

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, January 24, 2019 – 5:00 PM**

Council Chambers – New London Municipal Building

1. Call to Order
2. Adopt Agenda
3. Roll Call
4. Approval of the November 29, 2018 meeting minutes
5. Discussion of the layouts of the proposed sub-division by Carl Romenesko
6. Recommendation for zoning of Romenesko property for annexation
7. Review zoning for properties along the South Side of the Wolf River Ave.(Shawano Street to the West)
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-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  
November 29, 2018**

**Call to Order:**

The November 29, 2018 Planning Commission meeting was called to order by Chairman Steinhorst at 5:08 PM.

**Roll Call:**

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

Others in attendance: Kent Hager, City Administrator, Paul Hanlon – Zoning Administrator, Chad Hoerth – Public Services, Carl Romenesko, Steve Romenesko, Aaron Koepke and Scott Bellile – Press-Star

**Approval of the November 8, 2018 Planning Commission Minutes:**

Motion by Thompson, second by Spilman to approve the November 8, 2018 meeting minutes as presented. Motion carried 8-0

**Discussion of Fence Ordinance – Street Side Setbacks / Reply from Attorney Luaders:**

Steinhorst reviewed the memo Hanlon submitted with the members of the Planning Commission. The memo included a response from Attorney Luaders stating a fence could not be a Conditional Use. With that information the only option would be to amend the ordinance and allow fences in the street side setback, which means anyone owning a corner lot would be able to construct a fence in the street side setback. The current ordinance does allow a three foot high picket fence in the street side setback if approved by the Planning Commission. Although members were sympathetic to Mr. Koepke's request to allow a fence in the street side setback, they had no recourse but to leave the ordinance as is. No action taken.

**Proposed Subdivision – Carl Romenesko:**

Carl Romenesko presented three conceptual plans for the development of approximately 16 acres of land located West of the New London High School, between Klatt Road and County W.

To begin Carl advised the Planning Commission a wetland delineation had been done on the property and that no wetlands were present.

Option #1 showed 26 building lots and a 1.2 acre parcel with the existing farmhouse and garage on it.

Option #2 showed 36 building lots that included the 1.2 acres the farmhouse and garage were on.

Option #3 showed 20 building lots and 2 commercial lots that were 1.5 and 2.5 acres in size.

As a developer, Carl Romenesko stated the addition of 1 or 2 commercial buildings on that side of the City may be something that would be welcomed. The conceptual buildings would range between 8,000 and 10,000 square feet and could be divided to accommodate up to four businesses. Romenesko also mentioned that a gas station / convenience store may also be a good fit being next to the High School and surrounded by other residential developments. Henke expressed concern with Option #3 because the majority of the commercial development for offices, clinics, etc. were located on the North side of the City.

It should be noted that all of the options may allow single family homes or duplexes.

The property is currently located in the Town of Mukwa and is zoned R-R (Rural Residential) by Waupaca County. There was a discussion of what zoning would be put on the property if it was annexed to the City. That will be researched by City staff and a recommendation will be made at the time of annexation.

As far as a timeline for this project, Romenesko is ready whenever the City could have water, sewer and electric available. Construction could begin as early as 2019.

Motion by Goller, second by Gabert to proceed with the conceptual plans for the development of a 16 acre parcel of land owned by Carl Romenesko and authorize the City Administrator to begin negotiations on a draft Developers Agreement to extend sewer, water and electric service to the property line.

Motion carried 8-0

**Other Matters:**

Next meeting will be January 24, 2019 at 5:00 pm.

**Adjournment:**

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

# Memo

**To:** New London Planning Commission

**From:** Paul Hanlon

**CC:**

**Date:** 1/15/2019

**Re:** Romenesko Annexation

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At the January 24, 2019 Planning Commission meeting there are going to be two items regarding the Romenesko annexation that need to be discussed and decisions made in order to move the annexation process forward.

The first item is which of the three proposed site plans submitted by Mr. Romenesko appeal to the Planning Commission. They are:

- Option #1 – This plan has 26 building lots with 1 cul de sac, a detention pond and leaves a 1.2 acre lot with the farm house and garage;
- Option #2 – This plan has 36 building lots with 2 cul de sacs and a detention pond;
- Option #3 – This plan has 20 building lots with 1 cul de sac, a detention pond and 2 commercial lots consisting of a 1.5 acre and 2.5 acre lot.

Option #1 utilizes approximately 15.2 acres of the parcel for the subdivision and leaves an existing single family dwelling and garage on a separate 1.2 acre parcel. (Note: The annexation process is going to include the entire 16.4 acre parcel)

Option #2 utilizes the entire parcel for the subdivision.

Option #3 utilizes approximately 12.4 acres for residential construction and creates 2 commercial lots with approximately 4 acres of land adjacent to County W.

The Comprehensive Plan – Preferred Land Use map has this property identified as RE – Residential Expansion. This designation is not limited to single family dwellings, but it does speak about housing density with the following statement: *“Prior to the extension of urban services and utilities, low development densities should be preserved in order to prevent premature high density development”*. The document also discourages *“uses that would detract from the potential for future residential use or hinder the cost effective expansion of utilities and urban services”*.

With the information that has been in the paper on the proposed subdivision, I have received one letter from a resident that is against any commercial development along County W. The Mayor and some Council members have also received comments regarding the proposed development stating the residential use is acceptable but they oppose any commercial use.

My recommendation to the Planning Commission is to go with Option #2 to fully utilize the annexed property and provide the most building lots.

The second issue is what zoning should be considered for this property? At this point, the zoning is just to show the intended use for the annexation process. The actual zoning will be placed on the property at a Public Hearing after the annexation takes place.

To leave the door open for single and two-family dwellings, R-2 (One and Two Family) zoning would be the option. If the sub-divider is only considering single family dwellings, then R-1 (Single Family) zoning could be assigned.

My recommendation for the zoning designation is R-2 (One and Two Family).

As the Planning Commission, your decision on choosing an option should be made based on what is the best use for the property and what fits the City's Comprehensive plan.

\*118071S\*



filed for record this

9th

day of

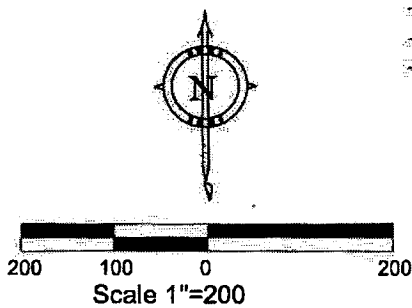
Nov 2017

per 59.60 Wisconsin Statutes

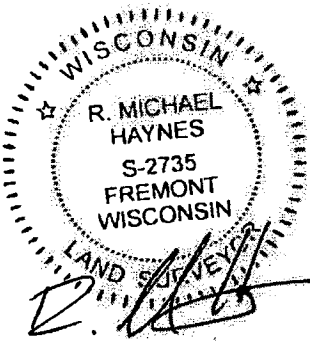
Joseph A. Stodowski  
WAUPACA COUNTY SURVEYOR

## Plat of Survey

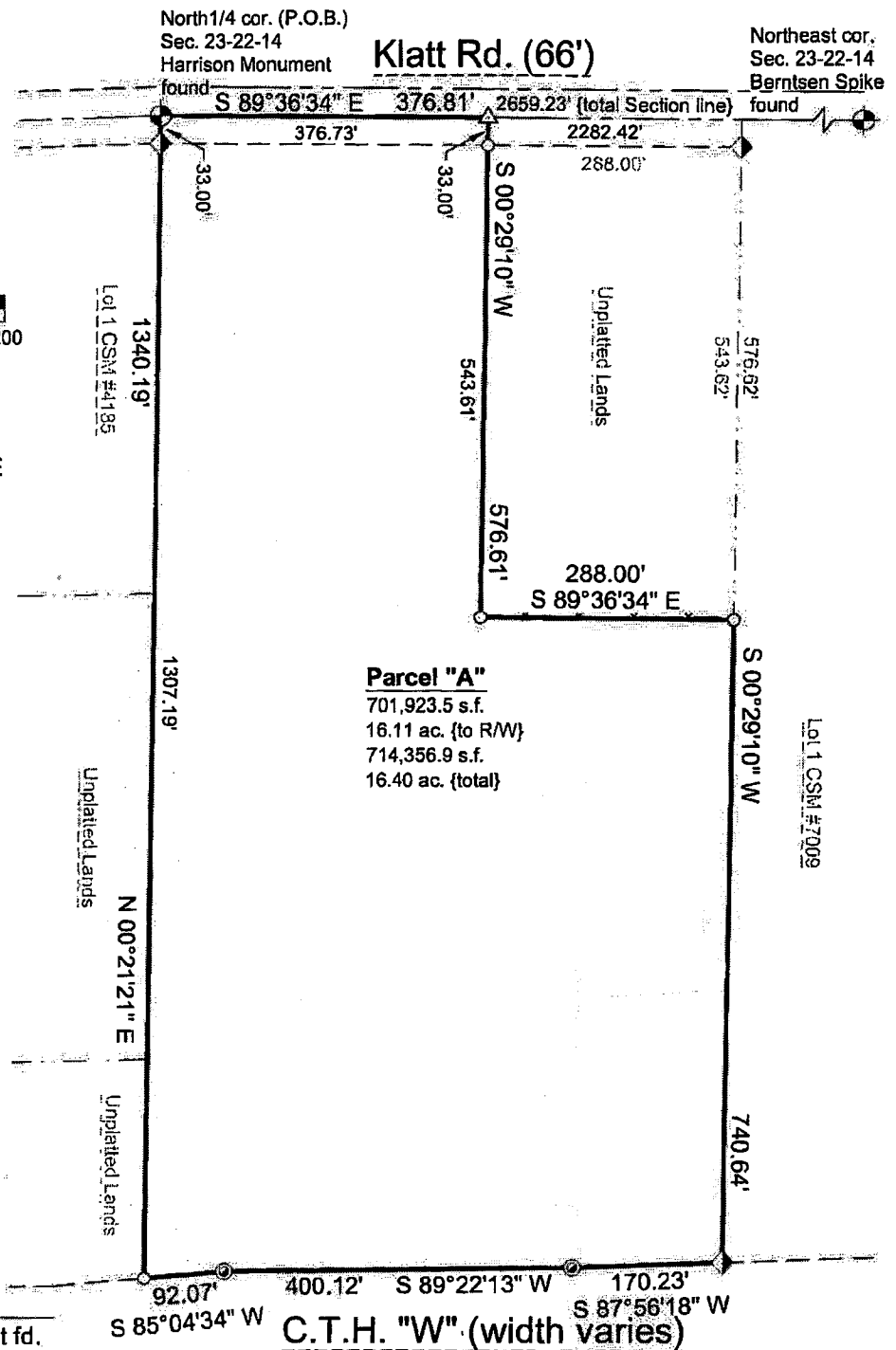
Located in part of the Northwest 1/4 of the Northeast 1/4 of Section 23,  
Township 22 North, Range 14 East in the Town of Mukwa, Waupaca County,  
Wisconsin



Bearings are referenced to the  
North line of the Northeast 1/4,  
referenced to bear S89°36'34"E



09-26-17



### Boundary Legend

- County R/W Capped monument fd.
- 3/4" Iron Rod Found
- 3/4" x 24" Iron Rod Set  
(Wt. 1.50 lbs/ft)
- Section Corner
- PK Nail Set
- Adjacent Property
- Boundary Line
- Centerline
- Fenceline
- Lotline
- Right-of-Way Line
- Section Line
- Recorded As (xxx.xx')



Drawing: 17-1634-POS	Sheet: 1 of 2
Project: 17-1634-Bu	Date: 09/26/17

A1808.19

# Plat of Survey

## Surveyor's Certificate:

I, R. Michael Haynes, Professional Land Surveyor hereby certify that I have surveyed and mapped this Plat of Survey located in part of the Northwest 1/4 of the Northeast 1/4 of Section 23, Township 22 North, Range 14 East in the Town of Mukwa, Waupaca County, Wisconsin and is bounded by a line described as follows:

Beginning at the North 1/4 corner of said Section 23, thence S89°36'34"E along the North line of the Northwest 1/4 of the Northeast 1/4 of said Section 23, a distance of 376.81 feet; thence S00°29'10"W a distance of 576.61 feet; thence S89°36'34"E a distance of 288.00 feet to a point on the West line of Lot 1 of CSM #7009; thence S00°29'10"W along said West line, a distance of 740.64 feet to the Southwest corner of said Lot 1 and said point being in the North Right-of-Way line of C.T.H. "W"; thence S87°56'18"W along said North Right-of-Way, a distance of 170.23 feet; thence continuing along said North Right-of-Way, S89°22'13"W, a distance of 400.12 feet; thence continuing along said North Right-of-Way, S85°04'34"W, a distance of 92.07 feet; thence N00°21'21"E, a distance of 1340.19 feet to the point of beginning.

Said parcel contains 714,356.9 s.f. (16.40 Acres) of land, more or less and is subject to all easements and rights-of-way of record. This survey was made under the direction of Pam Bult and that I have complied with the provisions set forth in Chapter A-E 7 in the Wisconsin Administrative Code and that this survey is true and correct to the best of my knowledge and belief.

This 26th Day of SEPT., 2017

  
R. Michael Haynes, Professional Land Surveyor #2735



Drawing: 17-1634-POS	Sheet: 2 of 2
Project: 17-1634-Bu	Date: 09/26/17



KLAI 1

KD

#1

Existing  
Home

owned  
By  
others

16.4 AC  
Total

Pond  
- Detention Pond

- House or tear  
it down +  
more housing

- Hwy to Commercial

1.2 AC.

LOT

W/ FARM

HOUSE  
AND  
GARAGE

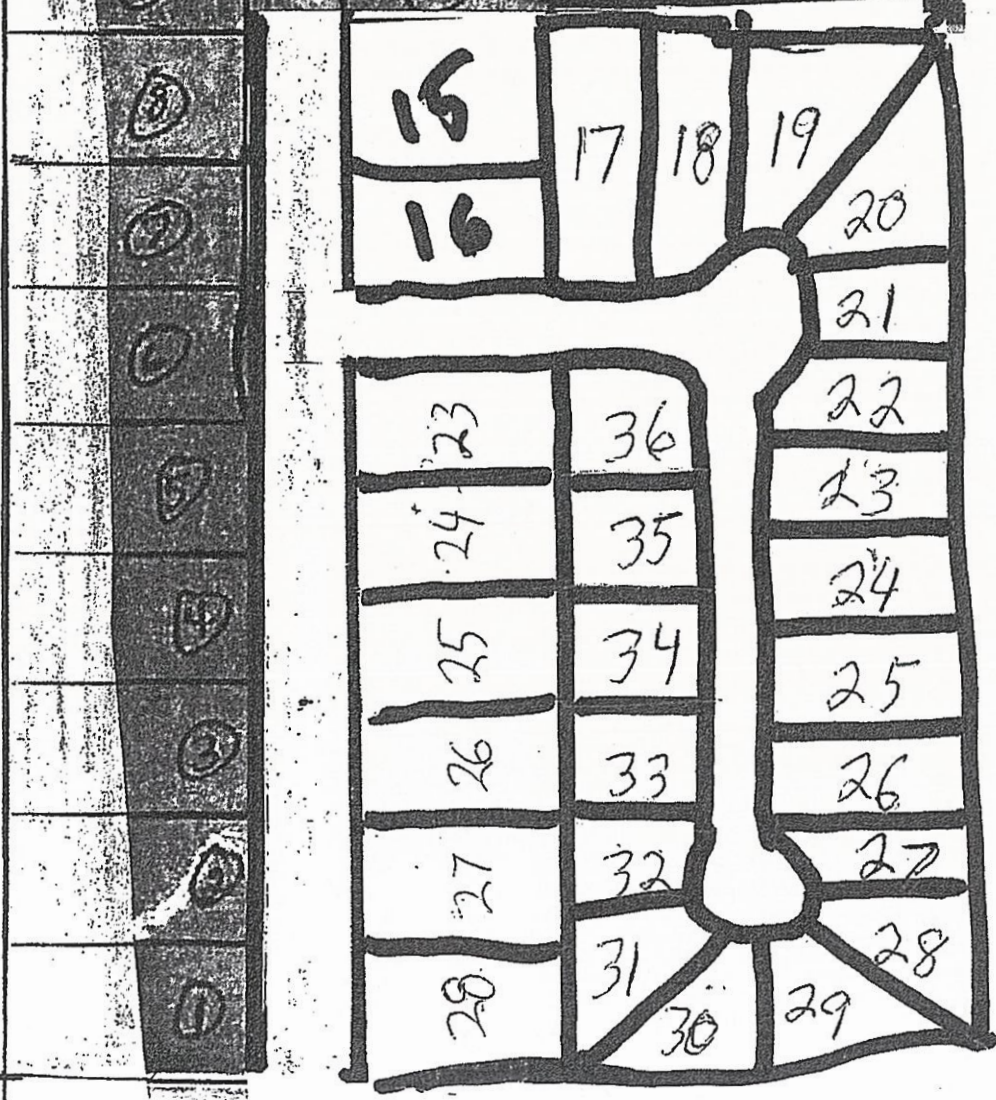




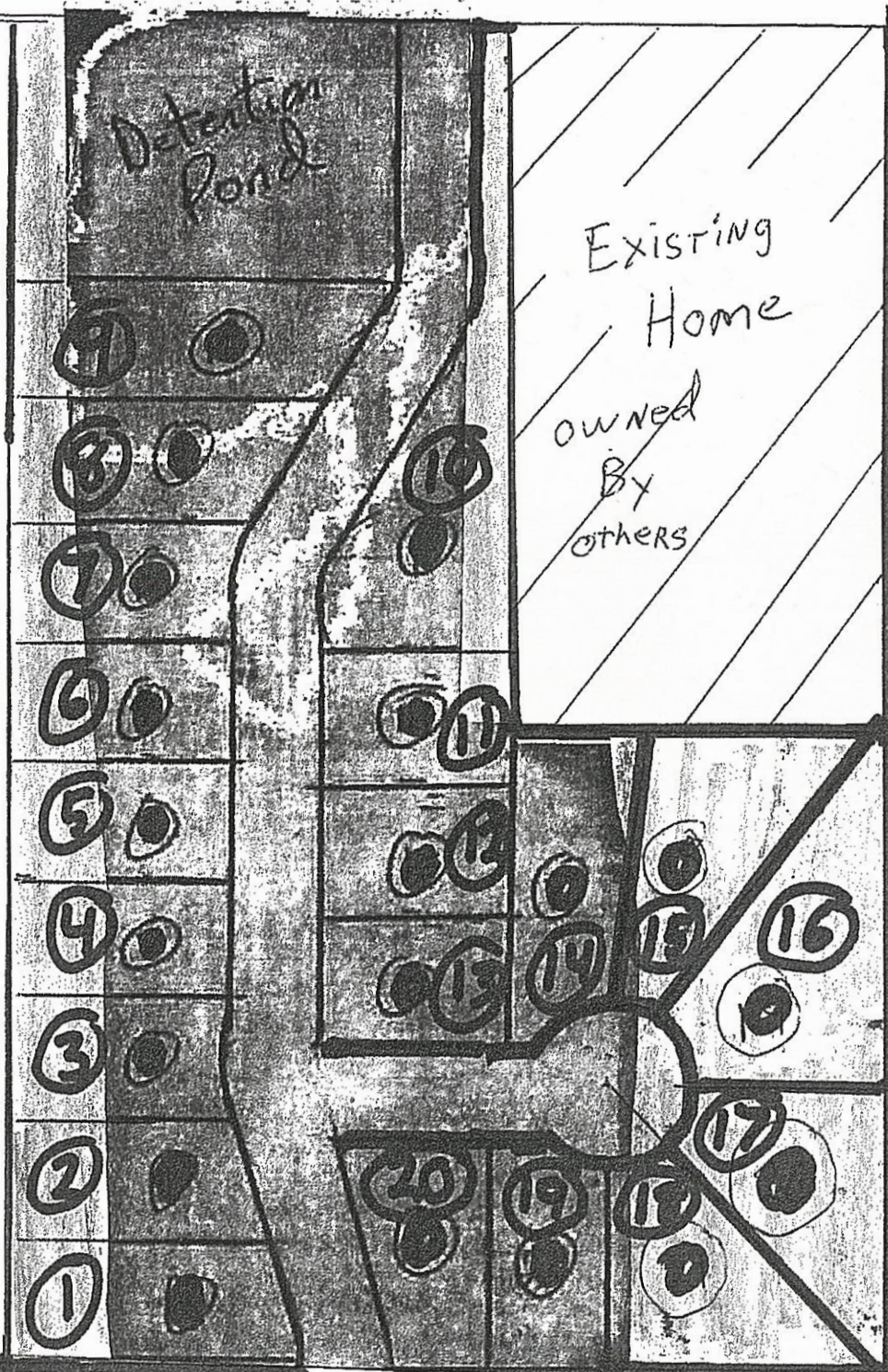
Existing Home

owned By others

16.4 AC  
Total











## Zoning Editing App



## Legend

## Municipal Boundaries

-  City of New London
-  Other

## Parcel Boundaries



## Zoning

-  Unknown
-  A-G Agricultural
-  B-1 Central Business District
-  B-2 Highway Commercial
-  B-3 Convenience Commercial District
-  M Manufacturing
-  MP Manufacturing Park (manufacturing & warehousing with outside storage allow conditional use)
-  MP-O Manufacturing Park (zero yard setback by right or conditional use in B-2 Dist)
-  NR Natural Resources
-  PD Planned Development
-  R-1 Single Family Residential
-  R-1R Single Family Residential (restrict covenants, large lots)
-  R-2 One & Two Family Residential
-  R-3 Multi Family Residential (max floor area not to exceed 33.3% of lot area)
-  R-4 Multi Family Residential (max floor area not to exceed 62.1% of lot area)
-  R-6 Mobile Home

300ft

-88.745 44.392 Degrees



## County Data Viewing Application



100ft  
-88.747 44.391 Degrees