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2) You can watch the meeting via the zoom app. Go to the following link to download and watch via the zoom app:  
<https://us02web.zoom.us/j/85097759467?pwd=M0wwbVpqWk85Q3lhZHhUMjNvOUR2UT09>

You will be asked to download and install the zoom app on your computer or phone and provide your name and email address.

**-OR-**

3) You can listen to the meeting over the phone by calling one of the following numbers:

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You will be asked to enter in a meeting ID of: **850 9775 9467**, then push #

You may be asked for a participate ID, do not put in a number, just hit #

You will be asked to enter in a password of **468499**, then #

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## **MEETING NOTICE**

### **Planning Commission Agenda**

**Wednesday, October 26, 2022– 5:15 PM**

**Council Chambers – New London Municipal Building**

1. Call to Order
2. Pledge of Allegiance
3. Adopt Agenda
4. Approval of the September 15, 2022 meeting minutes
5. Comprehensive Plan update:
  - a. Review & Discussion of Draft Chapter 1 – Issues & Opportunities
  - b. Review & Discussion on Draft Chapter 2 – Population & Housing
6. Continued discussion of the first draft of Fee schedule proposal
7. Discuss upcoming agenda items
8. Review next meeting date: Tentative, November 17, 2022
9. Adjourn

**Bob Besaw, Chairman:** Planning Commission Chairman

\*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 Coordinator 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**  
**Thursday, September 15, 2022**

**Roll Call**

Meeting was called to order at 05:15 p.m. Those in attendance were Chairman Bob Besaw, Dona Gabert, Susie Steingraber, Mayor Mark Herter

Others in attendance: Building Inspector/Zoning Administrator: David Vincent, City Administrator: Chad Hoerth, Balynda Croy (District 2), John Haas (District 2), Dave Dorsey (District 4) and Eric Fowle (representing Cedar Corporation) Comp. Plan facilitator.

The meeting was called to order by Chairman Besaw at 5:15 pm.

Group participated in the Pledge of Allegiance.

A motion was made by Mayor Herter to “Adopt the Agenda” and seconded by Steingraber, carried by all.

The July 28, 2022 meeting minutes were reviewed. A motion to accept the minutes was made by Steingraber and seconded by Gabert, carried by all.

The first item on the agenda item was a discussion and update of the Comprehensive Plan. Eric Fowle from Cedar Corp. led the discussion. A draft of the final results of the citizen survey were provided and discussed. He also provided draft copies of Chapter 6 covering the Economic Development Plan

The last item on the agenda was a draft of a newly proposed fee schedule for the Building Department. There was some discussion on creating an appendix in the Code as now a fair amount of the fees are spread throughout the Code in the language body. This makes it difficult to determine if there is a fee for a service we provide, where it might be located in the body of the code and how to find it. The fees would be combined into one appendix. Our fee schedule has not been updated in a while and does not reflect current revenue rates in surrounding communities. The goal in updating our fee schedule is to allow the Building Department move toward self-funding and not be supplemented or with minimal support of the general budget. Commission members were asked to review the draft proposal and provide comments to the Building Official/Zoning Administrator to further discuss at the next Planning Commission meeting.

The next meeting date has been moved from Thursday, October 27, 2022 to Wednesday, October 26, 2022.

A motion was made to adjourn by Gabert, seconded by Steingraber, carried by all.

Meeting adjourned by Chairman Besaw at approximately 06:47 p.m.

Respectively submitted by David Vincent-Zoning Administrator

# 1. Issues and Opportunities

## 1.1 Introduction

### History

The City of New London, WI is located on both sides of the Wolf River, at the mouth of the Embarrass River (Map 1-1). Abundance of fish, game, wild rice, and fertile land for farming made this location very popular with the Native Americans long before any Europeans set foot in this region.

In 1670, Father Claude Allouez came to the area and established the mission of St. Mark somewhere along the bank of the Wolf River. In 1848, brothers William and George Johnston established a trading post at the intersection of the Embarrass and Wolf rivers. The area became known as Johnston's Landing.

In 1851, Lucius Taft came from Vermont to settle in this area. Ira Millard from Ohio joined him in 1852. That same year, Millard and Taft became partners and bought the trading post from the Johnston brothers along with all of the land north of the Wolf River and west of the Embarrass River. In 1853, Taft secured a patent for the tracts of land that now surround the north side of the city. This was the first plat of the city. The Reverend Reeder Smith of Appleton, who bought up the south side of the river, made the second plat.

In 1854 after much debate, Reeder Smith named the area New London to honor his father's hometown of New London, Connecticut. The steamship "Eureka" established regular service between New London and Oshkosh. Also, this year, Reverend Alfred Lathrop became the first resident minister. He and his family were also the first family to settle on the south side of the Wolf River.

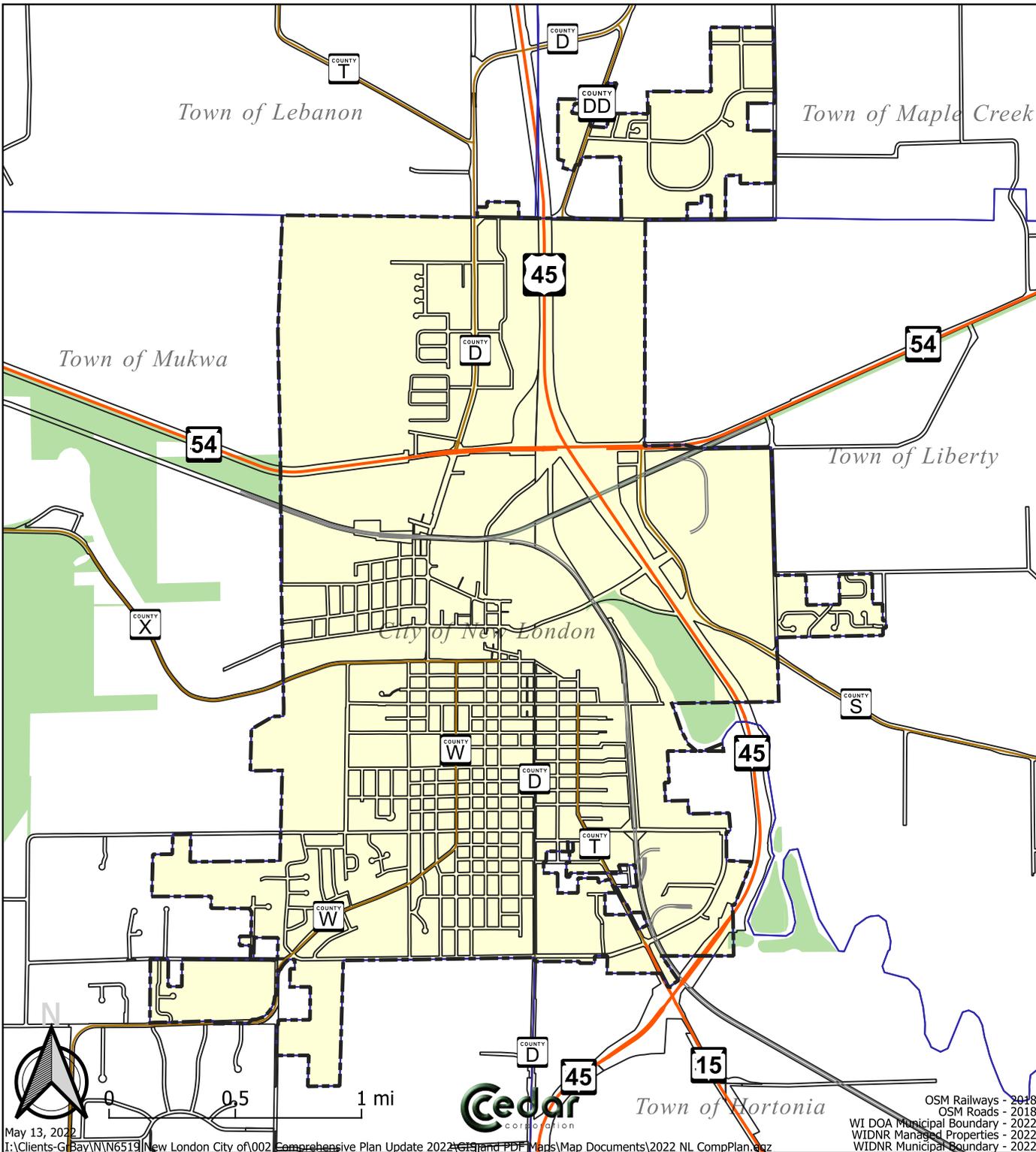
In 1856 the first newspaper, *The New London Times*, is established along with the first bridge and first steam sawmill. By 1857, New London consisted of a dozen mercantile establishments, factories, three hotels, a print office, churches, schools, professional men, mechanics, and more than 200 buildings. In a period of five years, the population had grown from 2 families and a couple of traders/trappers to not less than 800 people.

The 1870s saw the advent of telegraph communication and the establishment of the Green Bay & Western railroad route to New London. The New London volunteer fire department was also established. In 1877, the city was granted a municipal charter and J.C. Hoxie was elected the first mayor. The population at that time was 1600.

The first library was established in 1895; the Carnegie building was built in 1914. The museum artifacts were located in the Library until a building of their own was built in 1932.

The parks in the city of New London bear the names of many influential men of this city. Taft Park is named after one of the founding fathers, Lucius Taft. Hatten Park was named after William Hatten, a prominent lumberman from 1903-1937. Pfeiffer Park is named after Dr. Fred Pfeiffer who, among many accomplishments, was influential in naming the Springer Spaniel as the state dog.





# Location

City of New London  
Outagamie & Waupaca Counties, WI



## 1-1 Location Map

## Planning Process

The City of New London is defined by the people who live and work there, the houses and businesses, the parks, and natural features, its past, its present, and its future. No matter the location, change is the one certainty that visits all places. No community is immune to its effects. How a community changes, how that change is perceived, and how change is managed are the subjects of community comprehensive planning. An understanding of both the city's history and its vision for the future is essential to making sound decisions. The foundation of comprehensive planning relies on a balance between the past, present, and future by addressing four fundamental questions:

1. Where is the community now?
2. How did the community get here?
3. Where does the community want to be in the future?
4. How does the community get to where it wants to be?

The *City of New London Year 2040 Comprehensive Plan* will guide community decision making in the City of New London for the next 20 or more years. The updated plan document follows the same basic structure as the previous plan by addressing nine comprehensive planning elements as chapters one through nine:

1. Issues and Opportunities
2. Population and Housing
3. Transportation
4. Utilities and Community Facilities
5. Agricultural, Natural, and Cultural Resources
6. Economic Development
7. Intergovernmental Cooperation
8. Land Use
9. Implementation

The *City of New London Year 2040 Comprehensive Plan* meets the requirements of Wisconsin's Comprehensive Planning law, Wisconsin Statutes 66.1001. This law requires all municipalities (counties, cities, towns, and villages) to adopt a comprehensive plan by the year 2010 if they wish to make certain land use decisions. After the year 2010, any municipality that regulates land use must make their zoning, land division, shoreland and floodplain zoning, and official mapping decisions in a manner that is consistent with the community's comprehensive plan.

The City of New London developed this comprehensive plan in response to the issues it must address and the opportunities it wishes to pursue. The Issues and Opportunities element of the comprehensive plan provides perspective on the planning process, public participation, and the overall goals of the community.



## 1.2 Comprehensive Plan Development Process and Public Participation

The Wisconsin Comprehensive Planning legislation specifies that the governing body for a unit of government must prepare and adopt written procedures to foster public participation in the comprehensive planning process. This includes open discussion, communication programs, information services, and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan. Public participation includes wide distribution of proposed drafts, plan alternatives, and proposed amendments of the comprehensive plan. Public participation includes opportunities for members of the public to send written comments on the plan to the applicable governing body, and a process for the governing body to respond. The City of New London has adopted a *Public Participation Plan* in order to comply with the requirements of Section 66.1001(4)(a) of the Wisconsin Statutes. The city's adopted *Public Participation Plan* is found in Appendix A.

### Public Informational Meeting

On \_\_\_\_\_, a public informational meeting was held at the city hall to discuss the draft *City of New London Year 2040 Comprehensive Plan*. There were \_\_\_\_\_ people in attendance at the meeting. The attendees were asked to provide feedback on the information presented, as well as the draft plan itself. The responses were \_\_\_\_\_.

### Plan Commission and City Council Action

On \_\_\_\_\_, the City of New London Plan Commission discussed the draft comprehensive plan and passed resolution number \_\_\_\_\_ recommending approval of the plan to the City Council. After completion of the public hearing, the City of New London City Council discussed and adopted the comprehensive plan by passing ordinance number \_\_\_\_\_.

### Public Hearing

On \_\_\_\_\_, a public hearing was held on the recommended City of New London Year 2040 Comprehensive Plan at the city hall. The hearing was preceded by Class 1 notice and public comments were accepted for 30 days prior to the hearing. There were/were not public comments received at the meeting. The Planning Commission advised that they would take all submitted comments into consideration during their final review of the recommended plan before passing it along to the City Council for action.

### Distribution of Plan Documents

Both the recommended draft and final plan documents were provided to adjacent and overlapping units of government, the local library, and the Wisconsin Department of Administration in accordance with the *Public Participation Plan*.

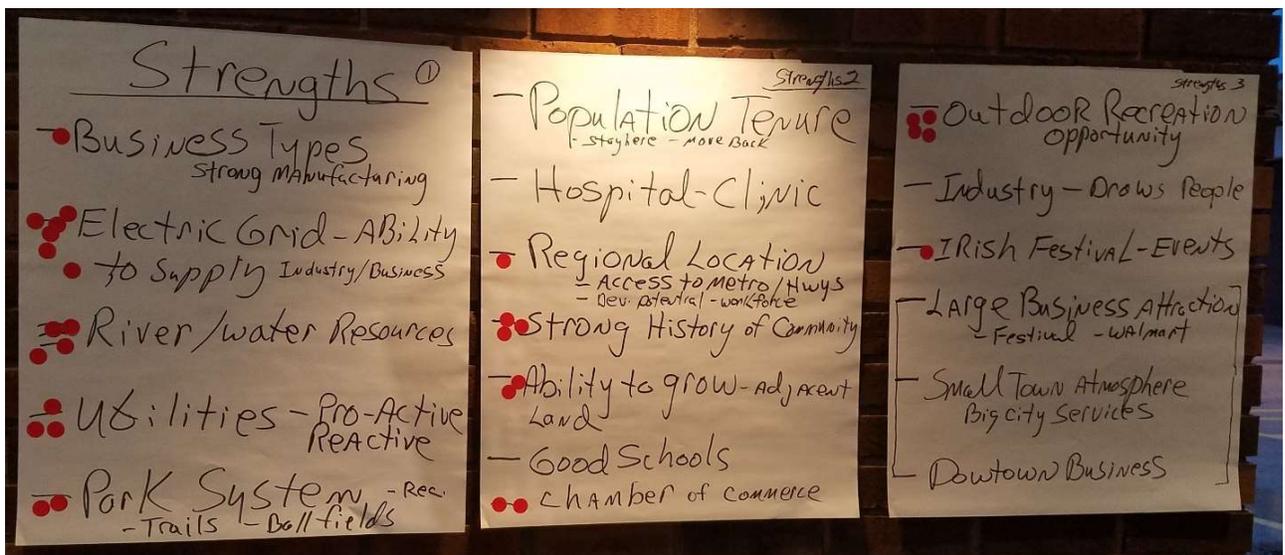


### 1.3 City of New London Issues and Opportunities

The initial direction for the comprehensive planning process was set by identifying community issues, opportunities, and desires through the use of two distinct methods: 1) a SWOT (strengths, weaknesses, opportunities, and threats) analysis with the Planning Commission, and; 2) an on-line citizen survey distributed using Survey Monkey.

#### Plan Commission SWOT Analysis

To kick off the Comprehensive Plan Update process, Cedar Corporation held a short SWOT analysis exercise with the Planning Commission at their March 24, 2022 regular meeting. Planning Commissioners and City staff took time to write down various statements for each category which were then summarized on large post-it sheets. The statements were reviewed, discussed, and clarified as needed. Once the statements were generated for each of the four categories, each participant was provided a set of 12 colored dots with which they were to ‘vote’ for their top three responses in each category. The results from this exercise are shown in Table 1-1.



**Table 1-1: Planning Commission SWOT Analysis Results**

<i># Votes</i>	<b>Strengths</b>
<b>5</b>	<b>Electric grid / capacity available for business and industry</b>
<b>4</b>	<b>River / water resources</b>
<b>3</b>	<b>Strong history of community</b>
<b>3</b>	<b>Outdoor recreation opportunities</b>
2	Utilities are proactive and responsive
2	Park system (recreation, trails, ballfields)
2	Ability to grow on lands adjacent to City
2	Chamber of Commerce
1	Variety of business types / strong manufacturing
1	Regional location (access to Fox Valley / Highways / Development potential / workforce)
1	Irish Festival / other events
	Population tenure (desire to stay and/or come back)
	Hospital/clinic
	Good schools
	Industry (draws people)
	Large business attraction (ability to have big box stores)
	Small town atmosphere / big city services
	Downtown businesses
<i># Votes</i>	<b>Weaknesses</b>
<b>6</b>	<b>Blight in some areas</b>
<b>4</b>	<b>Housing costs and availability</b>
<b>4</b>	<b>Highway 15 usage / underachieving in business attraction</b>
<b>3</b>	<b>Downtown structures (awkward size/orientation/old)</b>
<b>3</b>	<b>Too close to Fox Valley (easy to leave for shopping and entertainment)</b>
2	Roads need work/repair
2	Not using river to full advantage (seasonality, commercial opps)
1	Need for 2nd grocery store
1	Need more space (land and buildings) for business and industry (ready and available)
	Wetland and floodplain amounts / barrier to growth
	Need more walking paths/trails/better connectivity
	Quality employee shortage
	Population size (smaller limits opportunities)
	Counties split city (seems forgotten at times)
	Struggling to keep up with big-city services (funding and staff levels)
	Technology barriers between population groups (impacts City outreach / need for wayfinding)
	Limited commercial and recreation opportunities



# Votes	Opportunities
6	<b>Develop business / retail</b>
3	<b>Reverse our weaknesses</b>
3	<b>Wildlife and recreation draw</b>
3	<b>Highway commercial opportunity to north / land availability</b>
2	<b>Need for winery/distillery/brewery</b>
1	School system is strong
1	River - do it right/appearance
1	Highway 15 exposure
1	NE Industrial Park (land and utilities available)
1	Get river signage to promote downtown / wayfinding needs
1	Videos - good advertising by Tourism Board and Chamber
1	More events and gathering opportunities (markets, craft shows, etc.)
1	Two TID Districts (3rd in works)
1	Residential growth areas in progress
	Swimming pool
	Have jobs available
	People - hard working, strong-willed, volunteerism

# Votes	Threats
6	<b>Highway 15 bypass / rerouting / impact on business</b>
5	<b>Workforce shortage</b>
5	<b>Lack of public input/citizen engagement</b>
2	<b>Satisfied with status quo</b>
2	<b>Inflation (prices, delays, availability)</b>
2	<b>Fed/State regulations/loss of local control</b>
1	Perception of lack of new growth
1	Flooding/natural disasters
1	Energy cost increases
1	Levy limits
	Cyber threats to operations
	Drug use
	Unfunded mandates from State



## Citizen Opinion Survey

As part of the comprehensive plan update's public process, a Citizen Opinion Survey was developed to gather up-front information and perspective from residents on these and other topics. Citizen engagement has been a priority of the City during this process and the opinions of its residents and businesses are important to evaluating the past and future trends that have, or will, shape the community.

The survey was developed with significant input from the Plan Commission and contained a total of 28 questions. The survey was made available between July 22 and September 2, 2022 and was put into an on-line format using Survey Monkey, linked to directly from the homepage of the City's website. Paper copies were made available at City Hall if residents were not comfortable with the on-line format. The survey was promoted through using the City's website, direct emails, meeting announcements, local newspaper articles, and a direct mailing to all residential and business customers of the New London Utilities, ensuring wide coverage across the community.

### Summary of Results

Overall, the survey garnered a total of 221 responses with a 75% completion rate and an average time of 11 minutes to complete the survey. A broad summary of the survey results are discussed below with the detailed response information being found in Appendix B.

### Demographics

- Nearly 80% of respondents were 36 years of age and older, with an equal split (40% apiece) between the ages of 36-55 and 56 and older. Just over 20% of respondents were between 18 and 35. No responses were received from anyone under 18 years of age.
- 58% of respondents have lived in the City for more than 20 years, with an additional 8% living in the City for 11 to 20 years. Nearly 25% of respondents have lived in the City for 10 years or less, with 15% responding that they are "new" residents of 5 years or less. Only 8% of respondents said they did not live within the City.
- Nearly 58% of respondents did not have children.

### Housing

- Nearly 85% of respondents lived in a traditional single-family detached dwelling unit, with about 11% living in a duplex or apartment.
- Just over 61% of respondents felt that they live in affordable housing (defined by not exceeding 30% of their gross income on housing costs), while 28% were spending more than this standard. Just over 10% were not sure of their housing expenditures.
- Nearly 52% of the responses felt that traditional detached single-family homes are needed in the City over the next 10 years.
- 33% of the responses felt that new "small" single family homes are needed. S
- Senior living options garnered nearly 36% of the responses.
- Significant interest in new duplex, apartments and even tiny homes existed with around 15% of the responses for each.
- Just over 8% of the responses desired Accessory Dwelling Units (ADUs) for consideration in the future.
- Just over 27% of respondents thought they will desire/need to "downsize" their housing in the next 10 years with 15% not being sure.



### General Growth

- A majority of responses (54%) indicated that they felt the City has had very little new growth and development, with 24% stating they felt an adequate amount has occurred.
- Nearly 60% of respondents would like to see ‘moderate’ levels of growth in the future, with nearly 20% desiring ‘slow growth’. Only 2.9% desired ‘no growth’ and 15.8% desiring ‘fast growth.’
- Over 77% of respondents agreed or strongly agreed that natural resource areas should be protected and over 84% felt the same about protecting the City’s historic and cultural resources.

### Infrastructure

- Over 73% of respondents desired future investments by the City in additional off-street biking/hiking trails and paths.
- Nearly 40% of respondents would like additional on-street bike lanes and 63% desire sidewalks in key areas.
- Interest in ‘micro mobility’ options, such as bike and scooter rental ranged from 10-16% of the responses.
- The following rankings were given for various types of infrastructure and the quality/availability:
  - Streets – 70% of respondents indicated poor to adequate, with 18.8% stating they were very poor.
  - Parking – 53.7% stated as adequate, with over 32% stating poor or very poor.
  - Storefronts – 48.4% felt they were adequate, with over 41% stating poor or very poor.
  - Sidewalks – 62.5% stated adequate, with 15.6% stating they are good.
  - Lighting – 67.3% stated adequate
  - Seating – 53.6% stated adequate, with 28% stating poor
  - Public Gathering Spaces – nearly 39% stated adequate, but 31.5% stating poor
  - Events/Programming – 39.9% stated adequate, with 27.22 stating poor.
- The following rankings were given to 13 different services provided by the City. The summary below indicates the percentage of votes for including the service in the top three ranked spots:
  - Police Protection – 91%
  - Fire Protection – 62%
  - Street Maintenance – 50%
  - Utilities – 27%
  - Parks & Recreation – 22%
  - Snow Plowing – 17%
  - Library – 13%
  - Planning/Zoning – 12%
  - Code Enforcement – 9%
  - Building Inspection – 6%
  - Stormwater Management – 5%
  - Public Museum – 4%
  - Cemetery – 3%
- Over 74% of respondents agreed or strongly agreed with the City conducting crisis planning in partnership with other communities for natural disasters, homeland security, emergency management, etc.



### Economic Development

- Over 90% respondents felt that more work/job opportunities in the City were somewhat to very important.
- Over 57% of respondents desired more industry (manufacturing, distribution, warehousing) in the City. 21% were not sure this type of growth is needed.
- Nearly 56% of respondents did  $\frac{3}{4}$  or more of their shopping outside of the City of New London, with another 26% indicating that about  $\frac{1}{2}$  of their shopping occurred outside the City.
- Over 84% of respondents stated that if more commercial businesses existed in the City it would reduce their amount of shopping outside the community.
- Business types that were felt to be inadequate in terms of the number/choice included: Groceries/Food (87.7%), Clothing/Shoes (92.6%), Restaurants (66.3%), Entertainment/Social Establishments (65.6%), Sporting Goods (81.1%), Downtown Shops (77.4%). Banks, Auto Service, Medical, Pharmacy, and Hardware Stores were all felt to be adequate by a majority of respondents.
- An overwhelming majority of respondents felt that the City should concentrate on redevelopment efforts in the following areas: Downtown (90.6%), City Entrances/Highway Corridors (74.3%), and Lands on the Edge of the City (72%).

### Recreation

- Over 77% of respondents felt that there were sufficient recreation space and facilities within the City.
- Nearly 78% felt the City should invest more in improvements along the Wolf River to increase recreational and leisure opportunities.

### Communications

- Most respondents felt that the City communicates best when using their social media (78% of responses), website (60%), printed quarterly newsletters (40.2%), direct email announcements (37.1%), emailed quarterly newsletters (33.3%), public meetings (30.2%), and newspaper notices (25.2%).

### Strengths & Weaknesses

Two open ended questions were used to ask respondents about the City's greatest strengths and suggested areas for improvement. Over 275 comments (raw comments included with question results) were received for these two questions with some of the top mentioned items being as follows:

Strengths (not in any type of priority order):

- Small town/community feel
- Friendly / Caring / Neighborly
- Accessibility to Fox Valley area / Location
- Healthcare access
- Recreation/water/natural resource access
- Good schools

Improvements (not in any type of priority order):

- Road maintenance and repair
- Affordable housing needs
- Another grocery store / more retail and restaurants
- Downtown revitalization
- Code enforcement
- More sidewalks/trails



### Other Comments

Over 40 additional comments were made in the last open ended question which asked for any additional thoughts. Some of the most mentioned items include (not in priority order):

- Need for another grocery store and more retail
- Need for vision and leadership
- Invest in the downtown
- Invest in the riverfront
- Maintain quality parks and trails
- Traffic and safety concerns

## **1.4 Issues and Opportunities Policies**

Policies and recommendations build on goals and objectives by providing more focused responses to the issues that the city is concerned about. Policies and recommendations become primary tools the city can use in making land use decisions. Many of the policies and recommendations cross element boundaries and work together toward overall implementation strategies.

Policies identify the way in which activities are conducted in order to fulfill the goals and objectives. Policies that direct action using the word “shall” are advised to be mandatory and regulatory aspects of the implementation of the comprehensive plan. In contrast, those policies that direct action using the words “will” or “should” are advisory and intended to serve as a guide. “Will” statements are considered to be strong guidelines, while “should” statements are considered loose guidelines. The city’s policies are stated in the form of position statements (City Position), directives to the city (City Directive), or as criteria for the review of proposed development (Development Review Criteria).

### **Policies: City Directive**

- IO1 The city will conduct all business related to land use decision making by utilizing an open public process and by giving due consideration to its comprehensive plan.
- IO2 Public participation will continue to be encouraged for all aspects of city governance.



## 2. Population and Housing

### 2.1 Population and Housing Plan

Population and housing are two key indicators that will help the City of New London plan ahead for future growth and change. Because they are key indicators of potential future conditions, this element of the comprehensive plan provides a brief summary of population and housing data along with projections for the future.

Housing in the City of New London is fairly diverse, and a variety of housing choices are provided in the community. The surrounding rural areas generally provide options for single-family homes on lots much larger than those in the city. The City of New London is expecting continued moderate levels of population and housing growth, but projections for the city vary widely. Population forecasts show an additional 427 people in the city by 2040. Housing growth is also difficult to project, and there are some discrepancies between population and housing projections for the city. The projection forecasts an additional 257 homes in the city by 2040, but this figure could be substantially higher based on regional and statewide demands.

Key components of the City of New London's plan for population and housing are to accommodate growth through annexation, to modify its zoning to increase areas for future growth of duplexes, multi-family housing, and mixed-use or planned developments, and to establish development standards for housing other than single-family housing. One of the significant problems facing New London is that the land to the west is WDNR controlled wetland, and as such, is unavailable and unsuitable for future residential development. In addition, the land in the Town of Mukwa, located to the southwest of the city, has already been developed into large lot residential areas, thus making it cost prohibitive to service with utilities. The map of Preferred Land Use identifies the areas that are designated as the best places for future housing both inside and outside the city limits. These areas were selected due to the close proximity of existing utilities, thus offering a reasonable cost for extending utilities to future development. In order to improve housing affordability, this plan recommends the review of all city ordinances, permit fees, and other policies for their impacts on the cost of housing. It also recommends an annual review on the availability of developable, residential land.

#### Introduction

Many factors influence the growth, development, and character of a community. Population growth, age distribution, and incomes can all influence the types of housing, transportation options, and businesses that are found in a community. By examining these factors, the City of New London can recognize important *Issues* facing the community and identify *Opportunities* to address future needs.



## Data Sources

A majority of the 2020 Census data was not yet available at the time of this plan writing. 2020 Census data is used where available, however most demographic information used in this chapter was obtained from the US Census Bureau's American Community Survey (ACS) 2016-2020 5-year data sets.

## 2.2 Population Characteristics Summary

### Historical Population

The City of New London has experienced continuous population growth since 1970. Table 2-1 shows that between 1970 and 2022, the City grew by 1,690 residents (29.1%). Between 2010 and 2022, New London's population grew by 2.7%. In comparison, Waupaca County had its total population shrink by -1.4%. Much of the City's growth can be attributed to the overall growth of the region, a good transportation system, proximity to the Fox Cities, adequate land to accommodate growth, and desirable community attributes. As New London's population increased, there were increased needs for roads, housing, businesses, emergency services, parks, and utilities.

**Table 2-1 Historical Population – New London**

Year	1970	1980	1990	2000	2010	2020	Prelim. 2022 WDOA Estimate
Population	5,801	6,210	6,658	7,085	7,295	7,348	7,491
% Change	n/a	7.1%	7.2%	6.4%	3.0%	0.7%	1.9%

Source: U.S. Census, 2020 & WDOA, 2022.

### Population Projections

The Wisconsin Department of Administration issues revised population projections for all municipalities in Wisconsin every four years. The most recent projections were released in 2013. Table 2-2 shows that the City's population is projected to grow by 427 persons, or about 5.8%, between 2020 and 2040 to a population of 7,995.



Although population growth is expected over the life of this plan, it is interesting to note that after 2035, the City's population is expected to decline by about 2.75%. This decline is likely attributed to the City's aging population and could be altered if more new residents move into the City than what the State expects.

**Table 2-2 Population Forecasts – City of New London**

Year	2010 Census	2020 Census	2025 Projection	2030 Projection	2035 Projection	2040 Projection
Population	7,295	7,348	7,825	7,990	7,995	7,775
# Change	n/a	53	477	165	5	-220
% Change	n/a	0.73%	6.49%	2.11%	0.06%	-2.75%

Source: U.S. Census 2010 & 2020, and WDOA, 2013.

### Household Forecasts

A growing population equates to additional households. If the declining persons per household is also factored in, additional housing units would be needed even if the City's population did not grow. Between 2020 and 2040, it is projected that the City will have 279 additional households. This is an increase of 8.4% during that period (see Table 2-3). Additional households will require a variety of housing options to meet their needs, and this will define the amount of land needed for these new dwellings. New households can also put a strain on existing municipal services and utilities that may need to be expanded.

**Table 2-3 Household Projections – City of New London 2020-2040**

Year	2010 Census	2015 Projection	2020 Projection	2025 Projection	2030 Projection	2035 Projection	2040 Projection
Households	3,038	3,194	3,324	3,470	3,595	3,633	3,603
# Change	n/a	156	130	146	125	38	- 30
% Change	n/a	5.1%	4.1%	4.4%	3.6%	1.1%	-0.8%
Household Pop	7,154	7,260	7,423	7,632	7,768	7,700	7,484
Person/HH	2.35	2.27	2.23	2.20	2.16	2.12	2.08

Source: US Census Bureau, 2010 & WDOA, 2013.



## Age Distribution

Different age groups have different needs. A young family may desire a single family home on a large lot while a recent high school or college graduate may want an apartment without the responsibility of maintenance and lawn care. Teenagers and young adults may want additional softball diamonds while an elderly couple may desire more passive recreation options such as walking and biking trails. By evaluating age distribution trends, the City may anticipate the various needs of its residents.

U.S. Census ACS 2016-2020 figures show that the median age of City of New London residents has generally been increasing. In 2000, the median age of the population was 35.0 years of age. In 2010, it increased to 37.4 years of age and for 2020 is estimated to be 36.2 years of age. Table 2-4 shows the ACS 2016-2020 age distribution for the City of New London.

**Table 2-4: Age Distribution, City of New London 2016-2020.**

Age Category	Estimate	Percent
Under 5 years	350	4.9%
5 to 9 years	662	9.3%
10 to 14 years	572	8.0%
15 to 19 years	437	6.1%
20 to 24 years	598	8.4%
25 to 34 years	800	11.2%
35 to 44 years	1,124	15.8%
45 to 54 years	680	9.5%
55 to 59 years	423	5.9%
60 to 64 years	233	3.3%
65 to 74 years	555	7.8%
75 to 84 years	415	5.8%
85 years and over	272	3.8%
Median age (years)	36.2	(X)
Male	3,592	50.4%
Female	3,529	49.6%

Source: U.S. Census ACS 2016-2020.



## Income Levels

Table 2-5 shows the average Adjusted Gross Income (AGI) of New London residents filing tax returns since 2010. AGI represents only income subject to tax. In 2010, New London had an AGI per tax return of \$35,883. This figure increased by 8.84% for 2020 and was established at \$45,718. New London’s AGI is significantly lower than that of the State and Waupaca County as a whole. The City’s AGI has also not been growing as fast as those of the State and Waupaca County.

**Table 2-5 Adjusted Gross Income Per Tax Return – City of New London, 2010-2020**

	2010	2015	2020	% Change From 2010-2020
C. New London	\$35,883	\$42,004	\$45,718	8.84%
Waupaca County	\$41,208	\$47,009	\$52,818	12.36%
State of Wisconsin	\$46,958	\$54,277	\$61,518	13.34%

Source: Wisconsin Dept. of Revenue, 2011, 2016, 2021.

## 2.3 Housing Characteristics Summary

### Introduction

The City of New London’s housing stock is relatively old and, therefore, contains some variability in type or cost. However, as presented earlier, the population, while growing, also continues to age as the “baby-boomers” have reached retirement age and the makeup of families continues to change. Identifying ways to continue to provide quality diversified housing choices for a growing population will become increasingly important in order to keep the City vibrant.

This chapter will build on these forecasts by identifying existing trends and characteristics of the housing market and providing recommendations on how to improve the existing housing stock and provide for the development of new and innovative housing practices.

### Age Characteristics

Table 2-6 shows that only 31.1 percent of the housing structures in the City of New London were constructed after 1980 with only about 9 percent being built after 2000. The largest percentage of homes in New London was built between 1970 and 1990, accounting for 30.5 percent of the total housing stock. This indicates that much of the housing stock within the City is fairly old, but generally in good condition. As the housing stock ages, it will be necessary for the City to ensure that the housing units remain in good condition through code enforcement, the use of State housing rehabilitation programs (if eligible), and selective redevelopment.



**Table 2-6 Year Structure Constructed – City of New London**

Year Built	Homes	Percent
<b>Total housing units</b>	<b>3,266</b>	<b>100.0%</b>
Built 2014 or later	19	0.6%
Built 2010 to 2013	0	0.0%
Built 2000 to 2009	265	8.1%
Built 1990 to 1999	327	10.0%
Built 1980 to 1989	404	12.4%
Built 1970 to 1979	544	16.7%
Built 1960 to 1969	451	13.8%
Built 1950 to 1959	254	7.8%
Built 1940 to 1949	142	4.3%
Built 1939 or earlier	860	26.3%

Source: 2016-2020 American Community Survey 5-Year Estimates

## Structural Characteristics

The City of New London has a diversified housing stock. Table 2-7 shows that nearly 60 percent of New London's housing units are 1-unit detached structures. These are individual structures that are open on all sides. In comparison, a 1-unit attached structure is separated from other structures by a shared wall. If you combine 1-unit detached structures, 1-unit attached structures, and mobile homes, the City's housing units consist of 66.5% single family units. Multiple-family structures account for 33.5% of the total units in New London. Interestingly, for building permits issued between 2014 and 2020, this same ratio of two-thirds/one-third continued.

**Table 2-7 Housing Units in a Structure – City of New London**

Units	Number	Percent
<b>Total housing units</b>	<b>3,266</b>	<b>3,266</b>
1-unit, detached	1,939	59.4%
1-unit, attached	42	1.3%
2 units	359	11.0%
3 or 4 units	131	4.0%
5 to 9 units	210	6.4%
10 to 19 units	151	4.6%
20 or more units	245	7.5%
Mobile home	189	5.8%
Boat, RV, van, etc.	0	0.0%

Source: 2016-2020 American Community Survey 5-Year Estimates



## Residential Growth

Between 2014 and 2020, the City had 109 housing units constructed, with two-thirds (66%) of permits being for multi-family units versus 22% for single-family units. Downturns in the housing market and a global recession in 2008 both played a part in the declining numbers for new single-family housing starts in the City. An average of 15.6 permits were taken out per year over the 7 year period between 2014 to 2020. Duplex permits have remained rather low over this same time period with only 4 units created over the same period. The creation of apartment rental units spiked in 2015 and 2017 with 72 units constructed. Table 2-8 shows that the number of building permits has remained relatively consistent over the last seven years. Given the need for housing of all types, it is expected that these permit numbers will remain steady, if not increase subject to ongoing housing variables such as construction costs and supply chain issues.

**Table 2-8 Building Permits & Units Created – City of New London 2014-2020**

Year	SF Units	Mobile Home Units	Duplex Units	MF Units	Total Units
2014	3	2	2	0	7
2015	0	0	0	36	36
2016	2	0	0	0	2
2017	3	2	0	36	41
2018	13	0	0	0	13
2019	0	0	0	0	0
2020	3	5	2	0	10
<b>Totals</b>	<b>24</b>	<b>9</b>	<b>4</b>	<b>72</b>	<b>109</b>
<b>7 yr. avg.</b>	<b>3.4</b>	<b>1.3</b>	<b>0.6</b>	<b>10.3</b>	<b>15.6</b>
<b>% of Total Units</b>	<b>22%</b>	<b>8%</b>	<b>4%</b>	<b>66%</b>	<b>100%</b>

Source: City of New London Building Permits 2014-2020

## Occupancy Characteristics

Table 2-9 shows the breakdown of occupied housing units into owner occupied and renter occupied. Owner-occupancy has generally been declining since 1990 going from nearly 60.5% owner-occupancy in 1990 down to 53.4% in the 2016-2020 ACS 5-year period. Heavy demands for additional rental units will be likely over the planning period, following a nation-wide trend.



**Table 2-9 Owner and Renter-Occupied Housing Units - City of New London**

	1990	% of Total	2000	% of Total	2010	% of Total	2016-2020 5 Yr. Est.	% of Total
Owner-Occupied Housing Units	1,596	60.5%	1,811	59.5%	2,126	64.2%	1,610	53.4%
Renter-Occupied Housing Units	971	36.8%	1,083	35.6%	1,184	35.8%	1,403	46.6%
Total Occupied Housing Units	2,640	100.0%	3,045	100.0%	3,310	100.0%	3,013	100.0%

Sources: 1990, 2000, & 2010 Decennial U.S. Census; 2016-2020 American Community Survey 5-Year Estimates

## Value Characteristics

Table 2-10 shows that housing values in the 2016-2020 time period are mainly within the \$50,000-\$299,999 range with the median value being \$142,000. This data does not reflect the current housing market which has been impacted by the pandemic and numerous workforce and supply chain issues. Housing values within the City have certainly increased as a result of the recent economic conditions, however; a quick review of home values on Zillow indicate that many for sale single-family properties in the older portions of the City still lie within the \$120,000 to \$200,000 range, with newer homes going for \$250,000-\$350,000.

**Table 2-10 Owner-Occupied Housing Value – City of New London**

Value	2016-2020 ACS Units	2016-2020 ACS %
Less than \$50,000	118	7.3%
\$50,000 to \$99,999	247	15.3%
\$100,000 to \$149,999	550	34.2%
\$150,000 to \$199,999	397	24.7%
\$200,000 to \$299,999	241	15.0%
\$300,000 to \$499,999	42	2.6%
\$500,000 to \$999,999	0	0.0%
\$1,000,000 or more	15	0.9%
Median (dollars)	\$142,400	

Sources: 2000 Decennial U.S. Census; 2006-2010 & 2016-2020 American Community Survey 5-Year Estimates.



## Housing Affordability Analysis

The U.S. Department of Housing and Urban Development (HUD) defines affordable housing (for rent or purchase) for which the occupant is paying no more than 30% of their household income for gross housing expenses.

Table 2-11 reveals that 7.7% of residents owning homes paid more than 30% of their household income for housing costs in the 2016-2020 5-year ACS period. This figure does not account for the recent COVID-19 pandemic and other housing market changes. Due to the housing shortage, it is likely that this figure is substantially higher than indicated. Gross housing expenses includes the mortgage payment, real estate taxes, homeowners insurance, utilities, fuels, mobile home costs, and condominium fees.

**Table 2-11 Monthly Housing Costs as a Percentage of Household Income – New London**

Percent of Household Income	2016-2020 Estimates
Less than 20.0 percent	66.2%
20.0 to 24.9 percent	6.9%
25.0 to 29.9 percent	19.4%
30.0 to 34.9 percent	4.5%
35.0 percent or more	3.1%

Sources: 2006-2010 & 2016-2020 American Community Survey 5-Year Estimates

Costs associated with renting can vary significantly compared to homeownership. Renters do not directly have to pay property taxes, insurance costs are less, and utility costs may be included with the rent. Gross rent is the amount of the contract rent plus the estimated average monthly cost of utilities (electricity, gas, water, and sewer) and fuels if these are paid for by the renter or for the renter by someone else. Table 2-12 shows that 31.5% of renters paid more than 30% of their household income for housing costs in the 2016-2020 5-year ACS period. This affects a substantial number of residents, and this figure is likely to be higher due to the COVID-19 pandemic and the national housing shortage.

**Table 2-12 Gross Rent-Percentage of Household Income – City of New London**

	2016-2020 Estimates
Less than 15.0 percent	13.0%
15.0 to 19.9 percent	27.3%
20.0 to 24.9 percent	7.7%
25.0 to 29.9 percent	20.5%
30.0 to 34.9 percent	2.4%
35.0 percent or more	29.1%

Sources: 2016-2020 American Community Survey 5-Year Estimates



## Housing Projections

Based on WDOA’s 2013 household projections, the City is expected to continue to have residential growth and development pressures. Table 2-13 indicates that as many as 257 additional housing units – perhaps even more based on current housing demand conditions – will be constructed within the community.

**Table 2-13 City of New London - Housing Unit Estimates & Projections, 2010-2040**

	2010	2020 (2019 ACS)	2025	2030	2035	2040	Diff. 2020-2040
Housing Units	3,310	3,376	3,478	3,599	3,649	3,633	<b>257</b>
Households	3,038	3,126	3,470	3,595	3,633	3,603	<b>477</b>
Avg. HH Size	2.40	2.17	2.25	2.22	2.18	2.14	<b>(0.03)</b>

*Source: U.S. Census, 2010; ACS 2019 and WDOA 2010-2040 Household Projections (circa 2013).*

## 2.4 Population and Housing Trends and Outlook

Of the population and housing trends identified for Waupaca County and the State of Wisconsin, the following are likely to be experienced in the City of New London over the next 20 to 25 years.

- ◆ The aging population is growing and will increase the demand for senior housing options in the community.
- ◆ Population growth is anticipated to be heavily influenced by the WIS 15 highway improvements in Outagamie County.
- ◆ Condominiums and small, single family homes will increase as an option for seniors and first time home buyers.
- ◆ Interest in modular and mobile home development will continue as driven by need for affordable housing.
- ◆ Finding quality, affordable housing will become increasingly difficult.
- ◆ High demand for housing and energy cost assistance will continue.



## 2.5 Housing for All Income Levels

The housing stock in rural Wisconsin communities typically has a high proportion of single-family homes, with few other housing types available. While a range of housing costs can be found in single-family homes, larger communities are generally relied upon to provide a greater variety of housing types and a larger range of costs. It is a benefit to a community to have a housing stock that matches the ability of residents to afford the associated costs. This is the fundamental issue when determining housing affordability and the ability to provide a variety of housing types for various income levels. The City of New London has addressed the issue of housing for all income levels.

### Missing Middle Housing Styles (new addition)

The “missing middle” is a term used to describe housing types with densities that fall between detached single-family homes and larger mid-rise multi-family buildings. Housing types include duplex, triplex & fourplex, courtyard apartments, townhouses, live/work units, among others. While these unit types typically provide for medium density, they often have a lower perceived density due to their design and small building footprint. A wide variety of affordable “missing middle” housing styles, ranging from 700 to 1300 square feet can be built on lots as small as 5,000 square feet and with as little frontage as 30 feet.

Missing middle building types can help developers maximize affordability and returns without compromising quality by providing housing types that are simple and affordable to build. The term “gentle density” applies here as well. Gentle density is a slow transition from single-family dwellings to a denser residential use that is designed to fit within the context and scale of the neighborhood. Gentle density would be the opposite of placing a 16 unit apartment building next to an existing single-family neighborhood and instead, would look at scattering the 16 units, in perhaps four 4-unit buildings across a broader development area which is interspersed with single-family and duplex housing. It is important to remember that the term “missing middle” also refers and directly ties to those in the workforce who are making 60-120% of the area’s median household income.

**Figure 2-1: Missing Middle Housing Styles**



## **2.6 Housing for All Age Groups and Persons with Special Needs**

As the general population ages, affordability, security, accessibility, proximity to services, transportation, and medical facilities will all become increasingly important. Regardless of age, many of these issues are also important to those with disabilities or other special needs. As new residents move into the area and the population ages, other types of housing must be considered to meet all resident needs. This is particularly true in communities where a large proportion of the population includes long-time residents with a desire to remain in the area during their retirement years.

The Wisconsin Department of Administration has projected that a significant shift in the City's age structure will take place by 2040. As this shift in the age structure takes place, communities may find it necessary to further assess the availability of housing for all age groups and persons with special needs.

## **2.7 Promoting Availability of Land for Development/Redevelopment of Low-Income and Moderate-Income Housing**

Promoting the availability of underdeveloped or underused land is one way to meet the needs of low- and moderate-income individuals. One way to accomplish this is to plan for an adequate supply of land that will be zoned for housing at higher densities or for multi-family housing. Another option is to adopt housing policies requiring that a proportion of units in new housing developments or lots in new subdivisions meet a standard for affordability. Two elements of comprehensive planning are important in this equation. In the Housing element, a community can set its goals, objectives, and policies for affordable housing. In the Land Use element, a community can identify potential development and redevelopment areas.

## **2.8 Maintaining and Rehabilitating the Existing Housing Stock**

The maintenance and rehabilitation of the existing housing stock within the community is one of the most effective ways to ensure safe and generally affordable housing without sacrificing land to new development. To manage housing stock maintenance and rehabilitation, a community can monitor characteristics including, price, aesthetics, safety, cleanliness, and overall suitability with community character. The goal of ongoing monitoring is to preserve the quality of the current housing supply with the hope of reducing the need for new development, which has far greater impacts on community resources.



## 2.9 Population and Housing Goals and Objectives

Community goals are broad, value-based statements expressing public preferences for the long term (20 years or more). They specifically address key issues, opportunities, and problems that affect the community. Objectives are more specific than goals and are more measurable statements usually attainable through direct action and implementation of plan recommendations. The accomplishment of objectives contributes to fulfillment of the goal.

### **Goal 1 Maintain an adequate housing supply that will meet the needs of current and future residents and promote a range of housing choices for anticipated income levels, age groups, and special housing needs.**

#### ***Objectives***

- 1.a. Encourage residential development that provides a balance of low-income, moderate-income, and high-income housing, and an appropriate mix of single-family, two-family, multi-family, and senior housing. **These housing types should also focus on the provision of “missing middle” housing.**
- 1.b. Promote the availability of assisted living and elder care facilities while continually monitoring the housing needs of the aging population.
- 1.c. Support opportunities for multi-family, group housing, and other high-density residential development within existing neighborhoods with established sewer, water, parks, sidewalks, and other public infrastructure and facilities.
- 1.d. Monitor the availability of state or federal programs for the development or redevelopment of low to moderate-income housing.
- 1.e. Improve local and regional efforts to create quality housing with rents affordable to working families, the elderly, and special-need individuals.
- 1.f. Increase efforts to work with the local Housing Authority in monitoring and creating solutions to housing affordability.

### **Goal 2 Provide for housing development that maintains the attractiveness and small town character of the community.**

#### ***Objectives***

- 2.a. Promote the development of low to moderate-income housing that is consistent in quality, character, and location with the community’s comprehensive plan.
- 2.b. Direct residential subdivision development to planned growth areas.
- 2.c. Encourage the use of creative development designs that preserve community character and natural resources.
- 2.d. Encourage well-designed, residential, in-fill development.



**Goal 3 Support the maintenance and rehabilitation of the community’s existing housing stock.**

***Objectives***

- 3.a. Increase citizen education about unsafe or unsanitary housing conditions including lead paint, radon, improperly installed heating systems, faulty wiring, and broken or missing smoke detectors.
- 3.b. Encourage the preservation, maintenance, and rehabilitation of historically significant homes.
- 3.c. Enforce zoning, nuisance abatement, and building code requirements in blighted residential areas.
- 3.d. Monitor the availability of state or federal programs for housing rehabilitation.
- 3.e. Improve the quality of residential rental properties.

## **2.10 Population and Housing Policies and Recommendations**

Policies and recommendations build on goals and objectives by providing more focused responses to the issues that the city is concerned about. Policies and recommendations become primary tools the city can use in making land use decisions. Many of the policies and recommendations cross element boundaries and work together toward overall implementation strategies.

Policies identify the way in which activities are conducted in order to fulfill the goals and objectives. Policies that direct action using the word “shall” are advised to be mandatory and regulatory aspects of the implementation of the comprehensive plan. In contrast, those policies that direct action using the words “will” or “should” are advisory and intended to serve as a guide. “Will” statements are considered to be strong guidelines, while “should” statements are considered loose guidelines. The city’s policies are stated in the form of position statements (City Position), directives to the city (City Directive), or as criteria for the review of proposed development (Development Review Criteria).

Recommendations are specific actions or projects that the city should be prepared to complete. The completion of these actions and projects is consistent with the city’s policies, and therefore will help the city fulfill the comprehensive plan goals and objectives.

### **Policies: City Position**

- H1 The local development of elderly or assisted living housing should be pursued within the planning period.
- H2 In order to encourage reinvestment in the existing housing stock, residential development should only be allowed within in-fill areas and in planned growth areas.



H3 New duplexes, “missing middle”, and multi-family housing development will only be allowed in areas served by public sewer and where consistent with the comprehensive plan.

**Policies: City Directive**

H4 The community will plan for a sufficient supply of developable land that allows for a variety of housing types and densities.

H5 The community will make infrastructure investments in existing residential areas to maintain property values, encourage in-fill development, and encourage rehabilitation of existing homes.

H6 Zoning and land division ordinances should be reviewed for their impacts on opportunities to create a variety of housing types in the community.

H7 Zoning and land division ordinances should be reviewed for their impacts on opportunities to allow for both “missing middle” housing styles and mixed use residential development that incorporates compatible commercial, institutional, public, or recreational land uses.

H8 The community should consider adaptive reuse or conversion of surplus or outmoded buildings (such as old schools, hospitals, warehouses, etc.) to economically viable new housing.

H9 As the aging segment of the population grows, the community will evaluate its preparedness for meeting the related changes in housing needs.

H10 The applicable zoning ordinance and map shall identify an appropriate district for mobile and manufactured homes and set performance standards for mobile and manufactured homes and mobile home parks.

H11 Manufactured homes shall feature designs similar to “stick-built” homes.

**Policies: Development Review Criteria**

H12 Mobile homes permitted in the community shall meet the following criteria:

- ◆ Located only in mobile/manufactured home parks.
- ◆ Used only as a primary residential structure.
- ◆ Placed on a foundation.
- ◆ Anchored to the foundation.
- ◆ Skirted to provide a finished appearance between the building and foundation.
- ◆ Pitched, shingled roof.
- ◆ Sided with conventional house siding or simulated wood.
- ◆ Compliant with HUD regulations and built after June 14, 1976.



- H13 Multi-family residential projects should be required to meet the following minimum standards:
- ◆ The project will not have an undue adverse impact on the character of the surrounding neighborhood nor result in large pockets of high-density housing.
  - ◆ The school district must have sufficient capacity to accommodate new students who will live in the School District.
  - ◆ The street and sidewalk system in the neighborhood can handle the increased amount of traffic that the project will generate.
  - ◆ The area is adequately served by parks, open spaces, and public facilities.
  - ◆ The existing utility system has sufficient capacity to serve the project.

### Recommendations

- ◆ Establish development standards for housing other than single family housing, particularly those housing styles that comprise the “missing middle.”
- ◆ Modify the zoning map to increase areas that allow for duplexes, multi-family housing, mixed-use development, or planned unit developments.
- ◆ Modify applicable zoning, land division, and building code ordinances to implement community policies for mobile homes, manufactured homes, and mobile home parks.
- ◆ Annually review applicable ordinances and fees for their impacts on opportunities to create affordable housing.
- ◆ Annually assess the availability of developable land for residential development.
- ◆ Continue to enforce a city building code that includes the requirements of the Uniform Dwelling Code and state commercial building codes.
- ◆ Establish a rental housing inspection program.



<b>COMMERCIAL</b>	<b>Old Permit Fee</b>	<b>2022 Permit Fee</b>
Sewer connection fee	\$500.00	\$500.00
Sign Permits		
Ground, pole or wall (per sign)	\$50.00	\$50.00 + \$0.50/sq.ft. (both sides if finished)
Temporary signs	\$25.00	\$25.00 + Zoning
Commercial Buildings		
New Buildings	\$500 + \$.06 — Sq. Ft.	\$500.00 + \$0.08/sq.ft
Additions	\$400 + \$.06 — Sq. Ft.	\$400.00 + \$0.08/sq.ft.
Alterations	\$300 + \$.06 — Sq. Ft.	\$300.00 + \$0.08/sq.ft
Multi-Family Dwellings	\$650 + \$75 per unit	\$650.00 + \$75.00/unit
Commercial HVAC—		
New Installations	\$50.00 + \$.05 — Sq. Ft. Minimum \$100.00	
Replacement units	\$50.00 per unit	
Commercial Electric	\$50.00 + \$.06 / Sq. Ft. Minimum \$100.00	
(Work valued at \$1000 or less)	No Permit	
Commercial Zoning	\$50.00	\$75.00
<b>Commercial:</b>		
Early start		\$100.00
Demolition		Up to 10,000 sq.ft. - \$300.00
		Over 10,000 - \$500.00
Roof		\$100.00 + \$6.00/thousand valuation w/\$150.00 minimum
Driveway		\$300.00/opening (after initial building)
Decks/Patios		\$100.00 + \$0.15/sq.ft. w/\$150.00 minimum
Fence		\$150.00
Erosion		\$100.00
Plumbing		\$35.00 + \$7.00/thousand valuation w/\$75.00 minimum
Electrical		\$35.00 + \$7.00/thousand valuation w/\$100.00 minimum
Electrical: Service upgrade / move		\$75.00
HVAC (new install)		\$50.00 + \$7.00/thousand valuation w/\$100.00 minimum
Replace furnace, A/C or boiler		\$100.00
Certified Survey Map		\$150.00
Variance requested		\$50.00 + \$125.00 D.S.P.S fee
Pipe bursting		\$35.00 + \$5.00/thousand valuation

Tank removal		\$100.00
Laterals		\$75.00
Storage tank		\$100.00
Sprinkler		\$100.00 + \$1.00 a head
Zoning amendment change		\$300.00 - Non-refundable
Comp plan change		\$300.00 - Non-refundable
Change of use		\$150.00
Commercial lateral: repair, replace, relocate		\$100.00/lateral
Temporary structures		\$30.00 + zoning
A.D.A. temporary ramp		\$25.00 + zoning
Commercial exterior: façade awning		\$75.00 + \$0.10/sq.ft.
Air BNB		
Performance bond		
Special Planning Commission meeting (can be waved)		\$100.00
Day Care:		\$75.00
Zoning: Public hearing		
Zoning: Site plan review		\$150.00
Razing		\$1,000.00
Zoning - Board of Appeals		\$200.00 (non-refundable)