

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 - AMENDED
Planning Commission Agenda
Thursday, September 27, 2018 – 5:00 PM
Council Chambers – New London Municipal Building

1. Call to Order
2. Adopt Agenda
3. Roll Call
4. Approval of the August 23, 2018 meeting minutes
5. Site Plan Review – Kwik-Trip North – 984 N. Shawano
6. Discussion of Proposed Amendments to Municipal Code 10.055
7. Discussion of Fence Ordinance - Street Side Setbacks
8. Review the current zoning map for future amendments
9. Other Matters
10. 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-Coordinator 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
August 23, 2018**

Call to Order:

The August 23, 2018 Planning Commission meeting was called to order by Chairman Steinhorst at 5:00P.M.

Adopt Agenda:

Motion by Gabert and seconded by Henke to adopt the agenda as presented. Motion carried. 6/0

Roll Call:

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

Others in attendance: Paul Hanlon – Zoning Administrator, Scott Bellile – Press Star.

Approval of the July 26, 2018 Minutes:

Motion by Noel and seconded by Goller to approve the minutes of the July 26, 2018 meeting as presented. Motion carried. 6/0

Certified Survey Maps – Dollar General / Bucky's:

Two Certified Survey Maps were presented for approvals. The first map was a revision of the previously approved CSM dividing the Bucky's parcel into two parcels. This map was being amended to make Lot 1 slightly larger than the first map. The second map combined Outlot 1 from the Bucky's CSM with the former D&M Auto site.

Motion by Gabert, second by Noel to approve the amended Certified Survey Map. Motion carried. 6/0

Motion by Henke, second by Goller to approve the Certified Survey Map combining the two parcels. Motion carried. 6/0

Discussion of the "Draft" Home Occupation Ordinance:

Alderman Dave Morack, on behalf of the Economic Development Committee, addressed the Planning Commission regarding the "Draft" of the Home Occupation Ordinance. Morack explained the Economic Development Committee was concerned about several regulations in the "Draft" that may discourage entrepreneurs from starting a home business or at least requesting the Conditional Use Permit that would be required.

17-11.3 1.(b)] was discussed to determine whether or not the \$200 fee for the Conditional Use is excessive. Henke explained there were various fixed costs the \$200 fee covered. Those costs included publications, preparing and mailing the notices for property owners within 200 feet of the subject property and cost of City staff. Morack suggested the fee be reviewed and remove the cost of City staff from the fee.

17-11-3 2.(b) states there is a 50% maximum space limit for a Home Occupation. Hanlon explained that was for either the dwelling or the accessory building.

Discussion of the "Draft" Home Occupation Ordinance: (cont.)

17-11.3 2(e) limits the Home Occupation to no more than one person in addition to the members of the family that are permanent residents of the dwelling. The discussion that followed considered the pros and cons of allowing more than one additional person. It was decided the number of non-family workers would be addressed at the Conditional Use hearing and would be based on the type of work being done.

17-11.3 2(f) addresses the number of vehicles allowed at the residence in conjunction with the Home Occupation to one. This will be amended to allow for additional vehicles as long as they are not causing a nuisance in the neighborhood.

17-11.3 2(h) limits the size of a sign for a Home Occupation to 2 square feet. It was recommended this be amended to 4 square feet.

17-11.3 2(j) limits client visits to no more than 5 per day and no more than 2 clients at one time. This section will remain as is.

17-11.4 contained language that was contradictory to itself and had several uses that members felt should be allowed for a Home Occupation. After reviewing the entire paragraph it will be amended to 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.

An updated draft will be presented for approval at the September 27, 2018 meeting.

No action taken

Review of the current Zoning map for future amendments:

Henke showed the members the work he has done updating the zoning map. He thought he may have the entire map updated for the September 27, 2018 meeting.

Other Matters:

Next meeting will be September 27, 2018 at 5:00 pm.

Hanlon and Henke shared the status on several projects that are ongoing in the City. These included the Tractor Supply Store, a new single family dwelling on E Quincy Street and several homes scheduled for the Oak Ridge Heights Subdivision. (Area behind and South of Bohlman's Apartments)

Adjournment:

Motion by Goller and second by Gabert to adjourn. Motion carried 6/0. Meeting adjourned at 6:06 pm.

GRADE PLAN

CONVENIENCE STORE 791

984 N SHAWANO ST
NEW LONDON, WISCONSIN

INSITES
SITE PLANNING LANDSCAPE ARCHITECTURE
3030 Harbor Lane North, STE 13
Plymouth Minnesota 55447
763.383.8400
fax 763.381.8440

**Kwik
STAR**

1 FRONT ELEVATION



2 SIDE ELEVATION



3 REAR ELEVATION



KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

2 LANE DIESEL



FRONT ELEVATION
3/16" = 1'-0"



SIDE ELEVATION
3/16" = 1'-0"

**Kwik
Trip**

**Kwik
Star**

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[REDACTED]

Sent:
To:
Subject:

[REDACTED]

Tuesday, September 11, 2018 11:55 AM
Hanlon, Paul M.
Junk Ordinance

Follow Up Flag:
Flag Status:

Follow up
Flagged

Paul:

I was reviewing 10.055(2)(c). I think we should revise the ordinance to put a period after “unsightly debris” and eliminate the rest of the paragraph. If I have to go to court and have a trial regarding the accumulation of junk, the way the ordinance is currently written we would have to prove that it had an adverse affect on the neighborhood or City property values, health, safety or general welfare. We don’t need that language. If there is junk it has to be removed. That is much simpler. Do you agree?

Secondly, 10.055(7) talks about a variance for provisions of Chapters 6 and 7. That is not accurate. Is it supposed to be 5 and 6? I would like to make those changes. Quite frankly, I think we should just eliminate paragraph 7. That is up to you. Let me know.

Earl J. Luaders
Attorney at Law

[REDACTED]

17.03-6 STRUCTURE, BUFFERS, AND LANDSCAPE REGULATIONS
(Amending Ord. #1145)

- (1) Structures less than 6 inches in height: Structures not classified as buildings and less than 6 inches in height from the approved surface of the ground shall not be subject to the setback, side yard, or rear yard or building size or open space requirements of this Ordinance except as may be specifically otherwise provided, such as swimming pools, below.
- (2) Structures 6 inches or more in height: Structures not classified as buildings and 6 inches or more in height from the surface of the ground shall be subject to the setback, yard, height, and open space requirements of this Ordinance except as may be specifically otherwise provided, such as in Section 17.03-4(2)D "Structures Permitted in Setback Areas" and "Fences", following. Ground or building mounted satellite or other dish shaped antennae shall not be located in required front or side yards unless specifically approved by the Building Inspector.
- (3) Fences and Walls
 - A. Purpose: the purposes of the following regulations governing fences and walls are to prevent ground slippage, to screen unsightly views, to provide suitable access, confinement, personal safety, security and usable lot areas, to protect property and to preserve light, air and open space.
 - B. Permit Required: No fence or wall, except as provided for in 2. following, shall hereinafter be located, moved, reconstructed, extended, enlarged, converted, structurally altered or maintained without a zoning permit and without being in conformity with all the structural requirements of local and State building codes; provided, however, that routine fence and wall maintenance and repair of parts thereof shall not, standing alone, be considered an alteration of the fence or wall requiring zoning permit.
 - C. Fences Permitted Without a Zoning Permit:
The following fences are permitted as specified without a zoning permit subject to the following restrictions and providing that said fence does not in any way interfere with traffic visibility:

17.03-6 STRUCTURE, BUFFERS, AND LANDSCAPE REGULATIONS

1. A plastic snow fence shall be permitted in all districts November 1 and April 1 of each Winter Season. No privately owned snow fence shall extend beyond the highway right-of-way line.
 2. Fences or walls to be installed around swimming pools shall be governed by the provisions of 17.03-6(5) E zoning permits for pools, below.
 3. Decorative fences not exceeding two feet in height shall be permitted in all districts.
- D. Use: A fence or wall is a permitted use in all districts except commercial districts where a special permit is required.
- E. Location: (Amended with Ord. 1032) No fence, except a picket fence and an open fence as described in H. following, shall be located within the front setback on any lot in a residential area. (Maintain 1 foot on all sides.)
- F. Construction:
1. Front and Corner Lot Side Yards: It shall be unlawful to construct a fence or wall in the front yard or in the side yard adjacent to the street of a corner lot.
 2. Back and Interior Side Yards: The solid material in any fence or wall located in a back yard or interior lot side yard may represent 100 percent of the total surface area of such fence or wall.
 3. Poles and Supports. No fence shall be erected unless the poles and supports for the fence are placed on the interior side of the fence.
 4. Hazardous Materials: It shall be unlawful to construct or maintain any fence or wall carrying an electrical charge or consisting in whole or in part of barbed wire, embedded glass, spikes or blades or similar materials designed to cause shock or personal injury, except that barbed wire may be permitted in the manufacturing districts, provided that such barbed wire shall be at least 6 feet above ground level and extend inward of property.

17.03-6 STRUCTURE, BUFFERS, AND LANDSCAPE REGULATIONS

- G. Height Limitations: (Amended with Ord. 1032) Except where a greater height is expressly authorized for screening purposes pursuant to this section, all fences and walls erected as a permitted obstruction in any required yard shall be subject to the following height limitations:

	District	Maximum Height
1.	Residential Districts (R-1, R-2, R-3, R-4, R-5 and office) and conditional uses in such districts	6 feet*
2.	All other Districts	
	Front and corner side yards	4 feet
	All other yards	8 feet**

*Picket fences and open fences shall be restricted to the heights listed in H. below.

**Except at boundaries of Districts in Subsection 1 where the maximum height shall be 6 feet

- H. Picket Fences: (Amended with Ord. 1032) Picket Fences may be constructed in a front setback or corner side yard only with approval of the Planning Commission. Picket fences shall not exceed 3 feet in height.

Open Fences: Open fences may be constructed in a front setback or corner side yard only with the approval of the Planning Commission. Open fences shall have support posts not exceeding 40 inches in height and no more than two intermediate rails with a distance of at least twelve (12) inches between the rails.

- I. Maintenance: (Amended with Ord. 1032) All fences and walls shall be maintained in structurally sound and durable condition free of holes or missing or broken portions.

- (4) Screening and Landscaping Within Sight Triangles Notwithstanding any other provision of this Section, no landscaping, fencing, or other screening shall be erected or maintained at a height in excess of 30 inches within the area of any sight triangle.

- **Existing Fence (At Purchase)**
- **Allowable Fence (Under Current Municipal Code)**
- **Proposed Fence**

