

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.

**\*\*AMENDED MEETING NOTICE \*\***

Planning Commission Agenda  
**Thursday, June 27, 2019 – 5:00 PM**  
Council Chambers – New London Municipal Building

1. Call to Order
2. Adopt Agenda
3. Roll Call
4. Approval of the May 23, 2019 meeting minutes
5. Board of Appeals Hearing – Buskirk Variance for Fill Around Dwelling
  - a. Open Public Hearing
  - b. Close Public Hearing
6. Action on Above, if any
7. Request for garage in excess of 1,100 square feet – **Wayne Buskirk**
8. Amendment to Municipal Code 10.055
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  
May 23, 2019**

**Call to Order:**

The May 23, 2019 Planning Commission meeting was called to order by Mayor Henke at 5:05 PM.

**Adopt Agenda:**

Motion by Thompson, second by Gabert to adopt the agenda. Motion carried 7/0.

**Roll Call:**

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

Others in attendance: Paul Hanlon – Zoning Administrator, Rick Bohlmann, Terry Bohlmann

**Approval of the March 28, 2019 Planning Commission Minutes:**

Motion by Goller second by Spilman to approve the March 28, 2019 meeting minutes as presented.  
Motion carried 7/0

**Request for a Garage Exceeding 1100 sq. ft. in size and 15 feet in height – Rick Bohlmann:**

Rick Bohlmann presented a site plan for a proposed garage that would exceed the maximum size of 1100 sq. ft. and the maximum height of 15 feet. His request was for a 2000 sq. ft. building with 12 foot sidewalls and a height of 18'-6". Motion by Thompson and second by Steingraber to approve the request. Motion carried 7/0

**Small Cell Tower – Model Ordinance:**

Mayor Henke started the discussion regarding the "draft" ordinance on small cell towers. As discussed at the March meeting this document regulates the Municipalities control on small cell towers being placed in the right-of-way. Thompson added there is a bill before the Assembly that would remove all of the Municipalities jurisdiction on these towers. The League of Wisconsin Municipalities opposes this bill. Motion by Thompson, second by Spilman to recommend the "draft" ordinance for Council to adopt. Motion carried 7/0 Hanlon will be forwarding this to the City Clerk for a public hearing.

**Small Cell Tower – Supporting Documents:**

- a. Application Checklist
- b. Aesthetic Standards

These will be discussed at a future meeting.

**Other Matters:**

Next meeting will be June 27, 2019 at 5:00 pm.

**Adjournment:**

Motion by Goller and second by Gabert to adjourn. Meeting adjourned at 5:22 pm.

**MEETING NOTICE / PUBLIC HEARING**

**New London Planning Commission**

**June 27, 2019**

**5:00 PM – Planning Commission Meeting  
Council Chambers**

**Public Hearing called to Order at 5:03 PM  
Council Chambers**

The City of New London Planning Commission will meet at 5:00 PM. on Thursday, June 27, 2019, in the Council Chambers of the Municipal Building, to hear a request for a variance from Wayne and Dawn Buskirk.

A Public Hearing to take comments on this request will be called to Order at 5:03 PM. Public Hearing will close when all comments have been heard.

Wayne and Dawn Buskirk are requesting a variance to reduce the required 15 feet of fill at 1 foot above the 100 year flood elevation to 8 feet on the West side of the proposed dwelling.

**These properties are legally described as: BREITUNG PLAT LOTS 41 & 42 BLK 2 a/k/a as 52 Wood Lane.**

Persons within 200 feet of these properties are being notified by mail of this Public Hearing. Written comments may be directed to the City Clerk. Persons wishing to appear before the Planning Commission are encouraged to attend the meeting.

Paul Hanlon, Zoning Administrator  
City of New London  
May 23, 2019

# Notice of Appeal

To the Board of Appeals of the City of New London, Wisconsin:

Please take notice that I, **Wayne D. and Dawn R. Buskirk**, 902 W North Water Street Wisconsin, feeling aggrieved by the action of the Building Inspector of the City of New London, in reference to the ruling that he made on May 20, 2019, relating to the use of the property, or to the building that I am about to erect in said City, hereby appeal to your honorable body for relief from the **Municipal Code of New London, Chapter 16-4.3(1)(a)** and the ruling made by him, and ask that a review be made of his ruling and that relief be granted.


The grounds of my (one) appeal are as follows:

**This property is legally described as: BREITUNG PLAT LOTS 41 & 42 BLK 2, Parcel ID 333056000 a/k/a 52 Wood Lane New London, WI 54961.**

I am requesting a variance from the required fill to be placed at one foot or more above the regional flood elevation extending at least 15 feet beyond the limits of the structure to 8 feet on only the West side of the property. This area is next to the attached garage and not adjacent to the dwelling. All fill being placed at the site will meet the requirements of FEMA Technical Bulletin 10 and be verified by an engineer.

  
Aggrieved Party

5-20-19  
Date Signed

  
Building Inspector

5/21/19  
Date Received

  
City Clerk or Chr. Of Board of Appeals

5/21/19  
Date Filed

# Lot 41 & Lot 42

Breitung Plat  
City of New London  
Outagamie County, WI

Variance requested to reduce the required 15 feet of fill at 1' above the 100 year flood elevation to 8 feet on only this side.

Lot 42  
12,127 Sq. Feet  
0.2784 Acres

Chicago & Northwestern Railroad

Wolf River

59'

8.0'

Lot 40

Wood Lane

## Notes:

A temporary site benchmark will be placed on site by a Certified Surveyor or Licensed Engineer hired by the property owner/builder for the purpose of establishing the correct foundation elevation.

The shown location of Best Management Practice (BMP) for erosion control based upon final drainage pattern. Additional BMPs shall be placed where necessary during construction, dependent on existing site conditions.

Dimensions are to the exterior foundation wall, not including the brick ledge.

## Setback Requirements

Front: 25'

Rear: Greater of 15' or 20% of yard depth

Sides: 6' on non drive side, 14' total

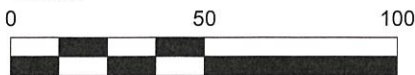
Site Plan For:

Wayne and Dawn Buskirk

## LEGEND

- 000.0 Garage Floor =  
Grade at Foundation
- x 000.00 Proposed Grade
- Direction of Drainage
- ~~~~~ BMP's for Erosion Control
- Lot Corner
- ▨ Proposed Tracking Pad
- ✱ Proposed Inlet Protection

James R. Sehloff Date  
Professional Land Surveyor No.  
S-2692



Bearings are referenced to the  
Final Plat of Breitung Plat



**Davel Engineering &  
Environmental, Inc.**  
Civil Engineers and  
Land Surveyors  
1164 Province Terrace  
Menasha, Wisconsin  
Ph. 920-991-1866, Fax 920-441-0804





Wayne D. and Dawn R. Buskirk  
902 W North Water St  
New London, WI 54961  
For: 52 Wood Ln  
333056000

Roy Warren  
N3816 Mosquito Hill Rd  
New London, WI 54961  
For: 58 Wood Ln & 62 Wood Ln  
333055800 & 333055700

Thomas J. and Mary M. Johnson  
66 Wood Ln  
New London, WI 54961  
333055600

Hilker Warehousing LLC  
405 W Wolf River Ave  
New London, WI 54961  
For: Landlocked property  
333000100

CN Headquarters  
935 de La Gauchetie're Street West  
Montreal, Quebec, Canada  
H3B 2M9





## Proposed Amendment to Chapter 10.055

### PUBLIC NUISANCES 10.05 (13)

#### 10.055 STORAGE OF JUNK, NUISANCE VEHICLES, RECREATIONAL EQUIPMENT AND FIREWOOD (Cr. Ord. #745; Rep. & Recr. Ord. #850; Amd. Ord #1162) –

~~(1) PUBLIC NUISANCES DECLARED. The following are hereby declared to be public nuisances wherever they may be found in the City:~~

~~(a) Any motor vehicle, truck body, tractor or trailer as enumerated in subs. (3) and (4) below and defined in sub. (2) (a), (b) and (c)~~

~~below:~~

~~(b) Any junk stored contrary to sub. (5) below.~~

~~(c) Any recreational equipment stored contrary to sub. (6) below.~~

~~(d) Any firewood used or stored contrary to sub. (7)~~

(1) DEFINITIONS. The following words, phrases and terms used in this section shall be interpreted as follows:

(a) Motor Vehicle. Includes mobile homes, mopeds, motor bicycles, motor trucks and motor vehicles as defined in Ch. 340, Wis. Stats.

(b) Nuisance Motor Vehicles. (Am. Ord #1017; Am. Ord #1162)  
Includes any inoperable, unlicensed, unregistered, license expired, unroadworthy, disassembled or wrecked vehicle or, in the case of a motor home shall include a motor home unfit for human habitation. A vehicle for which a license has been applied for shall herein be deemed a licensed vehicle if proof of application is prominently displayed.

(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.

(d) Recreation Equipment. Boats, canoes, trailers, mobile homes, campers, off-highway vehicles and snowmobiles.