleziva, representing Kwik-Trip gave a brief overview of the proposed project. This project will remove the Burger King portion of the building and create a new entrance on the North side of the building along with some interior remodeling. On the exterior a driveway will be relocated and an additional driveway will be added, more parking stalls will be added on the North side, additional gas pumps and a diesel fuel island will also be added. The project is scheduled to start this fall and be worked on over the Winter. Estimated cost of the project is 2.5 million dollars. Planning Commission members asked about the relocation of the free air pump and whether or not they would be considering adding a charging station for electric vehicles. Mlezivz stated he would check on the free air pump. At this time there is no charging station being considered. Motion by Thompson, second by Noel to approve the site plan as presented. Motion carried. 8/0

Discussion of Proposed Amendments to Municipal Code 10.055:

Attorney Luaders recommended two changes to Chapter 10 of the Municipal Code. They are as follows:

10.055(2)(c)

Junk. Worn out or discarded material of little or no value, including, but not limited to, household appliances or parts thereof, machinery and equipment or parts thereof, vehicles or parts thereof, tools, discarded building materials, or any other unsightly debris. ~~the accumulation of which has an adverse effect upon neighborhood or City property values, health, safety or general welfare, except in an enclosure which houses such property from public view or upon permit issued by the Council.~~

(7) VARIANCE. (a) Application. In the event any person shall encounter great practical difficulty in complying with the provisions of subs. ~~(6)~~ (5) or ~~(7)~~ (6) above because of lot size, location of buildings or topography, such person may file an application for a variance with the Building Inspector on a form supplied by the Building Inspector.

Motion by Gabert, second by Spilman to make the changes as recommended by Attorney Luaders.
Motion carried. 8/0

Discussion of 17.03-6 (3) E. of the Fence Ordinance:

Aaron Koepke, 1942 Pershing Road, attended the Planning Commission meeting to discuss his request for the placement of a fence within the 25 foot street setback on his property. Previously he had spoken with Hanlon and was advised the current ordinance would only allow the placement of a picket fence, with a maximum of 3 feet in height in that area. Hanlon checked with Attorney Luaders and found this was something that could not be granted by a variance. Koepke contacted Alderman Ron Steinhorst to discuss the issue and suggested the Planning Commission review the current ordinance and possibly consider an amendment that would allow something other than a picket fence in the street setback area. Hanlon cautioned if the ordinance is amended to allow fences in the setback area it would be allowed for every property. Hanlon suggested this may be something that could be allowed by Conditional Use. He will check with Attorney Luaders and if it could be allowed by Conditional Use he will bring a draft of the amended ordinance to the October meeting. Motion by Goller, second by Spilman to look into the Conditional Use option. Motion carried. 8/0

Review of the current Zoning map for future amendments:

Henke showed the members the work he has done updating the zoning map. The entire map has been completed. Now Henke and Hanlon are going to go over the map and make sure nothing was missed. This should be ready for the October 25, 2018 meeting. No action taken.

Other Matters:

Next meeting will be October 25, 2018 at 5:00 pm.

Thompson updated the members on DNR issues he has encountered while seeking approval for the new well on Oshkosh Street.

Hanlon reported the City has 14 new homes so far this year. He also updated the members on the progress of the Tractor Supply Store and Dollar General. In addition, Hanlon stated the Zoning Code is going to be updated starting in 2019. The Planning Commission will be responsible for several chapters.

Adjournment:

Motion by Goller and second by Gabert to adjourn. Motion carried 8/0. Meeting adjourned at 6:03 pm.



Waupaca County Certified Survey Map # _____

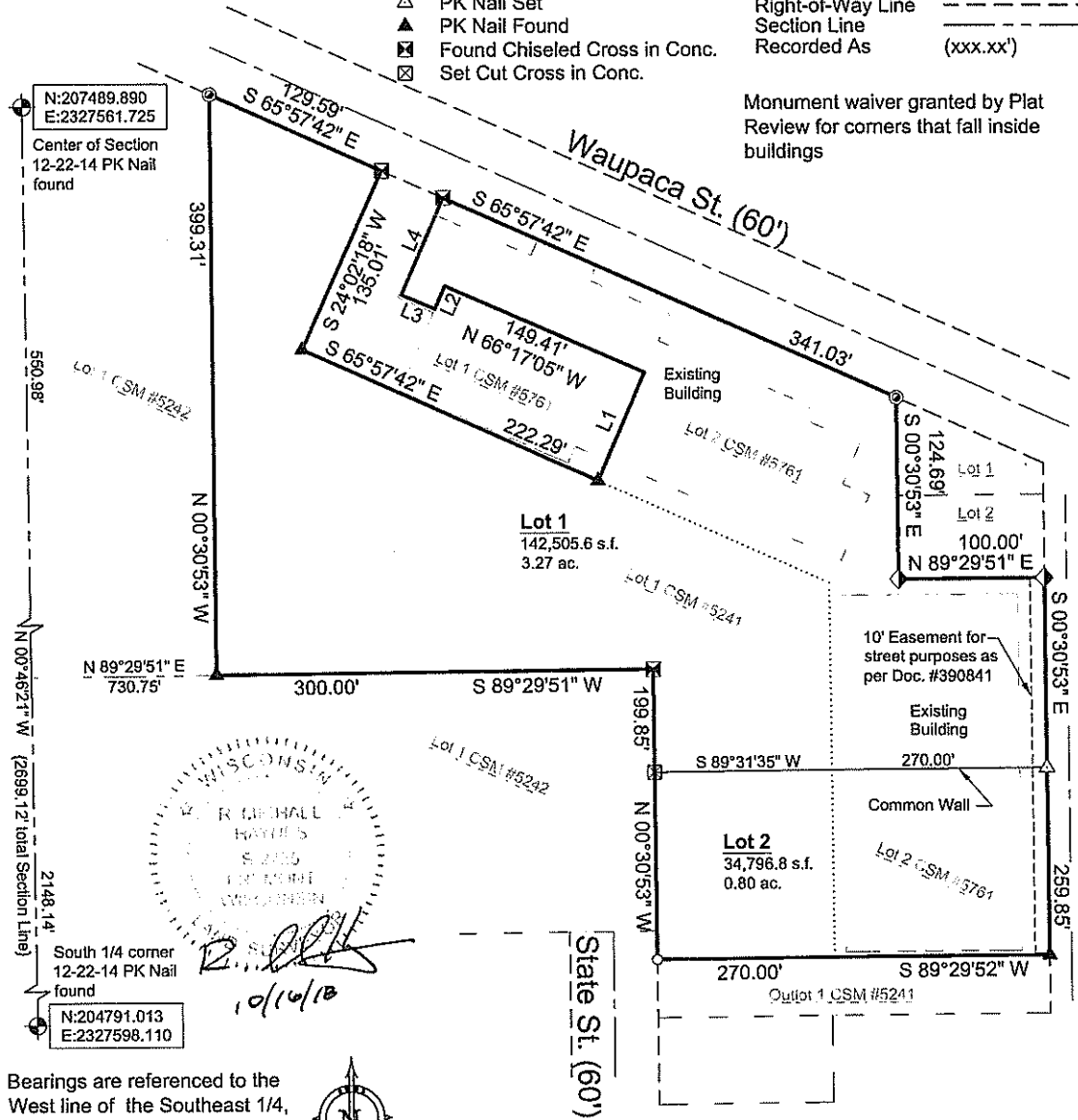
Located in all of Lot 2 of CSM #5761 and all of Lot 1 of CSM #5241, all being part of the Northwest 1/4 of the Southeast 1/4 of Section 12, Township 22 North, Range 14 East, City of New London, Waupaca County, Wisconsin

Boundary Legend

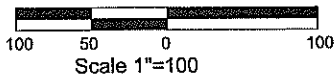
LINE	BEARING	DISTANCE
L1	N 23°23'22" E	80.65'
L2	S 23°22'20" W	17.26'
L3	N 66°47'50" W	25.06'
L4	N 23°14'57" E	72.85'

- ⊙ 1" Iron Pipe Found
 - ◊ 3/4" Iron Rod Found
 - 3/4" x 18" Iron Rod Set (Wt. 1.50 lbs/ft)
 - ⊕ Section Corner
 - △ PK Nail Set
 - ▲ PK Nail Found
 - ⊠ Found Chiseled Cross in Conc.
 - ⊞ Set Cut Cross in Conc.
- Adjacent Property ---
 - Boundary Line ———
 - Centerline ———
 - Easement - - - - -
 - Lotline ———
 - Lotline (old) ·····
 - Right-of-Way Line - - - - -
 - Section Line ———
 - Recorded As (xxx.xx')

Monument waiver granted by Plat Review for corners that fall inside buildings



Bearings are referenced to the West line of the Southeast 1/4, referenced to bear N00°46'21"W



Easement Notes:

Subject to a non-descript easement as per document #597540

For current setbacks, contact the City of New London

- G. R-5 Multiple Family Residential District: This district is intended to provide for multiple family dwellings constructed at the higher of the urban multiple family development intensity range, where the structure is a larger mass in relation to the site, which makes the development less compatible with single and two family residences. This district is located near arterial streets and very near major shopping facilities and is designed principally to serve individuals and childless couples.
- H. R-6 Mobile Home District: This district is intended to accommodate mobile home parks.

Only service uses that are compatible with the residential character of the zoning districts are allowed in addition to permitted residential uses. Taken together, the districts provide a reasonable range of opportunity for the development and preservation of the housing types required to serve the various segments of the City's population.

Home Occupations:

1. Purpose. The purpose of this section is to provide regulations for limited non-residential uses that are conducted by a full-time occupant of a dwelling.
 - (a) Conditional Use Permit Required. All home occupations require the owner to request a Conditional Use Hearing per Section 17.06 of this chapter. The application for this hearing shall provide a site plan of the property that indicates where on the premises the home occupation is going to take place and shall also indicate off-street parking for at least 1 vehicle (Site may be where the residents vehicle parks)
 - (b) Fee – The fee for a Conditional Use Permit request is \$200 payable to the City of New London at the time the application is submitted
2. General Regulations for all home occupations:
 - (a) Home Occupations shall be incidental and subordinate to the use of the premises as a dwelling and shall be conducted entirely within the residential dwelling or the attached or unattached garage;
 - (b) No more than 50% of the dwelling or the garage may be used for the Home Occupation;

- (c) The appearance of the structures shall not be altered or the home occupation conducted in a manner that would cause the premise to differ from its residential character either by the use of colors, materials, construction, lighting, signs or the emission of sounds that carry beyond the premises, offensive odors or smoke. When the home occupation is conducted in an attached or detached garage, the garage doors must remain closed at all times during periods of operation, except when entering or exiting;
 - (d) All home occupations shall be in compliance with Sec. 17.04 – Performance Standards of this chapter;
 - (e) No more than one person in addition to the members of the family that are permanent residents of the premises shall be employed by the home occupation.
 - (f) Only one (1) vehicle shall be permitted to be located at the residence in conjunction with the home occupation. This vehicle must be of a type ordinarily used for conventional passenger transportation (i.e. passenger automobile, van or pickup trucks not exceeding a payload capacity of one (1) ton
 - (g) No outdoor display or storage of materials, goods, supplies or equipment shall be allowed at the residence in conjunction with the home occupation;
 - (h) Signage shall be limited to one (1) non-illuminated wall sign not exceeding 2 square feet in size;
 - (i) There shall be no business visits and/or non-resident worker arrivals before 7:00 am or after 8:00 pm;
 - (j) Client visitations shall be limited to no more than five (5) per day and no more than two (2) clients may visit at one time;
 - (k) All deliveries shall be made by passenger vehicles, mail carriers or step vans (i.e. UPS and Federal Express)
3. Permitted home occupations may include or include similar uses such as the following, provided that the provisions of this chapter are met: professional office uses such as accountant, appraiser, architect, attorney, broker or agent (real estate, insurance, etc.) counselor, market research service, engineer, interior decorator, home crafts such as tailoring, sewing, dressmaking, quilting, making of jewelry or arts and crafts, artists and sculpting, blade sharpening of household hand and power tools such as mower blades, saw blades, drill bits, axes, chain saws, scissors, kitchen knives, or hedge clippers, office for contractor, handyperson, landscape contractor, tutoring of individuals, music instruction, direct sale product distribution (Avon, Tupperware, etc.), internet consulting and/or sales or writers. **This list is illustrative, not exhaustive of all permitted uses.**

4. A home occupation shall not include uses such as the following:
automotive painting and paint shops, welding, recreational vehicle repair, retail food or wholesale food establishments requiring a state license, fitness centers, aerobic exercise studios, and restaurants. **This list is illustrative, not exhaustive of all prohibited uses.**
5. Enforcement – Penalties for enforcement of this section will be in accordance with 25.04 of the Municipal Code. The following procedure is to be followed for the enforcement process
 - (a) 1st Offense – written warning letter
 - (b) 2nd Offense - Citation for non-compliance
 - (c) 3rd Conditional Use will be rescinded

by individuals employed full time on the premises and their families.								
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(4) Uses Permitted By Conditional Grant:

	R-1R	R-1	R-2	R-3	R-4	R-4A	R-5	R-6
1. Home occupations as regulated in the 17.01-4 Appendix of definitions	X	X	X	X	X	X	X	X
2. Field crops, forestry, orchards and wild crop harvesting, truck farming or horticulture	X	X	X	X	X		X	X
3. Multiple family dwellings Units per structure								
9-12				X				
13-65					X			
66-75							X	
4. Religious facilities such as churches/temples/synagogues; convents, rectories and parsonages, retreat houses		X	X	X	X		X	X

	R-1R	R-1	R-2	R-3	R-4	R-4A	R-5	R-6
5. Community living arrangements and family day care homes not listed under Permitted Uses By Right (2)6-(2)12 above				X	X		X	
6. Government and cultural uses as:								
a. Recreational and social facilities, such as athletic fields involving organized teams and leagues, golf courses (but not including separate golf driving ranges or miniature golf); grounds, courts and fields for non	X	X	X	X	X		X	X