

**PLEASE NOTE:** This meeting will be held in person and online. The public can come in person or watch/listen to this meeting online in one of 3 ways:

1) Go to the city's You Tube channel, "<https://www.youtube.com/NewLondonAccess>" and click on the "live" feed video link to watch the meeting. **-OR-**

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/81631230683?pwd=aTNsKzJoYmhzbzF4QWhHSXJoRzgxZz09>

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:

1-929-205-6099 1-301-715-8592 1-253-215-8782 1-346-248-7799 1-699-900-6833 1-312-626-6799

You will be asked to enter in a meeting ID of: 816 3123 0683, 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 359776, then #

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, October 22, 2020 – 5:00 PM**

Council Chambers – New London Municipal Building

1. Call to Order
2. Adopt Agenda
3. Approval of the August 27<sup>th</sup>, 2020 meeting minutes
4. Review and approve a CSM for Star Communication LLC
5. Update on Planning Issues and other Agenda Items
6. Determine the November Planning Commission meeting date
7. 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 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  
August 27<sup>th</sup>, 2020**

**Call to Order:**

The August 27<sup>th</sup>, 2020 Planning Commission meeting was called to order by Chairman Besaw at 5:00 PM.

**Roll Call:**

Those in attendance were Chairman Besaw, Bessette, Gabert, Steingraber, and Mayor Herter.

Noel and Spillman – excused

The Commission was informed that Cindy Goller recently resigned from the commission as her family has moved out of New London.

Others in attendance: Chad Hoerth (Director of Public Services), Gerald Reger and Gwinette Zielke

**Adopt Agenda:**

Motion by Gabert, second by Steingraber to adopt the agenda. Motion carried 5/0.

**Approval of the June 25<sup>th</sup>, 2020 Planning Commission Minutes:**

Motion by Herter, second by Bessette to approve the June 25, 2020 meeting minutes as presented. Motion carried 5/0

**Plan Review- Kwik Trip North**

A copy of design plans for the north side Kwik Trip building was presented to the commission. The plans include demoing and modifying some of the interior kitchen space, adding additional square footage for a new cooler/freezer and removing one parking stall. The intent is to start work on the project in October of this year.

Motion by Gabert, second by Steingraber to approve plans as presented. Motion carried 5/0.

**Variance Request for Accessory Structure Height at 2411 Cty Rd DD**

Gerald Reger, owner of the property at 2411 Cty Rd DD, is requesting to build an accessory structure having a proposed height of 21'-8" which exceeds the maximum height of 15' as described in the city's municipal code. Reger approached the commission requesting a variance of the maximum height as he modified his current house to allow his mother in law to live with his family and they need the accessory structure for additional storage. The consensus of the commission was that due to the location of the parcel on the outskirts of the city and that Reger had no nearby neighbors, that the proposed height should not pose any issues.

Motion by Gabert, second by Steingraber to approve the height variance as requested. Motion carried 5/0.

**Wolf River Art League - Downtown Murals**

The Commission discussed several options for additional murals that the Wolf River Art League would like to create within the city. Discussion took place at the previous commission meeting whether or not to allow murals to be painted on the front (address facing) side of the downtown buildings. After discussion the consensus was to not allow murals on the front facing side as it would conflict with the intent of the downtown district guidelines. The commission also previously reviewed an option to paint the downtown riverwall and the base of the State Farm building, both locations touch the river in normal and high water situations. Hoerth contacted the DNR regarding these proposals and reported back that the DNR didn't say that these areas couldn't be painted, but if any paint would be spilled in the river some sort of remedial action would need to take place. In the event that the ice starts to scour or chip away at the paint, the city would need to take action to prevent and possibly remove the mural to prevent the flaking paint to pollute the river. Pollution insurance should be obtained by either the city or the Wolf River Art League. The consensus was that the city would not want to take on that liability. The last proposal was to paint new murals on the east side of 408 North Water Street (C&R Water Front Bar) depicting two veteran and patriotic themed murals. The commission felt that they would rather see one mural on the side of the building instead of two.

Motion by Gabert, second by Herter to approve one mural on the east side of the C&R Water Front Bar. Motion carried. 5/0

**Update on Planning Issues and other Agenda Items:**

Hoerth informed the commission of a complaint the Building Inspector was investigating concerning several potential violations of the municipal code regarding a new accessory structure on Washington Street.

Brief discussion took place on several residential structures being built and the status of the London Acres sub development.

Mayor Herter discussed making a future appointment at the next council meeting to fill the open seat on the commission.

**Other Matters:**

Next meeting is scheduled for September 24<sup>th</sup>, 2020 at 5:00 pm.

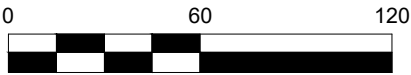
**Adjournment:**

Motion to adjourn by Herter, second by Bessette.

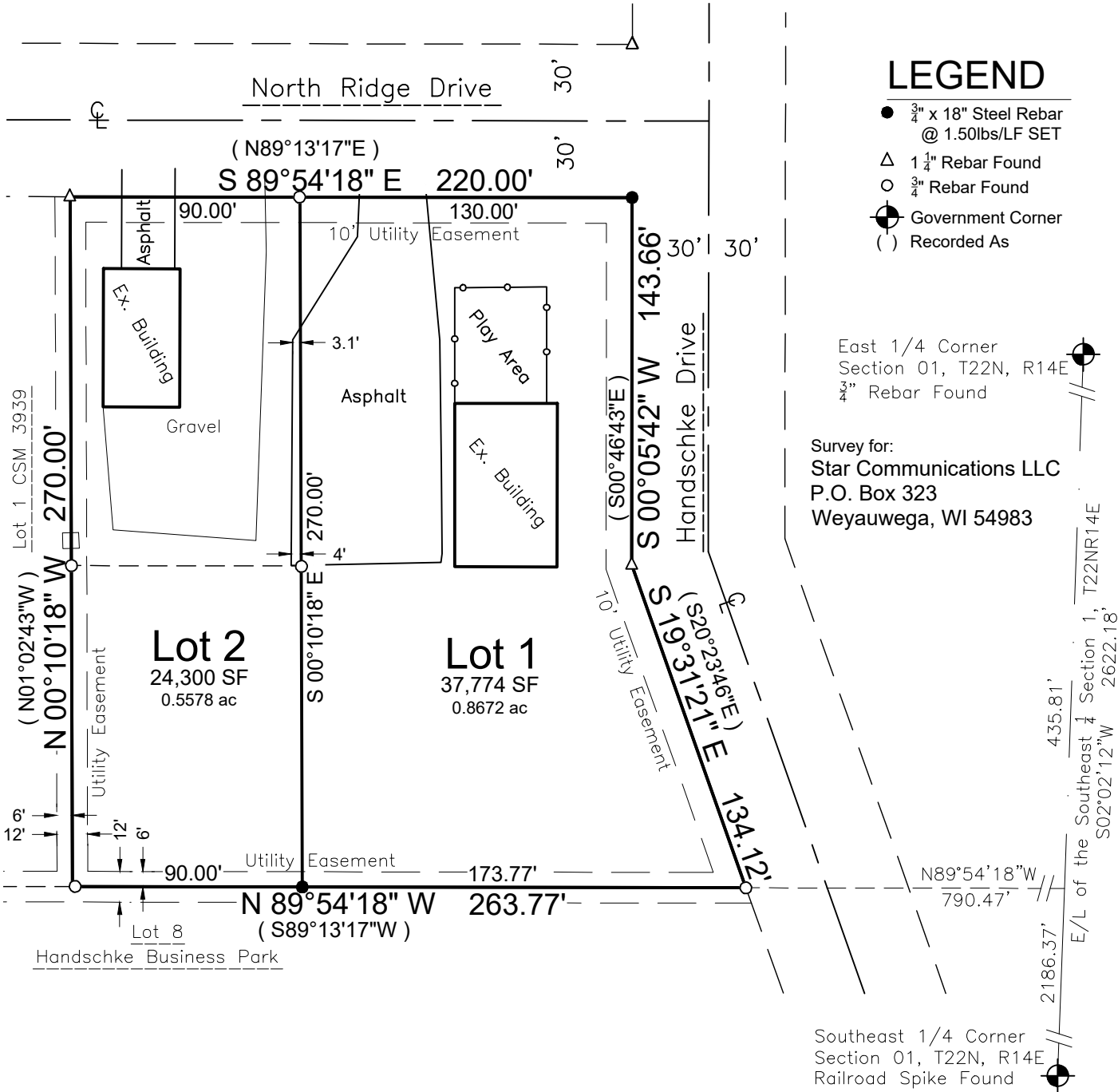
Meeting adjourned by Besaw at 5:31 pm.

Certified Survey Map No. \_\_\_\_\_

All of Lot 1 and Lot 2, Certified Survey Map 5198, located in part of the Northeast 1/4 of the Southeast 1/4 of Section 01, Township 22 North, Range 14 East, City of New London, Waupaca County, Wisconsin.



Bearings are referenced to the East line of the Southeast 1/4, Section 01, T22N, R14E, assumed to bear N02°02'12"W, base on the Waupaca County Coordinate System\*.



\* There are no published coordinates for Section 01, T22N, R14E, we tied to the South line of Section 36 T23N, R14E, as published, then located the Section Corner monuments shown on this map.

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



DAVEL ENGINEERING & ENVIRONMENTAL, INC.  
Civil Engineers and Land Surveyors

1164 Province Terrace, Menasha, WI 54952  
Ph: 920-991-1866 Fax: 920-441-0804  
www.davel.pro

Certified Survey Map No. \_\_\_\_\_

All of Lot 1 and Lot 2, Certified Survey Map 5198, located in part of the Northeast 1/4 of the Southeast 1/4 of Section 01, Township 22 North, Range 14 East, City of New London, Waupaca County, Wisconsin.

Surveyor's Certificate

I, James R. Sehloff, Professional land surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of New London, and under the direction of B.A.B.E.S. of New London, Inc., the property owners of said land, I have surveyed divided and mapped this Certified Survey Map; that such map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is All of Lot 1 and Lot 2, Certified Survey Map 5198, recorded as Document No. 602578 , in Vol 17 CSM P 44 & 45, located in part of the Northeast 1/4 of the Southeast 1/4 of Section 01, Township 22 North, Range 14 East, City of New London, Waupaca County, Wisconsin, containing 62,074 Square Feet (1.4250 Acres) of land, subject to all easements, and restrictions of record.

Given under my hand this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

James R. Sehloff, Wisconsin Professional Land Surveyor No. S-2692

Corporate Owner's Certificate

B.A.B.E.S. of New London, Inc., a corporation duly organized and existing under and by virtue of the Laws of the State of Wisconsin, as the property owners, do hereby certify that we caused the land above described to be surveyed, divided and mapped all as shown and represented on this map.

We do further certify this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

City of New London

IN WITNESS WHEREOF, the said B.A.B.E.S. of New London, Inc., has caused these presents to be

signed by its authorized representatives, located at, \_\_\_\_\_, Wisconsin, and its corporate seal to be hereunto affixed

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

In the Presence of: B.A.B.E.S. of New London, Inc.

By\_\_\_\_\_

print name\_\_\_\_\_

Title\_\_\_\_\_

State of Wisconsin )  
 )ss  
\_\_\_\_\_ County )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_,  
the above named, officers of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

\_\_\_\_\_  
Notary Public, Wisconsin

My commission expires:\_\_\_\_\_.

File: CSM6354.dwg  
Date: 10/13/2020  
Drafted By: jim  
Sheet: 2 of 4

Certified Survey Map No. \_\_\_\_\_

All of Lot 1 and Lot 2, Certified Survey Map 5198, located in part of the Northeast 1/4 of the Southeast 1/4 of Section 01, Township 22 North, Range 14 East, City of New London, Waupaca County, Wisconsin.

## Owner's Certificate of Dedication

Star Communications LLC, a limited liability company duly organized and existing under and by virtue of the Laws of the State of Wisconsin, as the property owner, does hereby certify that we caused the land above described to be surveyed, divided and mapped all as shown and represented on this map.

We do further certify this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

City of New London

In the presence of: Star Communications LLC

Authorized Representative

Date \_\_\_\_\_

Print Name

State of Wisconsin )  
 )SS  
 \_\_\_\_\_ County)

Personally came before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

\_\_\_\_\_ My Commission Expires \_\_\_\_\_  
Notary Public, Wisconsin

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

Certified Survey Map No. \_\_\_\_\_

All of Lot 1 and Lot 2, Certified Survey Map 5198, located in part of the Northeast 1/4 of the Southeast 1/4 of Section 01, Township 22 North, Range 14 East, City of New London, Waupaca County, Wisconsin.

Certificate of City Approval

This Certified Survey Map has been reviewed by the City of New London.

\_\_\_\_\_  
Representative

\_\_\_\_\_  
Date

Treasurer's Certificate

I hereby certify that there are no unpaid taxes or unpaid special assessments on any of the lands shown hereon.

\_\_\_\_\_  
County Treasurer

\_\_\_\_\_  
Date

\_\_\_\_\_  
City Treasurer

\_\_\_\_\_  
Date

This Certified Survey Map is contained wholly within the property described in the following recorded instruments:

The property owners of record:	Recording Information:	Parcel Number(s):
B.A.B.E.S. of New London, Inc.	Doc. No. 695012	33-01-37-17
Star Communications LLC	Doc. No. 856433	33-01-73-18

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