

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/84143047665?pwd=M2lhOHdZVUFIZDhINDgvMjAwalhSQ09>

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: 841 4304 7665, 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 376373, 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.

AMENDED

MEETING NOTICE

Planning Commission Agenda

Thursday, June 25, 2020 – 5:00 PM

Council Chambers – New London Municipal Building

1. Call to Order
2. Adopt Agenda
3. Roll Call
4. Approval of the February 27, 2020 meeting minutes
5. Final Plat Review/Approval for London Acres Subdivision
6. Northland Electric Expansion Site Plan Approval
7. Wolf River Art League - Downtown Murals
8. Update on Planning Issues and other Agenda Items
9. Adjournment

*Agenda items are listed so as to accurately describe the actions or issue being considered instead of simply the document listing title or the parties to a contract. This is done as such titles or a list of parties to a contract conveys insufficient information to the public on whether a topic or project they are interested in is being considered. It is the policy of the City of New London to comply in good faith with all applicable regulations, guidelines, etc. put forth in the Americans with Disabilities Act (ADA). To that end, it is the City's intent to provide equal opportunity for everyone to participate in all programs and/or services offered, to attend every public meeting scheduled, and to utilize all public facilities available. Any person(s) in need of an alternative format (i.e. larger print, audio tapes, Braille, readers, interpreters, amplifiers, transcription) regarding information disseminated by the City of New London should notify the City 48 hours prior to a meeting, etc., or allow 48 hours after a request for a copy of brochures, notices, etc. for delivery of that alternative format. Contact ADA 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
February 27, 2020**

Call to Order:

The February 27, 2020 Planning Commission meeting was called to order by Chairman Steinhorst at 5:00 PM.

Adopt Agenda:

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

Roll Call:

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

Others in attendance: Paul Hanlon (Building Inspector/Zoning Administrator), Lou Leone (City Administrator), John Faucher (Press-Star), Jim Rieckmann, Mark Herter, Lori Schneider, Julie Parker, Season Hobbs, April Kopitzke and others.

Approval of the January 23, 2020 Planning Commission Minutes:

Motion by Gabert, second by Steingraber to approve the January 23, 2020 meeting minutes as presented. Motion carried 5/0

CSM – Approval – Jim Rieckmann – 226 Wood Lane:

A Certified Survey Map drawn by Carow Land Surveying was presented for approval. This map consisted of three (3) residential lots that were combined into two (2) residential lots.

At this time, the owner also asked permission to construct a second driveway on the North side of his dwelling. This would be a gravel driveway. Hanlon advised that it would be acceptable. In addition, Mr. Rieckmann expressed concern that a culvert located on his “new” property was not draining his property to the wetland adjacent to the railroad tracks, but was actually allowing the water from that area to drain onto his property. His question was whether or not that culvert could be filled to prevent the drainage onto his property. Hanlon advised that question would be forwarded to Chad Hoerth for discussion.

Motion by Thompson, second by Steingraber to approve the CSM. Motion carried 5/0

Approval of Murals presented by Wolf River Art League:

Members of the Planning Commission reviewed 42 murals, of which 38 are proposed to be painted this year. All of the murals except #22 were being placed either in windows or on the sides or backs of the buildings. #22 was proposed for the Pearl Street side of the Bumper to Bumper building and the estimated size was 8 feet high and 16 feet wide. Hanlon wanted to review the Zoning Code regarding the B-1 Central Business District to see if that specific one would be allowed.

Motion by Goller, second by Gabert to approve the murals as presented with a clarification from Hanlon as to whether or not #22 would be permitted. Motion carried. 5/0

NOTE: I reviewed 17.05-10 (3) Façade (5) regarding exterior walls and murals. As this is the only mural that is proposed for the front of a building, it is my opinion that along with the proposed size (8' x 16')

allowing this on the front of the building would set a precedence that would contradict the intent of Central Business District Design Guidelines.

Municipal Code – Recodification of the following chapters:

- A. 195 – Building Code – Motion by Thompson, second by Steingraber to approve with the following additions. Motion carried 5/0
 - a. 195-5 H. **Add “See fee schedule resolution”**
 - b. 195-25 **Add “See fee schedule resolution”**
- B. 270 – Smoke and Carbon Monoxide Detectors – Motion by Gabert, second by Goller to approve as presented. Motion carried 5/0
- C. 497 – Article VI – Moving Buildings – Motion by Thompson, second by Steingraber to approve as presented. Motion carried 5/0
- D. 421 – Plumbing Code – Motion by Gabert, second by Goller to approve with the following additions. Motion carried 5/0
 - a. 421-5 D (1) - **Add “See fee schedule resolution”**
 - b. 421-5 D (2) - **Add “See fee schedule resolution”**
- E. 249 – Electrical Code – Motion by Goller, second by Thompson to approve as presented. Motion carried 5/0

Other Matters:

Next meeting will be March 26, 2020 at 5:00 pm.

Hanlon explained that Chapter 17 – Zoning Code may be left “as is” for the recodification project because the Comprehensive Plan needs to be updated. Any changes made during that update could be addressed in an amendment to the Zoning Code.

Adjournment:

Motion to adjourn by Goller, second by Gabert.

Meeting adjourned by Steinhorst at 6:00 pm.



DEPARTMENT OF PARKS & RECREATION
DEPARTMENT OF PUBLIC WORKS
CITY OF NEW LONDON

Parks & Recreation Office
215 N. Shawano Street
New London, WI 54961
920.982.8521
Fax: 920.982.8665

Public Works Office
215 N. Shawano Street
New London, WI 54961
920.982.8503
Fax: 920.982.8665

Aquatic & Fitness Center
815 W. Washington Street
New London, WI 54961
920.982.8524

Senior Center & Transit
600 W. Washington Street
New London, WI 54961
Center: 920.982.8522
Transit: 920.982.8523

New London Access
215 N. Shawano Street
New London, WI 54961
920.982.8537

Municipal Garage
915 W. Wolf River Ave
New London, WI 54961
920.982.8510

Waste Water
Treatment Plant
1010 W. Wolf River Ave
New London, WI 54961
920.982.8511

Memorandum

TO: New London Planning Commission
FROM: Chad Hoerth, Director of Public Services
RE: June 25th, 2020 Planning Commission meeting
DATE: June 18th, 2020

Here's some information leading into the Planning Commission meeting next week:

Final Plat Review/Approval for London Acres Subdivision- enclosed in your packet is a copy of the New London Acres plat. The developer is requesting a change and adding an easement to the back sides of the lots to accommodate a utility easement for electrical service. That's the only change I'm aware of at this time.

Northland Electric Expansion Site Plan Approval-

In your packet is a copy of a site plan for Northland Electric. It appears they are looking to expand to the north side of their current building. Randy from Kunkle Engineering is reviewing the plan and should have a letter of recommendation for the meeting.

Wolf River Art League - Downtown Murals- the Art League is looking at more mural options in the City. They will be presenting the proposals at the meeting.



TONY EVERS
GOVERNOR
JOEL BRENNAN
SECRETARY

Plat Review

101 E Wilson St FL 9, Madison WI 53703
PO Box 1645, Madison WI 53701
(608) 266-3200 Fax: (608) 264-6104 TTY: (608) 267-9629
E-mail: plat.review@wi.gov
<http://doa.wi.gov/platreview>

REVISED

June 1, 2020

0146
PERMANENT FILE NO. 28069

ROBERT REIDER
CAROW LAND SURVEYING COMPANY, INC.
615 N LYNNDAL DR
APPLETON WI 54914

Subject: LONDON ACRES
NE1/4 S23 T22N R14E
CITY OF NEW LONDON, WAUPACA COUNTY

Dear Mr. Reider:

You have re-submitted LONDON ACRES for review. The Department of Administration does not object to this final plat bearing the May 26, 2020 revision date. We certify that it complies with s. 236.15, s. 236.16, s. 236.20, and s. 236.21, Wis. Stats.

DEPARTMENT OF ADMINISTRATION COMMENTS:

The Department of Administration has no conditions for this plat.

NOTE TO SURVEYOR: You must sign, date and seal the plat prior to final approval and recording.

NOTE TO ALL: The department previously certified no objection to this plat on November 4, 2019. The re-submitted plat has added various easements.

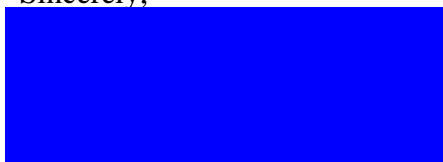
The plat shall be presented to the City Council for final approval and signing. The City, during its review of the plat, will have resolved when applicable that the plat:

- complies with local comprehensive plans, official map or subdivision control ordinances;
- conforms with areawide water quality management regulations;
- complies with Wisconsin shoreland management regulations;
- resolves possible problems with storm water runoff;
- fits the design to the topography;
- displays well designed lot and street layout;
- is served by public sewer or private sewage systems;
- includes service or is serviceable by necessary utilities.

Any changes to the plat involving details checked by this Department will require submission of the plat to the Department for recertification before the plat is eligible for recording. Such changes can be found by comparing the recordable document with the copy of the certified plat furnished with this letter.

If there are any questions concerning this review, please contact our office, at the number listed below.

Sincerely,



Renée M. Powers, PLS
Plat Review
Phone: (608) 266-3200

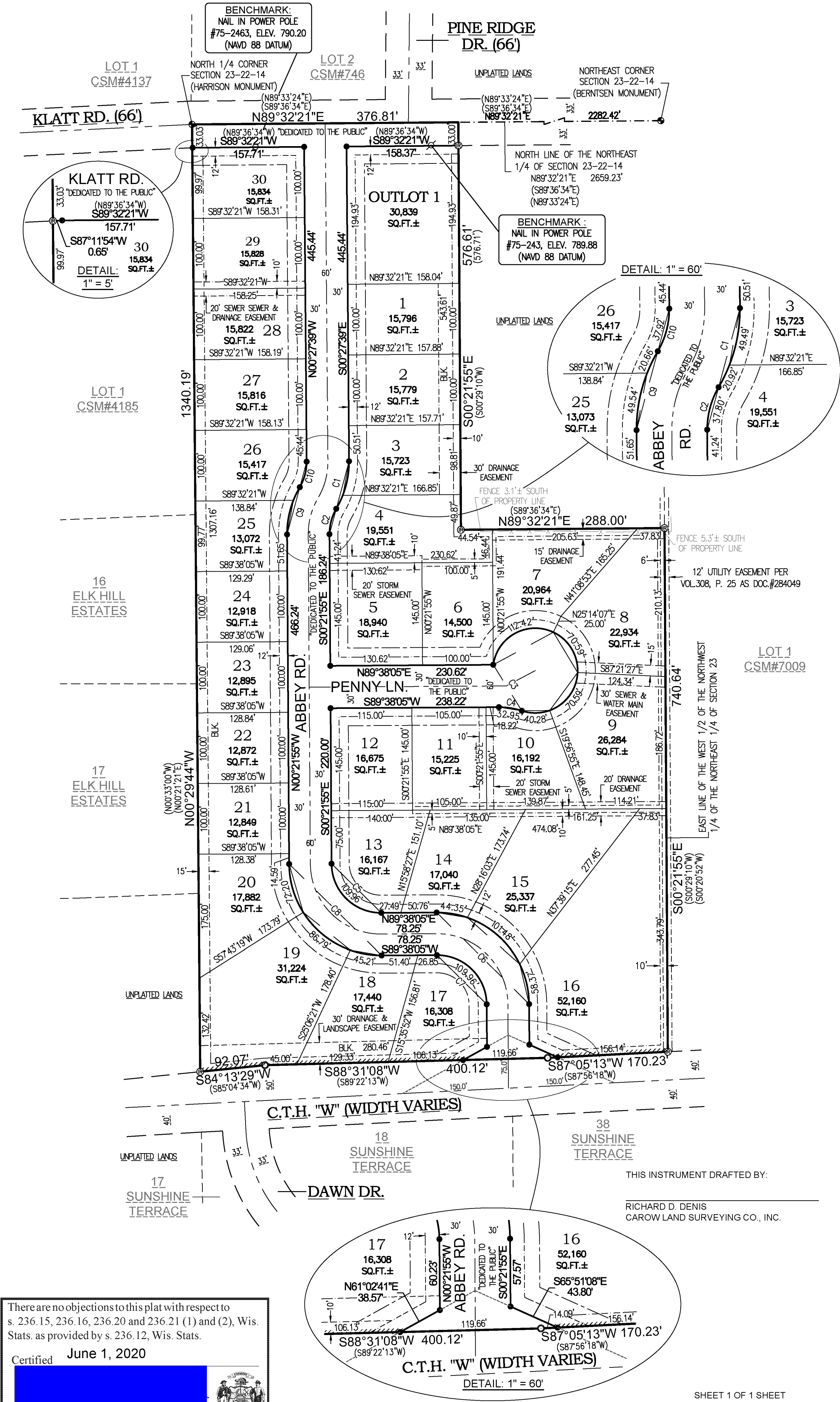
Enc: Recordable Document

cc: Carl Romenesko, Owner
Clerk, City of New London
Register of Deeds
ECWRPC

ORIGINAL RECEIVED FROM SURVEYOR ON 10/07/2019; REVIEWED ON 11/04/2019
REVISED IN HOUSE 11/04/2019
REVISED PLAT RECEIVED FROM SURVEYOR ON 05/26/2020

"LONDON ACRES"

BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 22 NORTH, RANGE 14 EAST, CITY OF NEW LONDON, WAUPACA COUNTY, WISCONSIN,



		CURVE DATA:		CHORD		TANGENT BEARING	
CURVE	LOT	RADIUS	CENTRAL ANGLE	LENGTH	BEARING	LENGTH	
C1	3	130.00	31°02'04"	70.41	S15°03'23"W	66.56	S00°27'39"E S30°34'25"W
		130.00	21°48'44"	49.49	S10°26'43"W	49.19	S00°27'39"E S21°10'56"W
		130.00	09°13'20"	20.92	S25°57'45"W	20.90	S21°10'56"W S30°34'25"W
		70.00	30°56'20"	37.80	S15°06'15"W	37.34	S30°34'25"W S00°21'55"E
C2	7	60.00	280°37'54"	269.88	S31°14'04"E	76.63	N07°53'05"E N71°29'01"W
		60.00	107°21'02"	112.42	N61°33'36"E	96.68	N07°53'05"E S64°45'53"E
		60.00	67°24'26"	70.59	S31°03'40"E	66.59	S64°45'53"E S02°38'33"W
		60.00	67°24'32"	70.59	S36°20'49"W	66.59	S02°38'33"W S70°03'05"W
C3	8	60.00	38°27'54"	40.28	S89°17'02"W	39.53	S70°03'05"W N71°29'01"W
		100.00	18°52'54"	32.95	N80°55'29"W	32.81	N71°29'01"W S89°38'05"W
		70.00	90°00'00"	109.96	S45°21'55"E	98.99	S00°21'55"E S89°38'05"E
		130.00	90°00'00"	204.20	S45°21'55"E	183.85	N89°38'05"E S00°21'55"E
C4	14	130.00	19°32'50"	44.35	S80°35'30"E	44.14	N89°38'05"E S70°49'05"E
		130.00	44°43'40"	101.48	S48°27'15"E	98.93	S70°49'05"E S26°05'25"E
		130.00	25°43'30"	58.37	S13°13'40"E	57.88	S26°05'25"E S00°21'55"E
		70.00	90°00'00"	109.96	N45°21'55"W	98.99	N00°21'55"W S89°38'05"W
C5	18	130.00	90°00'00"	204.20	N45°21'55"W	183.85	S89°38'05"W N00°21'55"W
		130.00	19°32'50"	44.35	N80°35'30"E	44.14	S89°38'05"W N70°26'17"W
		130.00	38°15'06"	86.79	N51°18'44"W	85.19	N70°26'17"W N32°11'11"W
		130.00	31°49'16"	72.20	N16°16'35"W	71.26	N32°11'11"W N00°21'55"W
C6	19	130.00	30°56'20"	70.20	N15°06'15"E	69.35	N00°21'55"W N30°34'25"E
		130.00	21°50'07"	49.54	N10°33'05"E	49.24	N00°21'55"W N21°28'05"E
		130.00	09°06'20"	20.66	N26°01'15"E	20.64	N21°28'05"E N30°34'25"E
		70.00	31°02'04"	37.92	N15°03'23"E	37.45	N30°34'25"E N00°27'39"W

LEGEND:

- = COUNTY MONUMENT FOUND TYPE NOTED
- = 1-1/4" X 24" SOLID ROUND IRON REBAR SET, WEIGHING, 4.30 LBS. PER LIN. FT.
- = 3/4" SOLID ROUND IRON REBAR FOUND
- = COUNTY R/W CAPPED MONUMENT FOUND
- () = RECORDED AS
- = NO ACCESS

- 3/4" X 24" SOLID ROUND #6 IRON REBAR SET AT ALL OTHER LOT CORNERS, 1.502 LBS. PER LIN. FT.

- ALL DIMENSIONS COMPUTED AND MEASURED TO THE NEAREST 0.01 FOOT.

- ALL BEARINGS COMPUTED AND MEASURED TO THE NEAREST SECOND.

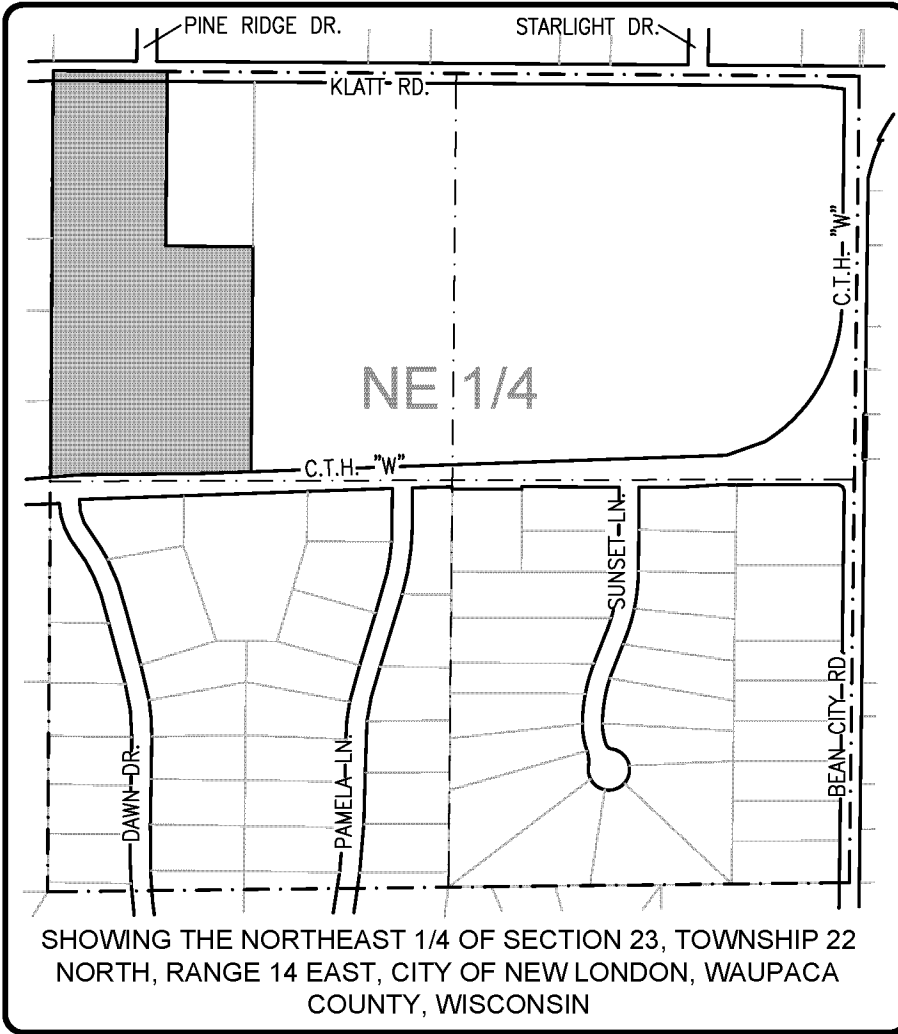
----- DENOTES 25' BUILDING SETBACK LINE

----- DENOTES 10' UTILITY EASEMENT UNLESS NOTED OTHERWISE

GRAPHIC SCALE: 1" = 100'

100 50 0 50 100 150 200 250 300

NORTH IS REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 22 NORTH, RANGE 14 EAST, CITY OF NEW LONDON, WAUPACA COUNTY, WISCONSIN WHICH BEARS N89°32'21"E PER THE CITY OF NEW LONDON COORDINATE SYSTEM



SURVEYOR'S CERTIFICATE:

I, ROBERT F. REIDER, PROFESSIONAL WISCONSIN LAND SURVEYOR NO. 1251, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED "LONDON ACRES", LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 22 NORTH, RANGE 14 EAST, CITY OF NEW LONDON, WAUPACA COUNTY, WISCONSIN.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND PLAT BY THE DIRECTION OF LONDON ACRES, LLC, OWNER OF SAID LAND, CONTAINING 714,380 SQUARE FEET (16.3869 ACRES) OF LAND MORE OR LESS AND DESCRIBED AS FOLLOWS:

BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 22 NORTH, RANGE 14 EAST, CITY OF NEW LONDON, WAUPACA COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH 1/4 CORNER OF SECTION 23, THENCE N89°32'21"E 378.81 FEET ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 23, THENCE S00°21'55"E 576.61 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, THENCE S00°21'55"E 740.84 FEET ALONG SAID EAST LINE TO THE NORTH RIGHT-OF-WAY LINE OF C.T.H. "W", THENCE S87°05'13"W 170.23 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE, THENCE S89°38'05"W 400.12 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE, THENCE S89°38'05"W 170.23 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE, THENCE N00°21'55"W 130.00 FEET TO THE NORTH 1/4 CORNER OF SECTION 23, AND THE POINT OF BEGINNING, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT THIS PLAT IS A CORRECT REPRESENTATION OF ALL OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF NEW LONDON IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS _____ DAY OF _____, 20____, ROBERT F. REIDER, PLS-1251
C1808.19-19
REVISED THIS 26TH DAY OF MAY, 2020

CORPORATE OWNERS CERTIFICATE OF DEDICATION:

LONDON ACRES, LLC, A LIMITED LIABILITY COMPANY DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID LIMITED LIABILITY COMPANY CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT.

LONDON ACRES, LLC, DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

DEPARTMENT OF ADMINISTRATION
CITY OF NEW LONDON

IN WITNESS WHEREOF, THE SAID LONDON ACRES, LLC,

LONDON ACRES, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, ITS MEMBER, AT CITY OF NEW LONDON, WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED ON THIS _____ DAY OF _____, 20____.

IN THE PRESENCE OF:
LONDON ACRES, LLC

SIGNED: CARL ROMENESKO, MEMBER

STATE OF WISCONSIN) JSS
WAUPACA COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____, CARL ROMENESKO OF THE ABOVE NAMED LIMITED LIABILITY COMPANY, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH MEMBER OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF SAID COMPANY, BY ITS AUTHORITY.

NOTARY PUBLIC,
WAUPACA COUNTY, WI
MY COMMISSION EXPIRES: _____

CONSENT OF CORPORATE MORTGAGEE:

FIRST STATE BANK OF NEW LONDON, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF LONDON ACRES, LLC, OWNERS.

IN WITNESS WHEREOF, THE SAID FIRST STATE BANK OF NEW LONDON HAS CAUSED THESE PRESENTS TO BE SIGNED BY PETER J. KURTH, ITS VICE PRESIDENT, AT NEW LONDON, WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS _____ DAY OF _____, 20____.

IN THE PRESENCE OF:

SIGNED: PETER J. KURTH, VICE PRESIDENT

STATE OF WISCONSIN) JSS
WAUPACA COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____, PETER J. KURTH, VICE PRESIDENT, OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH VICE PRESIDENT OF SAID CORPORATION, AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY PUBLIC,
WAUPACA COUNTY, WI
MY COMMISSION EXPIRES: _____

CERTIFICATE OF CITY TREASURER/FINANCE DIRECTOR

STATE OF WISCONSIN)
WAUPACA COUNTY)

I, JUDY M. RADKE, BEING THE DULY APPOINTED, QUALIFIED AND ACTING CITY TREASURER OF THE CITY OF NEW LONDON, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF _____ ON ANY OF THE LAND INCLUDED IN THE PLAT OF LONDON ACRES.

JUDY M. RADKE, CITY TREASURER, DATED _____

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN)
WAUPACA COUNTY)

I, MARK SETH, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE COUNTY OF WAUPACA, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF _____ AFFECTING THE LANDS INCLUDED IN THE PLAT OF LONDON ACRES.

MARK SETH, COUNTY TREASURER, DATED _____

COMMON COUNCIL APPROVAL CERTIFICATE

THIS PLAT KNOWN AS "LONDON ACRES", IN THE CITY OF NEW LONDON, IS HEREBY APPROVED BY THE COMMON COUNCIL OF THE CITY OF NEW LONDON.

APPROVED: GARY HENKE, MAYOR DATED _____

SIGNED: GARY HENKE, MAYOR DATED _____

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE COMMON COUNCIL OF THE CITY OF NEW LONDON.

JACKIE BEYER, CLERK, DATED _____

STATE OF WISCONSIN)
WAUPACA COUNTY)

I, JACKIE BEYER, BEING THE DULY APPOINTED, QUALIFIED AND ACTING CLERK OF THE CITY OF NEW LONDON, DO HEREBY CERTIFY THAT THE COMMON COUNCIL OF THE CITY OF NEW LONDON PASSED RESOLUTION NUMBER _____ ON _____, AUTHORIZING ME TO ISSUE A CERTIFICATE OF APPROVAL OF THE FINAL PLAT OF "LONDON ACRES", UPON SATISFACTION OF CERTAIN CONDITIONS, AND DO HEREBY CERTIFY THAT ALL CONDITIONS WERE SATISFIED AND THE APPROVAL WAS GRANTED AND EFFECTIVE ON THE _____ DAY OF _____, 20____.

JACKIE BEYER, CITY CLERK, DATED _____

RECEIVED FOR RECORDING THIS _____ DAY OF _____, 20____, AT _____ M.

AND FILED IN CABINET _____ OF PLATS IN FILE NUMBER _____.

DOCUMENT NUMBER: _____

REGISTER OF DEEDS, WAUPACA COUNTY.

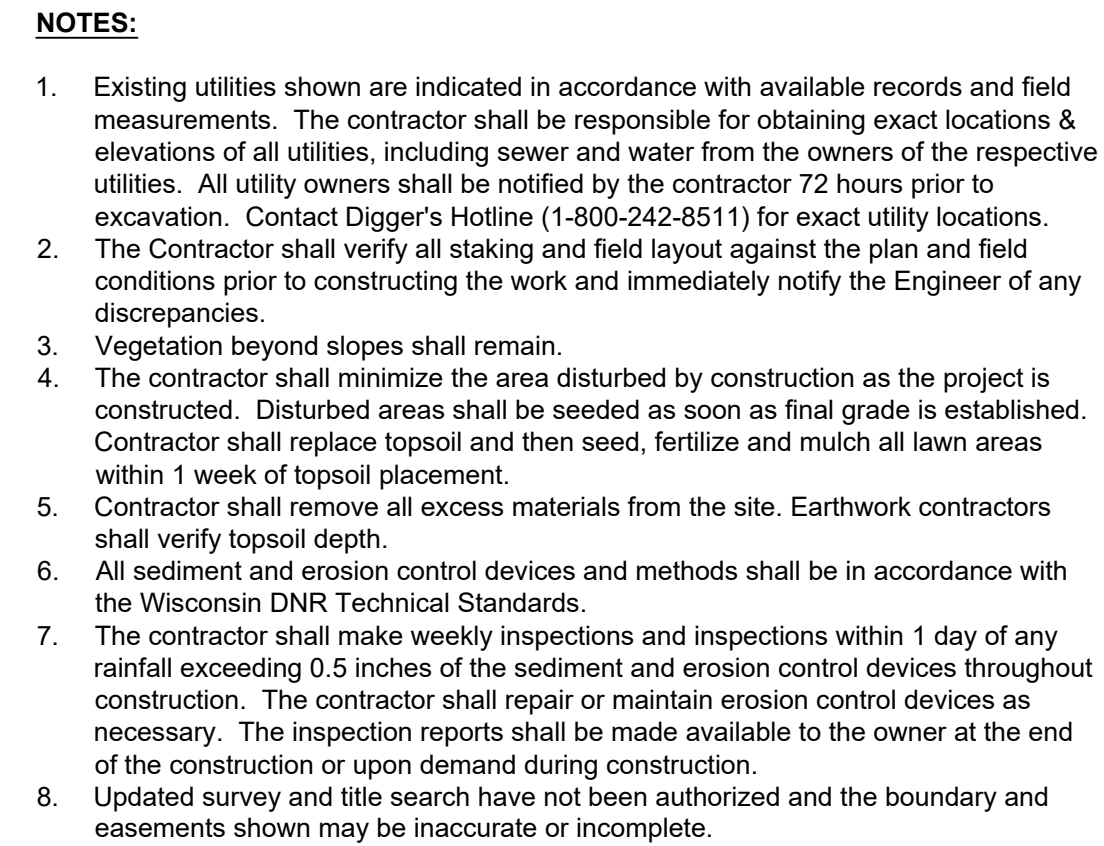
UTILITY EASEMENT PROVISION:

AN EASEMENT FOR ELECTRIC AND COMMUNICATION SERVICES IS HEREBY GRANTED BY LONDON ACRES, LLC, GRANTOR, TO NEW LONDON UTILITIES, WISCONSIN GAS, LLC, WISCONSIN CORPORATION SERVING BUSINESS AS WEENERGIES, AT&T WISCONSIN, SBC WISCONSIN, INC. AND CHARTER COMMUNICATIONS, GRANTEES, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND ELECTRIC ENERGY FOR SUCH PURPOSES AS THE SAME KNOW OR MAY HEREAFTER BE USED AND FOR SOUNDS AND SIGNALS, ALL IN, OVER, UNDER, ACROSS, ALONG AND UPON THE PROPERTY SHOWN WITH THESE AREAS ON THE PLAT DESIGNATED AS UTILITY EASEMENT AREAS AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL SERVICE CONNECTIONS UPON, ACROSS, WITHIN AND BENEATH THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, ALSO THE RIGHT TO TRIM AND CUT DOWN TREES, BRUSH AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN. THE GRANTEES AGREE TO RESTORE OR CAUSE TO HAVE RESTORED, THE PROPERTY, AS NEARLY AS IS REASONABLY POSSIBLE, TO THE CONDITION EXISTING PRIOR TO SUCH ENTRY BY THE GRANTEES OR THEIR AGENTS, THIS RESTORATION, HOWEVER, DOES NOT APPLY TO THE INITIAL INSTALLATION OF SAID UNDERGROUND AND/OR ABOVE GROUND ELECTRICAL FACILITIES OR COMMUNICATION FACILITIES OR TO ANY TREES, BRUSH OR ROOTS WHICH MAY BE REMOVED AT ANY TIME PURSUANT TO THE RIGHTS HEREIN GRANTED. BUILDINGS SHALL NOT BE REPLACED WITHIN THE LINES MARKED UTILITY EASEMENT AREAS WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED BY MORE THAN FOUR INCHES WITHOUT WRITTEN CONSENT OF GRANTEES.

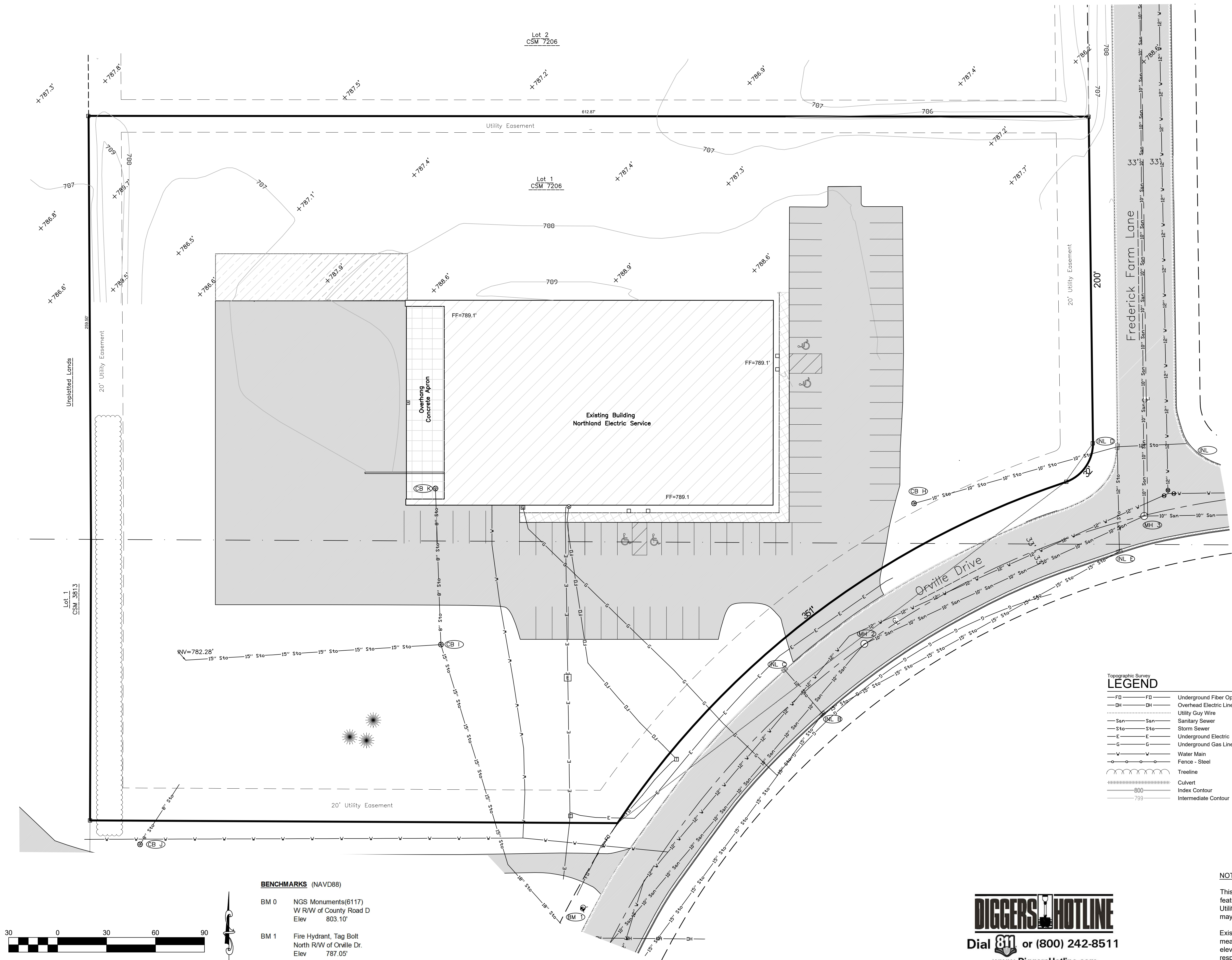
THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

NOTES:

- NO UTILITY TRANSFORMER OR PEDESTALS ARE TO BE SET WITHIN 2 FEET OF A PROPERTY CORNER MONUMENT.
- NO CONDUCTORS ARE TO BE BURIED WITHIN 1 FOOT OF A LOT LINE CORNER MONUMENT.
- ANY AGRICULTURAL DRANILE WHICH IS DISTURBED, CUT OR BROKEN AS PART OF THE DEVELOPMENT OF THE PLAT OR EXCAVATION FOR HOME CONSTRUCTION MUST BE REPAIRED AND RELOCATED TO ALLOW FOR THE DRAIN TILE TO CONTINUE TO DRAIN AS ORIGINALLY DESIGNED. THE COST OF REPAIR AND/OR REPLACEMENT OF THE DRAIN TILE MUST BE BORNE BY THE PARTY DAMAGING THE DRAIN TILE.

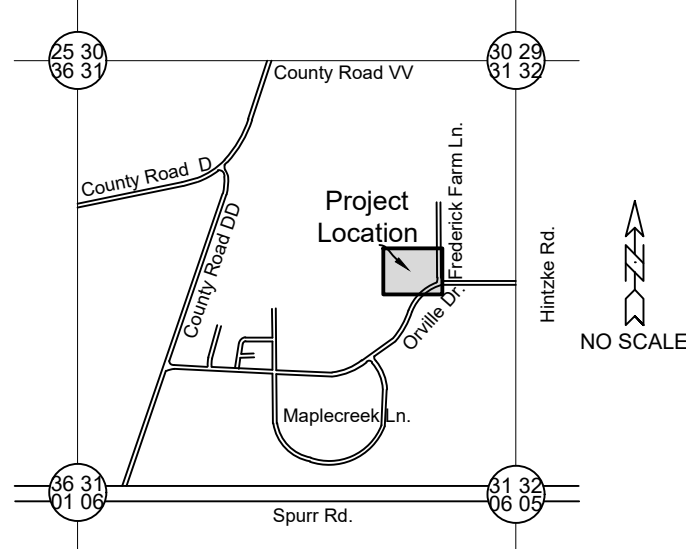


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Author:	MDB
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LOCATION MAP

SEC 31, T 23 N, R 15 E,
CITY OF NEW LONDON
OUTAGAMIE COUNTY, WI



Sanitary Structures

Structure	#	Rim	Inv	Size	Material	Direction
MH	1	785.36		10"	PVC	NE
MH	2	786.43		10"	PVC	NE
MH	3	787.37		10"	PVC	SW
MH	4	788.36		10"	PVC	N
MH				10"	PVC	SW
MH				10"	PVC	S

Storm Structures

Structure	#	Rim	Inv	Size	Material	Direction
INL	A	784.79		18"	PVC	NW
INL	B	785.87		15"	PVC	NW
INL	C	785.83		15"	PVC	NW
INL	D	786.48		12"	PVC	SE
INL				12"	PVC	S
INL				12"	PVC	W
INL	E	787.04		12"	PVC	E
INL				15"	PVC	SW
INL	F	787.95		12"	PVC	N
INL	G	787.95		12"	PVC	W
CB	H	786.12		10"	PVC	E
CB	I	783.81		10"	PVC	NE
CB				15"	PVC	N
CB				15"	PVC	W
CB	J	783.76		8"	PVC	SE
CB	K	784.97		8"	PVC	NE
CB				8"	PVC	S

Topographic Survey
LEGEND

FD	Sanitary MH	Gas Regulator
DH	Pull Box	Deciduous Tree
UW	Storm Manhole	Coniferous Tree
San	Inlet	Benchmark
Sto	Catch Basin / Yard Drain	Asphalt Pavement
E	Water MH / Well	Concrete Pavement
G	Hydrant	Gravel
W	Utility Pole	
F	Guy Wire	
T	Electric Pedestal	
C	Electric Transformer	
Ex	Telephone Pedestal	
Ex	Ex Spot Elevation	

NOTES

This topographic survey was performed during winter conditions. Utility and ground features shown on this map are indicated based on what was observed at the time. Utility markings and existing features may have been covered by snow and/or ice and may not be shown on this map.

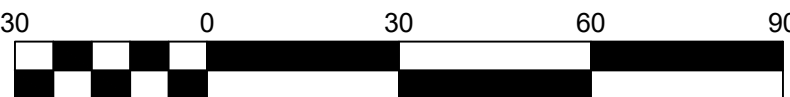
Existing utilities shown are indicated in accordance with available records and field measurements. The contractor shall be responsible for obtaining exact locations & elevations of all utilities, including sewer & water from the the property owners of the respective utilities. All utility the property owners shall be notified by the contractor 72 hours prior to excavation. Contact Digger's Hotline (1-800-242-8511) for exact utility locations.

This is not a boundary survey.



BENCHMARKS (NAVD88)

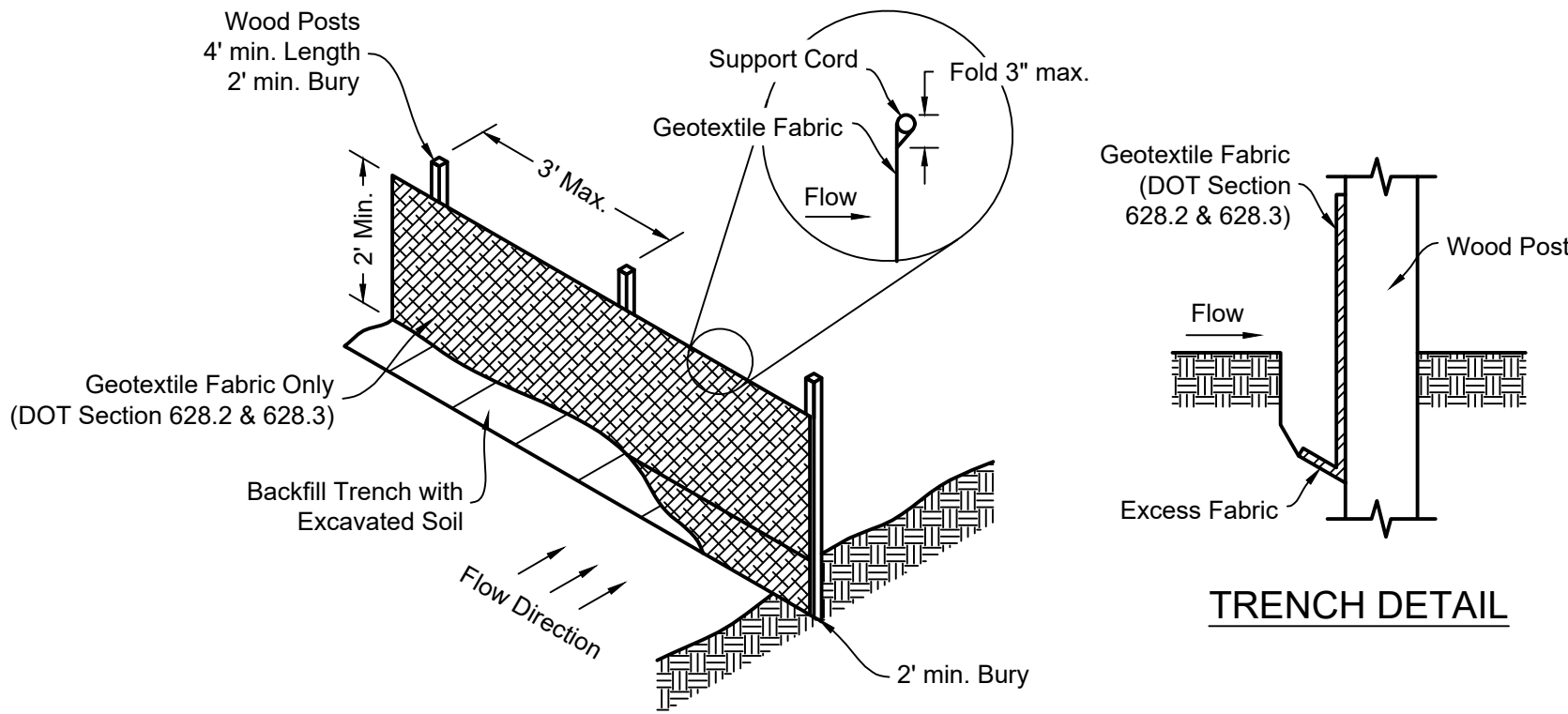
BM 0	NGS Monuments(6117) W R/W of County Road D Elev 803.10'
BM 1	Fire Hydrant, Tag Bolt North R/W of Orville Dr. Elev 787.05'
BM 2	Fire Hydrant, Tag Bolt ±330' N of Orville Dr. and Frederick Farm Lane(East R/W) Elev 789.65'



TOPOGRAPHIC
SURVEY

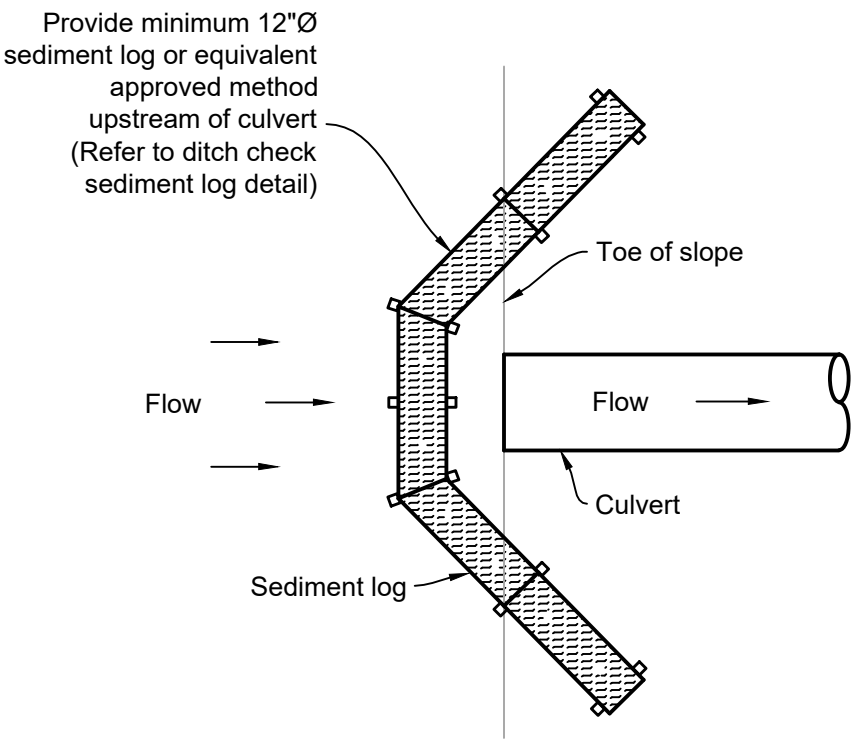
Northland Electric Services
City of New London, Outagamie County, WI
For: Boldt Technical Services

Date:	02/27/2020
Filename:	5971Topo.dwg
Author:	R.A.
Last Saved by:	jim
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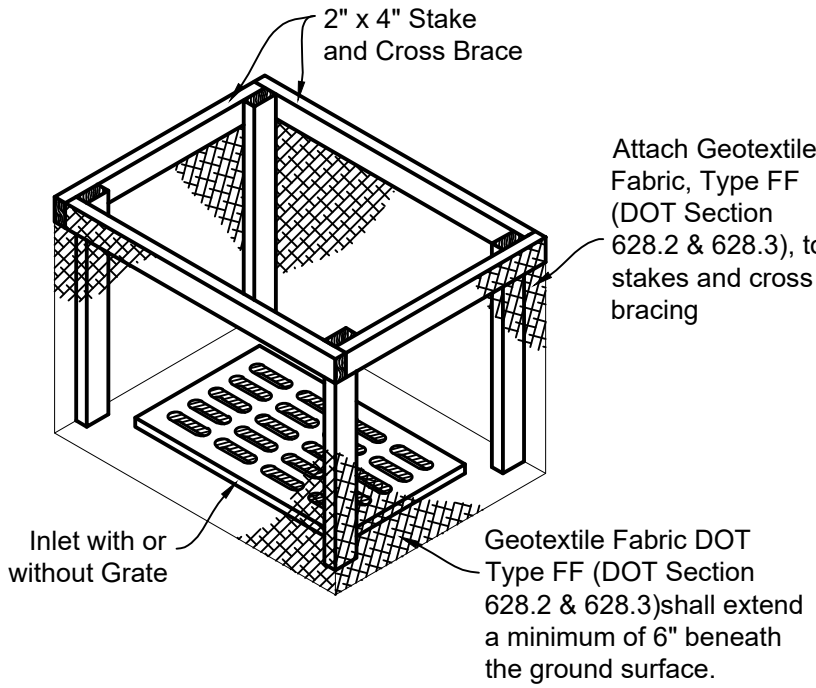


- Silt fence notes:**
1. Detail of construction not shown on this drawings shall conform to criteria set by authorities having jurisdiction and by DNR Technical Standard 1056.
 2. When possible, the silt fence should be constructed in an arc or horseshoe shape with the ends pointing upslope to maximize both strength and effectiveness.
 3. Attach the fabric to the posts with wire staples or wooden lath and nails.
 4. 8'-0" post spacing allowed if a woven geotextile fabric is used.
 5. Trench shall be a minimum of 4" wide and 6" deep to bury and anchor the geotextile fabric. Fold material to fit trench and backfill and compact trench with excavated soil.
 6. Geotextile fabric shall be reinforced with an industrial polypropylene netting with a maximum mesh spacing of 3/4" or equal. A heavy-duty nylon top support chord or equivalent is required.
 7. Steel posts shall be studded "tee" or "u" type with a minimum weight of 128 lbs/lineal foot (without anchor). Fin anchors shall be a minimum size of 4" diameter or 1 1/2" x 3 1/2", except wood posts for geotextile fabric reinforced with netting shall be a minimum size of 1 1/8" x 1 1/8" oak or hickory.

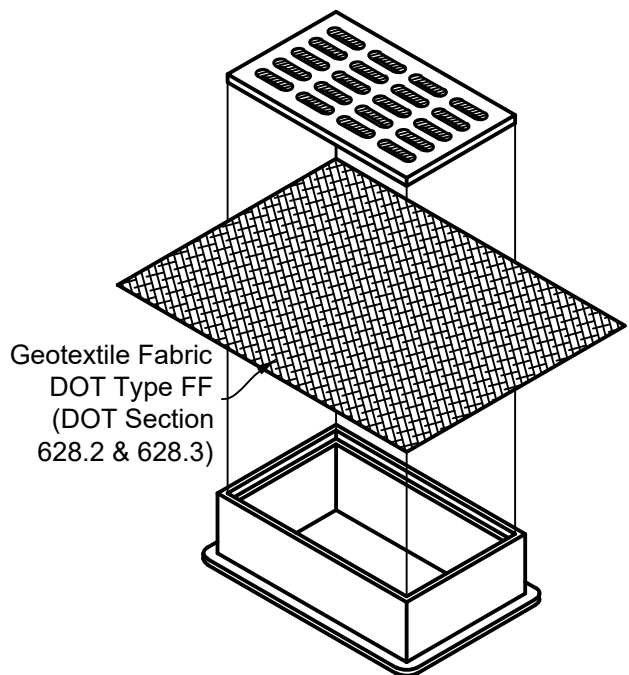
SILT FENCE INSTALLATION



INLET PROTECTION

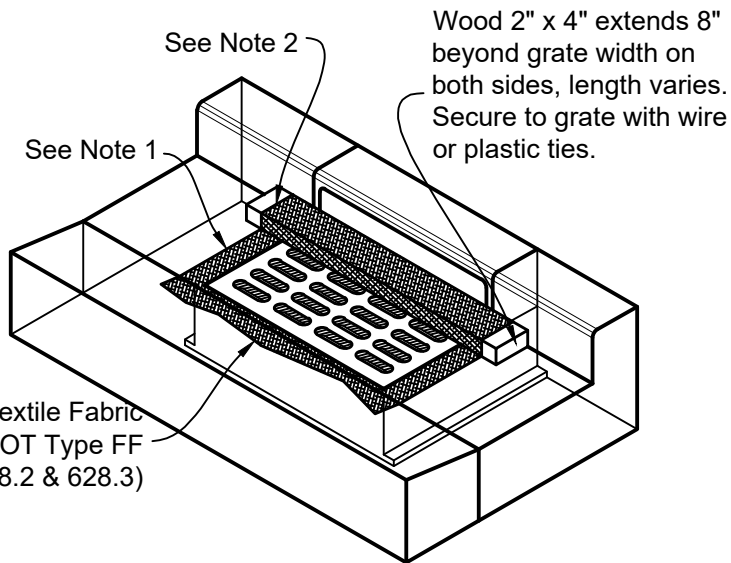


INLET PROTECTION, TYPE A



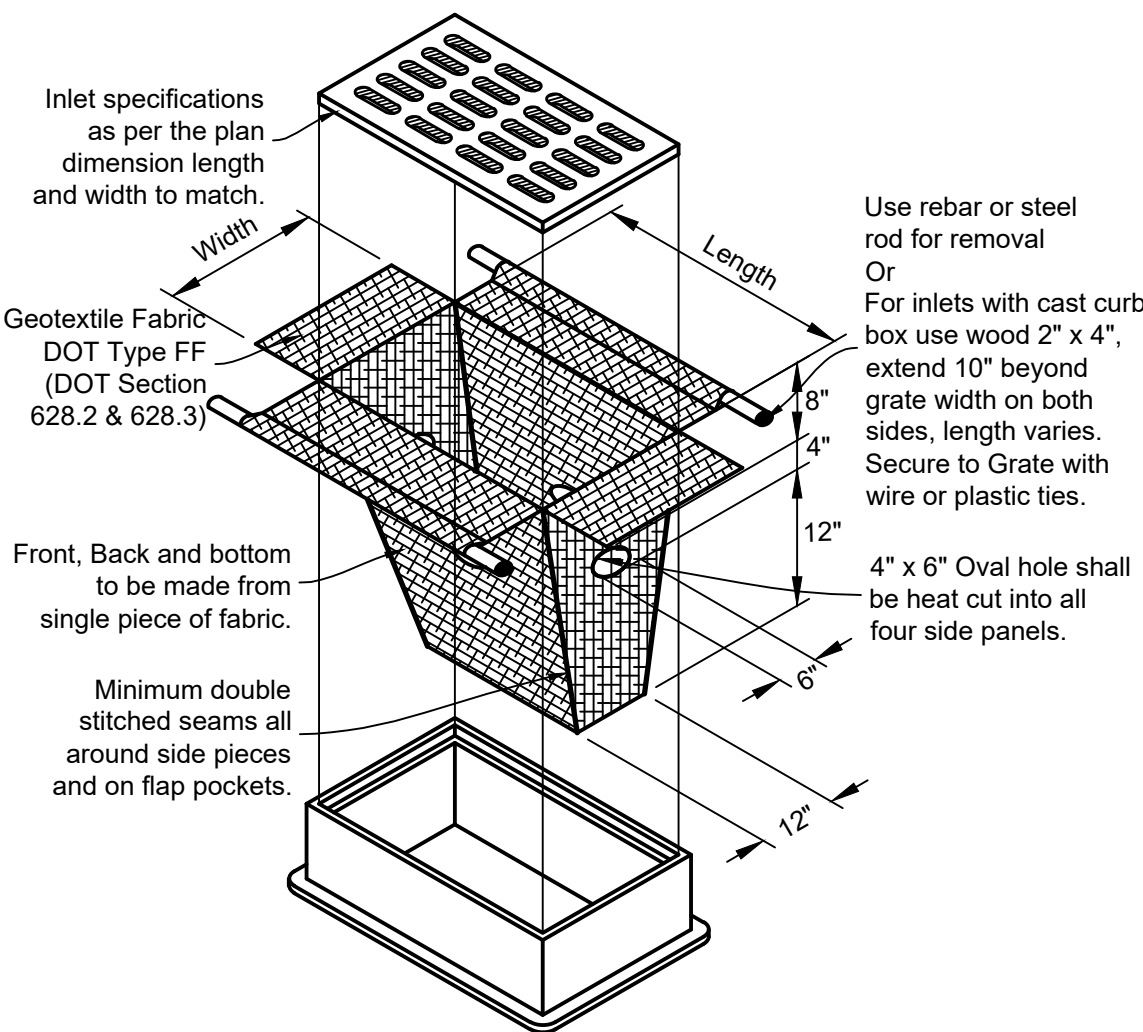
INLET PROTECTION, TYPE B
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)

- GENERAL NOTES:**
- Inlet protection devices shall be maintained or replaced at the direction of the engineer.
- Manufactured alternatives approved and listed on the DOT Erosion Control Product Acceptability list may be substituted.
- When removing or maintaining inlet protection, care shall be taken so that the sediment trapped on the geotextile fabric does not fall into the inlet. Any material falling into the inlet shall be removed immediately.
1. Finished size, including flap pockets where required, shall extend a minimum of 10" around the perimeter to facilitate maintenance or removal.
 2. For inlet protection, Type C (with curb box), an additional 10" of fabric is wrapped around the wood and secured with staples. The wood shall not block the entire height of the curb box opening.
 3. Flap pockets shall be large enough to accept wood 2x4.



INLET PROTECTION, TYPE C

- INSTALLATION NOTES:**
- Inlet protection Type A shall be utilized around field inlets until permanent stabilization methods have been established. Inlet protection Type A shall be utilized on pavement inlets prior to installation of curb and gutter or pavement.
- Inlet protection Type B shall be utilized on street inlets without curb heads, once surrounding surface is in place.
- Inlet protection Type C shall be utilized on street inlets with curb heads.
- TYPE B & C**
- Trim excess fabric in the flow line to within 3" of the grate.
- The contractor shall demonstrate a method of maintenance, using a sewn flap, hand holds, or other method to prevent accumulated sediment from entering the inlet.



INLET PROTECTION, TYPE D
(CAN BE INSTALLED IN ANY INLET WITH OR WITHOUT A CURB BOX)

- INSTALLATION NOTES:**
- Do not install inlet protection type D in inlets shallower than 30", measured from the bottom of the inlet to the top of the grate.
- Trim excess fabric in the flow line to within 3" of the grate.
- The installed bag shall have a minimum side clearance between the inlet walls and the bag measured at the bottom of the overflow holes of 3". Where necessary, the contractor shall cinch the bag using plastic zip ties to achieve the 3" clearance. The ties shall be placed at a minimum of 4" from the bottom of the bag.