

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/86763831799?pwd=TjZNOzNNb3VqZINPUGlPc0IreUErUT09> 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

You will be asked to enter in a meeting ID of: 867 6383 1799, 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 #

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, December 16, 2021– 5:15 PM

Council Chambers – New London Municipal Building

1. Call to Order
2. Adopt Agenda
3. Approval of the November 22, 2021 meeting minutes
4. CSM for Wolf River Avenue: Parcel 33 12 77111
5. CSM for 522 E. Hancock St. Parcel 333 03 0600
6. S.C. Swiderski conceptual proposal site plan House Road single family
7. Update on Planning Issues and other Agenda Items
8. Review next meeting date
9. Adjournment

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
Monday, November 22, 2021**

Roll Call

Those in attendance were Chairman Bob Besaw, Mayor Mark Herter (zoom), Susie Steingraber and Jamie Walbruck, Jason Bessette, Brandi Buss (arrived at 05:17).

Others in attendance: City Administrator Chad Hoerth, Tim Roberts, Building Inspector/Zoning Administrator David Vincent, Dave Dorsey

The meeting was called to order by Chairman Besaw at 05:15 p.m.

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

The October 28, 2021 minutes were reviewed. A motion to accept the minutes was made by Bessette and seconded by Steingraber, carried by all.

The pre-plat review was provided and discussed for the Retzlaff Beckert Road project. A motion made by Mayor Mark Herter to approve the pre-plat proposal, seconded by Walbruck, carried by all.

A review of future agenda items was discussed. The next Planning Commission meeting is scheduled for Thursday, January 27 at 5:15pm. [A meeting has since been scheduled for December 16, 2021 at 5:15PM]

A motion was made to adjourn by Steingraber, seconded by Walbruck, carried by all. Meeting adjourned by Chairman Besaw at 05:35 pm.

Respectively submitted by David Vincent-Zoning Administrator

CERTIFIED SURVEY MAP

LOT 1 OF CERTIFIED SURVEY MAP NO. 6755 RECORDED IN VOLUME 25 OF CSM'S, PAGE 39 AS DOCUMENT NO. 742444; BEING ALL OF BLOCK 1 OF BUCK AND DICKINSON'S ADDITION TO THE CITY OF NEW LONDON, ALL OF BLOCKS 13 AND 14 OF REEDER SMITH'S PLAT, PART OF WOLF RIVER AVENUE, ALL OF VACATED SMITH STREET, PART OF VACATED WYMAN STREET AND THAT PART OF VACATED SOUTH WATER STREET, PART OF LOTS 2 AND 7 AND ALL OF LOTS 1 AND 8, IN BLOCK 15, REEDER SMITH'S PLAT, LOCATED IN GOVERNMENT LOTS 1 AND 2, ALL IN SECTION 12, TOWNSHIP 22 NORTH, RANGE 14 EAST, CITY OF NEW LONDON, WAUPACA COUNTY, WISCONSIN.

FOR REVIEW

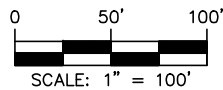
BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM (NAD83), CENTRAL ZONE.

DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES

10,563± SQ. FT.
0.242± ACRES

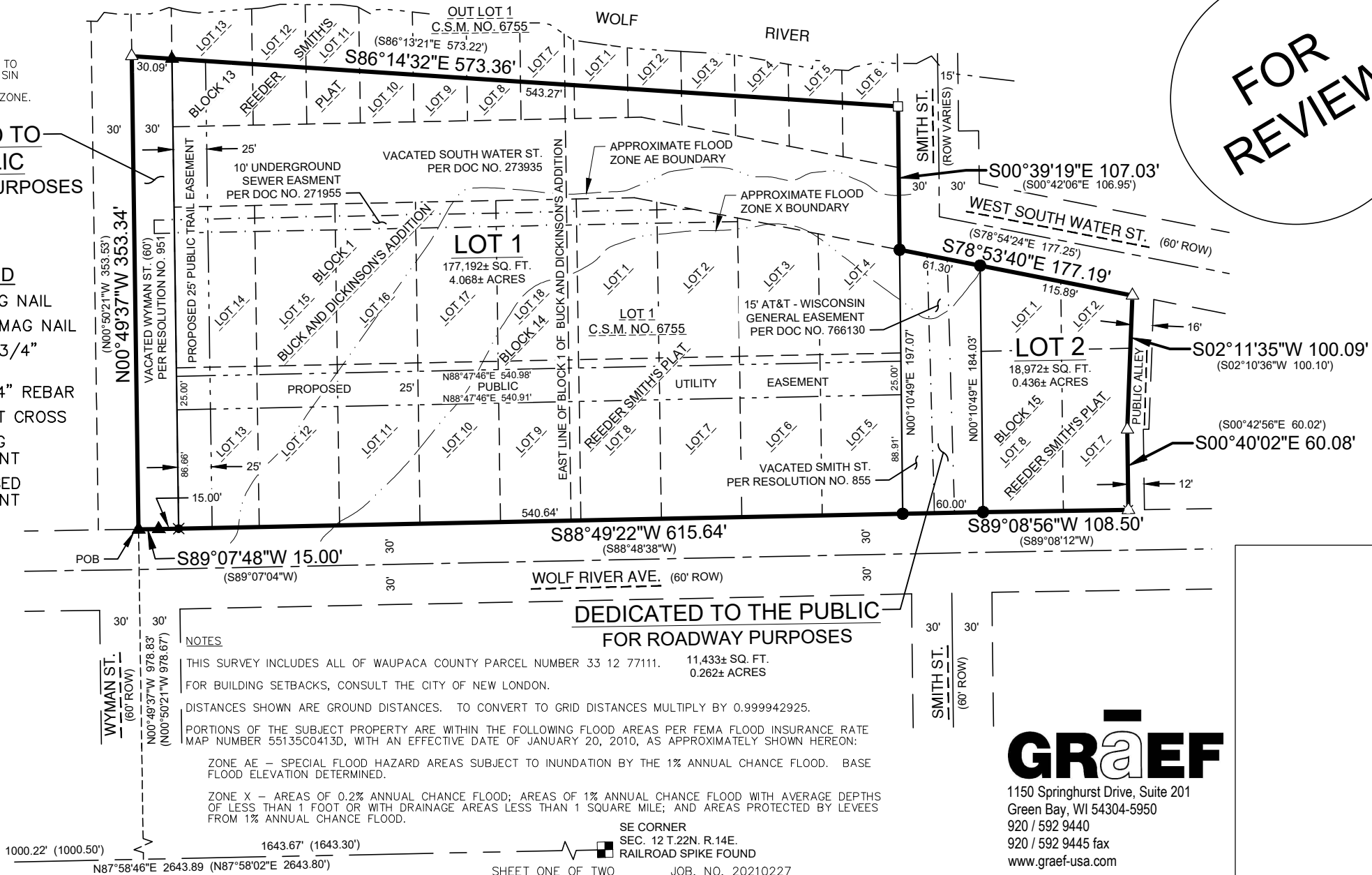
LEGEND

- ▲ SET MAG NAIL
- △ FOUND MAG NAIL
- FOUND 3/4" REBAR
- SET 3/4" REBAR
- ✱ SET CUT CROSS
- EXISTING EASEMENT
- - - PROPOSED EASEMENT



OWNER
CITY OF NEW LONDON
215 N. SHAWANO STREET
NEW LONDON, WI 54961

S 1/4 CORNER
SEC. 12 T.22N. R.14E.
PK NAIL FOUND



NOTES

- 1. THIS SURVEY INCLUDES ALL OF WAUPACA COUNTY PARCEL NUMBER 33 12 77111. 11,433± SQ. FT. 0.262± ACRES
- 2. FOR BUILDING SETBACKS, CONSULT THE CITY OF NEW LONDON.
- 3. DISTANCES SHOWN ARE GROUND DISTANCES. TO CONVERT TO GRID DISTANCES MULTIPLY BY 0.999942925.
- 4. PORTIONS OF THE SUBJECT PROPERTY ARE WITHIN THE FOLLOWING FLOOD AREAS PER FEMA FLOOD INSURANCE RATE MAP NUMBER 55135C0413D, WITH AN EFFECTIVE DATE OF JANUARY 20, 2010, AS APPROXIMATELY SHOWN HEREON:
 - ZONE AE - SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATION DETERMINED.
 - ZONE X - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES

SE CORNER
SEC. 12 T.22N. R.14E.
RAILROAD SPIKE FOUND

GRAEF

1150 Springhurst Drive, Suite 201
Green Bay, WI 54304-5950
920 / 592 9440
920 / 592 9445 fax
www.graef-usa.com

COMBINATION CERTIFIED SURVEY MAP NO. _____

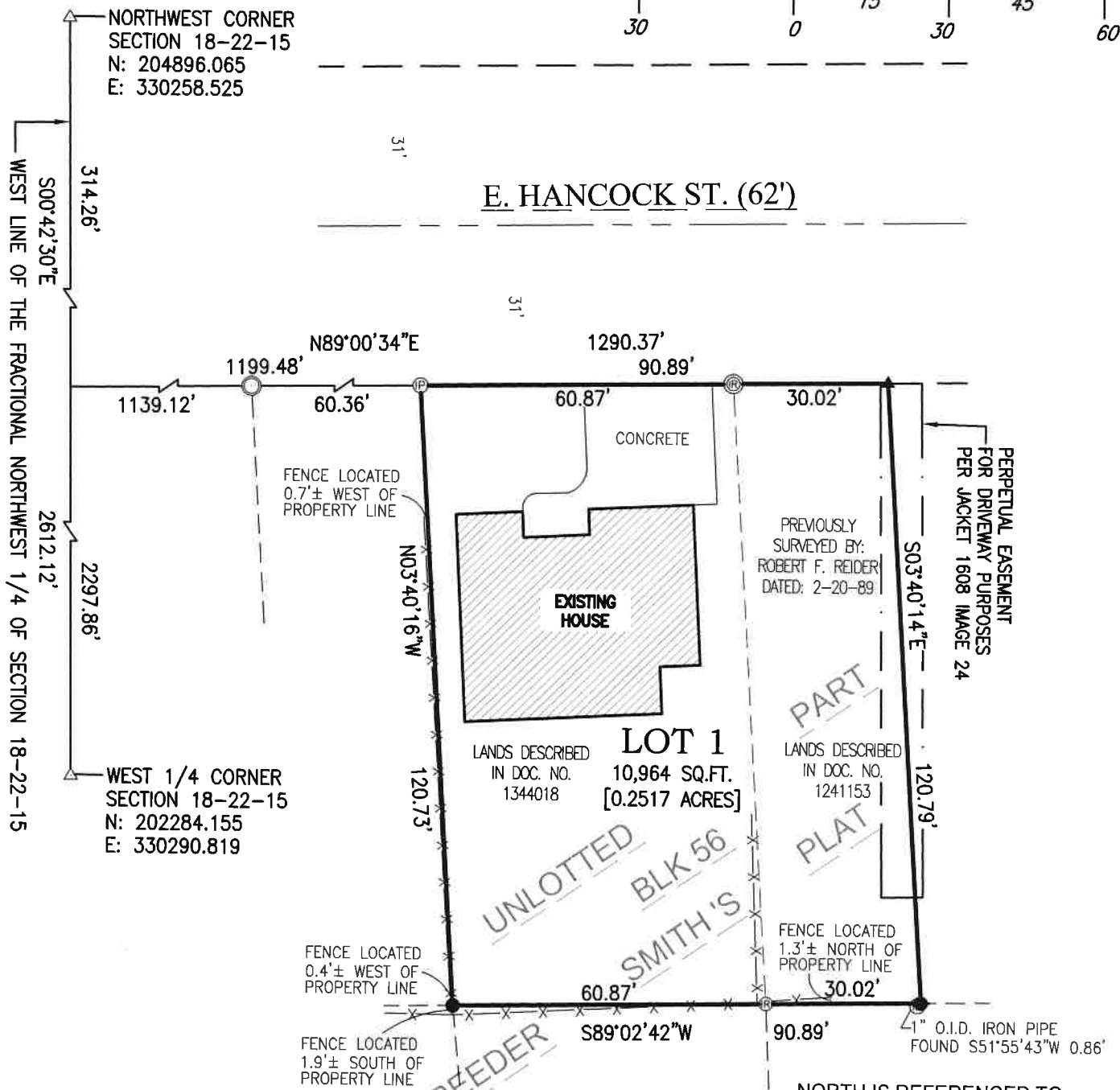
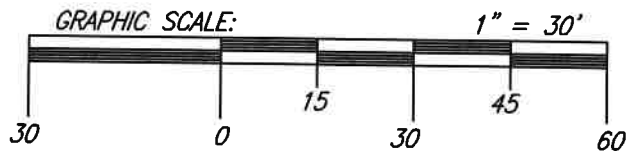
BEING PART OF THE UNLOTTED PART OF BLOCK 56, REEDER
SMITH'S PLAT, LOCATED IN THE NORTHWEST 1/4 OF THE
FRACTIONAL NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 22 NORTH,
RANGE 15 EAST, CITY OF NEW LONDON, OUTAGAMIE COUNTY,
WISCONSIN.

LEGEND:

- = 1" X 18" I.D. ROUND IRON PIPE SET,
WEIGHING 1.13 LBS. PER LIN. FT.
- Ⓜ = 3/4" SOLID ROUND IRON REBAR FOUND
= 3/4" SOLID ROUND IRON REBAR IN A 1 1/4" ROUND IRON
PIPE FOUND
- Ⓟ = 1" O.I.D. ROUND IRON PIPE FOUND
- Ⓞ = 1 1/4" I.D. ROUND IRON PIPE FOUND
- ▲ = RAILROAD SPIKE SET
- △ = RAILROAD SPIKE FOUND
- () = RECORDED AS BEARING OR DISTANCE
- x- = EXISTING FENCE

OWNER(S) OF RECORD:
DENNIS A. & SANDRA A. STEIGER

PARCEL NO.(S):
333030700 & 333030600



NORTH IS REFERENCED TO
THE WEST LINE OF THE
FRACTIONAL NORTHWEST 1/4
OF SECTION 18, TOWNSHIP 22
NORTH, RANGE 15 EAST, CITY
OF NEW LONDON,
OUTAGAMIE COUNTY,
WISCONSIN, WHICH BEARS
S00°42'30"E PER THE
WISCONSIN COUNTY
COORDINATE SYSTEM
(OUTAGAMIE COUNTY)

CHRISTOPHER E. PERREAULT, PLS-2249 DATED
CAROW LAND SURVEYING CO., INC.
615 N. LYNNDAL DR., P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168
A2109.55 DATED: 11-18-21
DRAFTED BY: jdb-MRH

COMBINATION CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE UNLOTTED PART OF BLOCK 56 OF REEDER SMITH'S PLAT OF THE VILLAGE (NOW CITY) OF NEW LONDON, LOCATED IN THE NORTHWEST ¼ OF THE FRACTIONAL NORTHWEST ¼ OF SECTION 18, TOWNSHIP 22 NORTH, RANGE 15 EAST, CITY OF NEW LONDON, OUTAGAMIE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

AS OWNER (S), I (WE) CERTIFY THAT I (WE) CAUSED THE LANDS DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, COMBINED AND MAPPED AS REPRESENTED HEREON. I (WE) FURTHER CERTIFY THAT THIS MAP IS REQUIRED BY S.236.10 OR S.236.12 OF THE WISCONSIN STATUTES TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: CITY OF NEW LONDON.

IN THE PRESENCE OF:

DENNIS A. STEIGER

SANDRA A. STEIGER

STATE OF WISCONSIN)

)SS

OUTAGAMIE COUNTY)

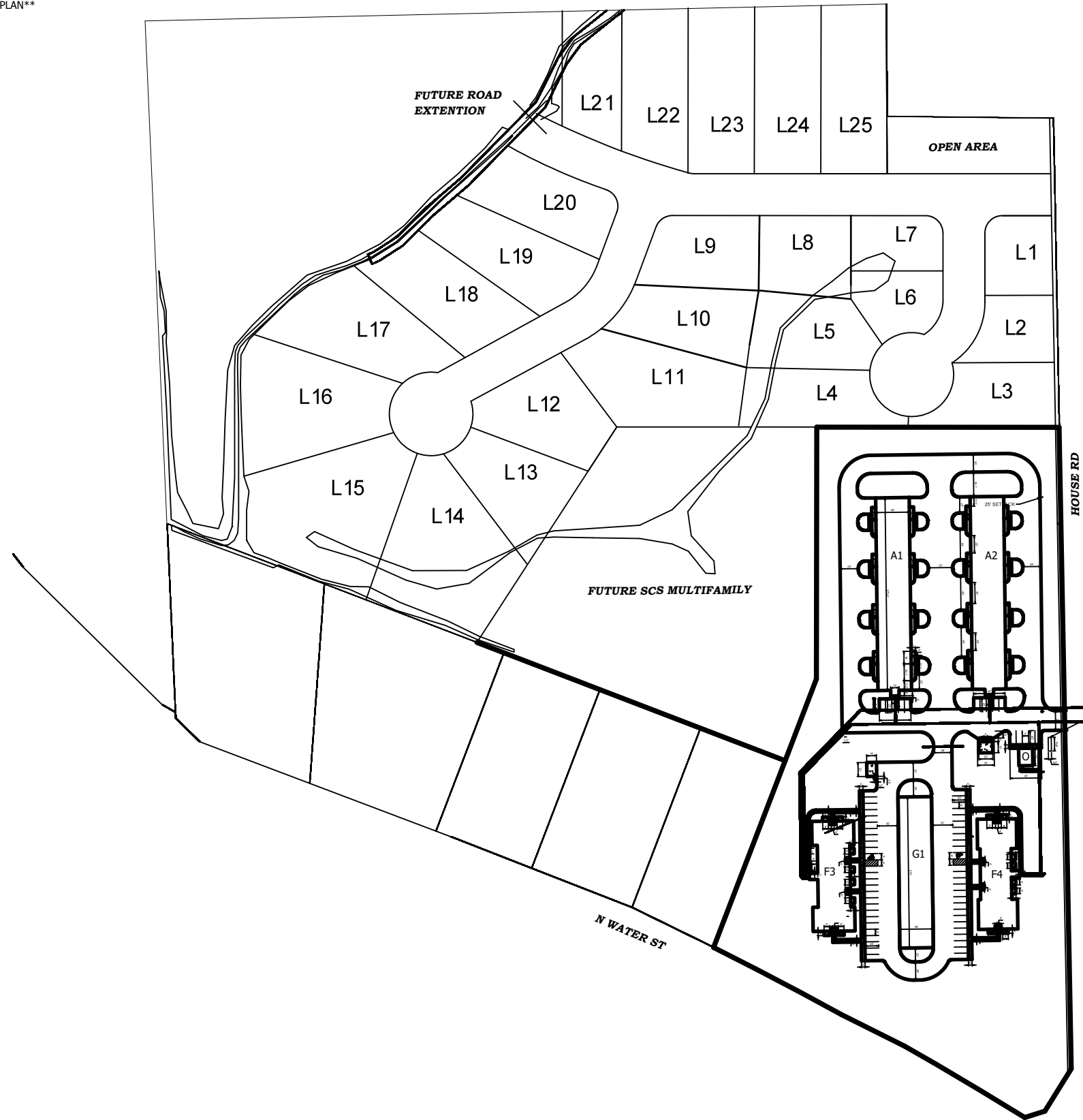
PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____, THE ABOVE NAMED PERSON (S), TO ME KNOW TO BE THE PERSON (S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

CHRISTOPHER E. PERREAULT, PLS-2249 DATED
CAROW LAND SURVEYING CO., INC.
615 N. LYNNDALE DRIVE, P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168
A2109.55 (RFR) 12-2-2021

THIS SITE PLAN FOR REFERENCE ONLY; FOR ACCURATE LOCATIONS AND DETAILS, SEE CIVIL SITE PLAN



SCS NEW LONDON
 (96) - TOTAL UNITS
 (25) - SINGLE FAMILY LOTS
 TOTAL = 124 LOTS/UNITS

AREA = 31.19 ACRES
 MULTIFAMILY = 12.11 ACRES
 (7.92 UNITS PER ACRE)
 SINGLE FAMILY LOTS = 19.09 ACRES
 (1.30 LOTS PER ACRE)

FULTON 1 & 3 BEDROOMS (F2)
 1- 16 - UNIT BUILDING
 1 BEDROOM = 8 UNITS PER BUILDING
 3 BEDROOM = 8 UNITS PER BUILDING

FULTON 2 BEDROOMS (F1)
 1- 16 - UNIT BUILDING
 2 BEDROOM = 16 UNITS PER BUILDING

ASHTON 2 BEDROOMS (A1-A2)
 2- 16 - UNIT BUILDING
 2 BEDROOM = 16 UNITS PER BUILDING

TOTAL= 64 UNITS
 8 - 1 BEDROOM UNITS
 48 - 2 BEDROOM UNITS
 8 - 3 BEDROOM UNITS

A-01
 3.01
SITE PLAN
 SCALE: NO SCALE

REV	DATE	DESIGNER	REMARKS

401 RANGER STREET
 MOSSINEE, WI 54455
 PH:715.693.9522
 FAX:715.693.9523
 WWW.SCSWIDERSKI.COM



PROJECT	20-44_SCS NEW LONDON
MODEL	SITE PLAN
TITLE	SITE PLAN

DATE	10/18/2021
DRAWN BY	
SCALE	NO SCALE

SHEET NO.	A-01
	3.01

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