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MEETING NOTICE

Planning Commission Agenda

Thursday, February 28, 2019 – 5:00 PM

Council Chambers – New London Municipal Building

1. Call to Order
2. Adopt Agenda
3. Roll Call
4. Approval of the January 24, 2019 meeting minutes
5. Discuss 17.11-3(8) of the Zoning Code – Regarding Maximum Lot Coverage in New Subdivisions - Action if any
6. Review Updated Zoning Map Changes from Previous Meeting – W Wolf River Ave
7. Other Matters
8. 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
January 24, 2019**

Call to Order:

The January 24, 2019 Planning Commission meeting was called to order by Chairman Steinhorst at 5:00 PM.

Roll Call:

Those in attendance were Henke, Steingraber, Steinhorst, Goller (5:20), Noel, and Thompson. Spilman and Gabert excused.

Others in attendance: Kent Hager, City Administrator, Paul Hanlon – Zoning Administrator, Mike Barrington – Alderman, Scott Bellile – Press-Star, Lucy Cowan, Seth Cowan, Mike Wundroch, Vicki Fraaza, Chris Clowtis, Susan Moors, Judy Shaw, Lee Shaw, Debbie Kamholz, David Kamholz, Kris Hidde, Jeff Hidde, Paul Wegner, Gerald Pete Popke, Mary Kamp, Steve M, Jim Curns, Ann Drzewiecki, Paul Drzewiecki, Jorene Ziebel, Voni Schuh and Hank Schuh.

Approval of the November 29, 2018 Planning Commission Minutes:

Motion by Henke, second by Steingraber to approve the November 29, 2018 meeting minutes as presented. Motion carried 5-0

Discussion of the Layouts of the Proposed Sub-division by Carl Romenesko:

Prior to the discussion of this topic, Chairman Steinhorst advised the Town of Mukwa residents in the audience there was not going to be any public comment at this time, however; after the annexation process was completed there would be a public hearing when the permanent zoning would be applied.

Prior to the meeting, Hanlon had prepared a memo to the Commissioners discussing the three (3) options proposed by Mr. Romenesko. It was noted that Option #2 actually contained 42 building lots, however; with the minimum lot size requirement that number would not be realistic.

Henke mentioned the City has been in contact with Waupaca County and the Town of Mukwa regarding traffic around the school, which has been a concern for a long time.

Motion by Thompson to recommend Option #2 which removes the farmhouse from the property and uses the entire area for new residential construction as permitted by the Zoning Code. Second by Noel. Motion carried 5/0

Recommendation for Zoning of Romenesko Property for Annexation:

A plat of survey for the Romenesko parcel being annexed was presented for approval along with a requirement of the City to place a zoning designation on the property for the purpose of annexation. Hanlon suggested R-Residential. Henke suggested R-2, which would allow only one and two family dwellings.

Motion by Henke, second by Thompson to approve the plat of survey and place R-2 zoning on the property. Motion carried 5/0

Review Zoning for Properties along the South Side of Wolf River Ave (Shawano Street to the West):

Members reviewed several properties along W Wolf River Ave from the intersection of Shawano Street to the West. The entire area is currently zoned M-Manufacturing. The following changes were recommended:

Community First Credit Union – B-2

Apartments – 617 / 711 – R-4

Lund Cooley Office – B-2

813 W Wolf River – B-2

The Waters – B-2

NL Bus Garage – B-2

Waupaca County Garage – B-2

These changes will be made to the map and the map will be brought back to the February meeting.

No action taken.

Other Matters:

Hanlon update the members on the new homes in Oak Ridge Sub-division and the progress of Dollar General and Kwik-Trip

Next meeting will be February 28, 2019 at 5:00 pm.

Adjournment:

Motion by Henke and second by Goller to adjourn. Motion carried 6/0. Meeting adjourned at 5:27 pm.

DISTRICT LOT & BLDG. BULK REGULATIONS – NEW SUBDIVISIONS 17.11-3 (8)

17.11-3 (8) DISTRICT LOT AND BUILDING BULK REGULATIONS – NEW SUBDIVISIONS: (Cr. Ord. #1122)

The following table shall apply to all subdivisions that have not been previously platted at the time of passage of this ordinance:

<u>District</u>	<u>Area =</u> <u>ft²</u>	<u>Min. Lot Size</u> <u>- (Feet)</u>	<u>Minimum</u> <u>Setbacks (Feet)</u>			<u>Max</u> <u>Height</u>
			<u>Width</u>	<u>Front</u> <u>(a)</u>	<u>Side</u>	
R – 1R	12,500	100	25	10	25	40
R – 1	12,500	100	25	10	25	40
R – 2						
1 - Family	12,500	100	25	10	25	40
2 - Family	12,500	100	25	10	25	40
R-3						
1 - Family	12,500	100	25	10	25	40
2 - Family	12,500	100	25	10	25	40
3 or more	12,500	100	25	10	25	40
R-4 & R-5						
1 - Family	12,500	100	25	10	25	40
2 - Family	12,500	100	25	10	25	40
3 or more	12,500	100	25	10	25	40
R-4A						
2 - Family	12,500	100	25	10	25	40
3-8 Family	12,500	100	25	10	25	40
R – 6	See section 17.11-3 (7)					

(a). Listed shall apply to the alternate street side of a corner lot as well as the main frontage.

(1.) MAXIMUM LOT COVERAGE: The maximum area allowed to be built on for lots in Section 17.11-3(8) shall be 35%, which includes the dwelling, attached and detached garages, storage buildings, patios, decks, driveways, walkways or any other hard surface areas.

Zoning Editing App

