

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/87894167001?pwd=SFM0OWIyaStabStTeTZM2Y5YnpiZz09>

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: 878 9416 7001, 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 471940, 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, April 1st, 2021– 5:00 PM

Council Chambers – New London Municipal Building

Meeting Documents

1. Call to Order
2. Adopt Agenda
3. Approval of the February 25th, 2021 meeting minutes
4. Discussion on updating the City's Comprehensive Plan – Cedar Corporation
5. Preliminary review of rezoning request on Beckert Road – Randy Retzlaff
6. Preliminary review of rezoning request on Partridge Drive – Jon Mlsna
7. Consider a CSM request 520 Spurr Road – Dorothy Petit
8. Review a CSM for modifying city ROW at Thrivent Financial
9. Update on Planning Issues and other Agenda Items
10. Review items for future meetings
 - a. Consider a variance request for the reduction of the 15 foot flood protection elevation distance at 813 W Wolf River Ave
11. Review next meeting date
12. 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



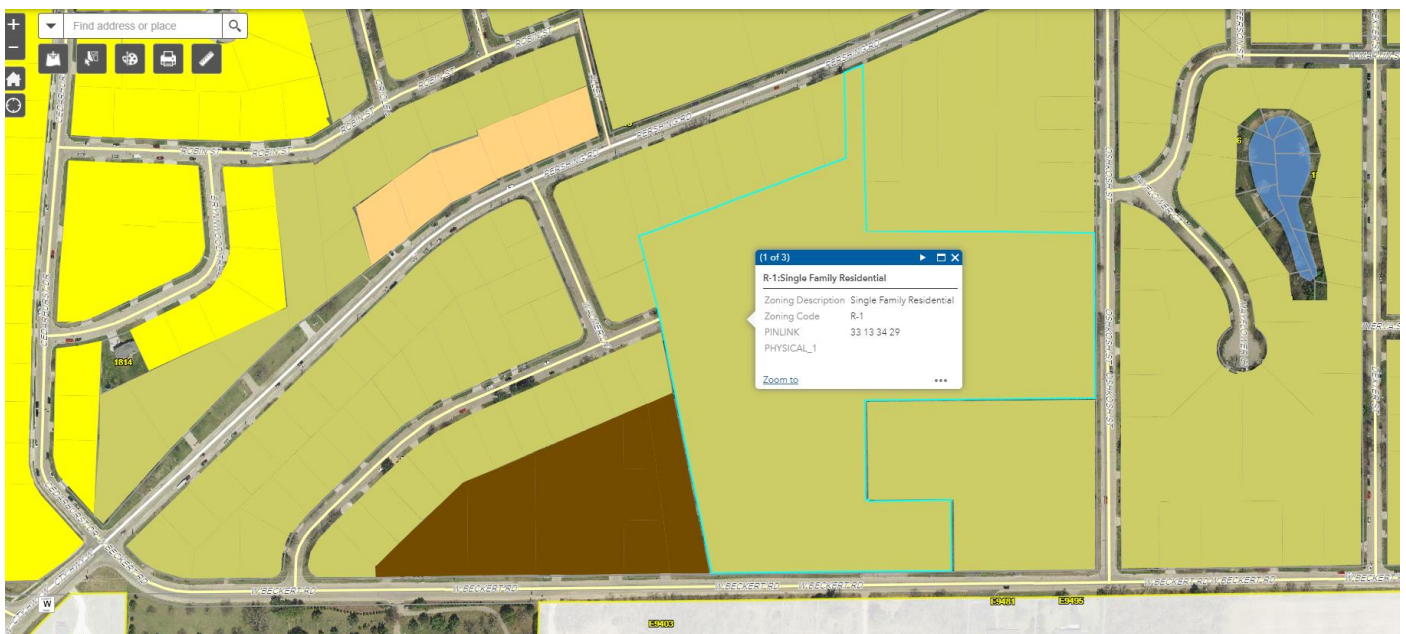
Memorandum

TO: Planning Commission
FROM: Chad Hoerth, City Administrator
RE: April 1st, 2021 Planning Commission Meeting
DATE: March 25th, 2021

Discussion on updating the City's Comprehensive Plan – Cedar Corporation: As the commission knows we are in the beginning stages of updating parts of the City's Comprehensive Plan. Representatives from Cedar Corporation will be present to kick off the process. Please be prepared to answer questions and provide input to our zoning plan. Here's the link to view the current Comprehensive Plan for review:

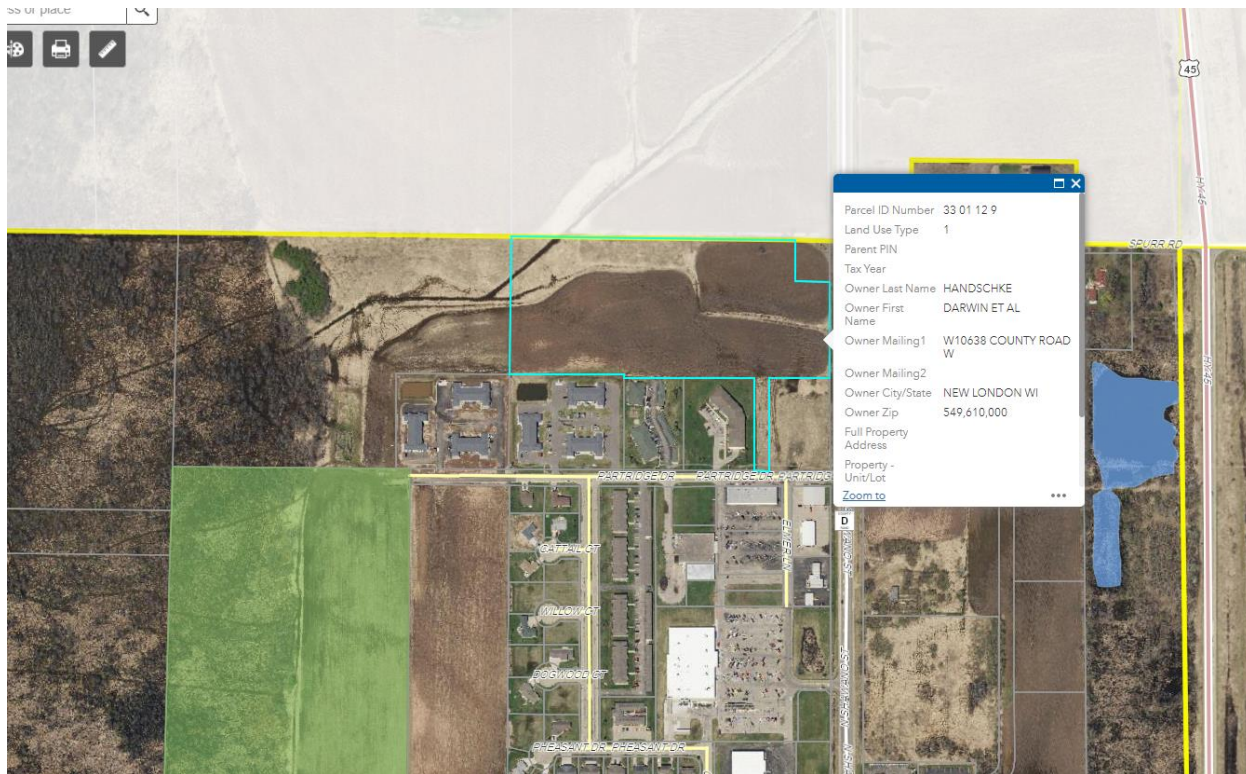
https://cms4.revize.com/revize/newlondonwi/EconomicDevelopment/comprehensive_plan_2007.pdf

Preliminary review of rezoning request on Beckert Road – Randy Retzlaff: Developer Randy Retzlaff has purchased a 16+ acre parcel which wraps around and abuts Beckert Road and Oshkosh Street. The northern edge also touches Pershing Rd. The parcel is currently zoned R1, however Randy is interested in developing some Multi-family housing units on the southern side of the property and is requesting a preliminary review to see if the Commission has any concerns to rezone the southern part of the property as R4. This would match up with some existing R4 that is immediately west of his property. Included in your packet is a conceptual design of what he is planning on the site for multifamily and single family housing. Below is a screen shot of the current zoning.



215 N. Shawano Street • New London, WI 54961
Phone: (920) 982-8500 • Fax: (920) 982-8665 • www.newlondonwi.org

Preliminary review of rezoning request on Partridge Drive – Jon Mlsna: Similar to the above request Jon Mlsna, managing partner of Star Communications LLC, has expressed interest in purchasing a parcel north of the corner of Shawano Street and Partridge drive (north of Wal Mart) and create multifamily housing units on the property. The parcel is currently “split” zoned A-G Agricultural and M-P Manufacturing Park. There are currently several R-4 Multifamily properties that abut to the south side of the parcel Jon is interested in purchasing. Jon is asking for the commission’s preliminary review of rezoning this property R-4 for a multifamily housing development.



Consider a CSM request 520 Spurr Road – Dorothy Petit: included in your packet is a preliminary CSM of a property on Spurr road that the owner, Dorothy Petit, is requesting to split for a future sale. The preliminary CSM has been reviewed by staff and appears to be accurate.

Review a CSM for modifying city ROW at Thrivent Financial: Also in your packet is a preliminary CSM of the ROW modification in front of Thrivent Financial. The modification still provides a 60 foot ROW for the road.

City of New London
Planning Commission Minutes
Thursday, February 25th, 2021

Call to Order:

The February 25th, 2021 Planning Commission meeting was called to order by Chairman Besaw at 5:00 PM.

Roll Call:

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

Excused Members: Spilman, Gabert

Others in attendance: City Administrator Hoerth, Dave Dorsey, Kenneth Bentzler, John Walbruck III, Sue Trader, Sarah Wylie via zoom (Habitat for Humanity) and Paul Gauthier via zoom (Midwest Properties I, LLP), Building Inspector/Zoning Administrator David Vincent via zoom.

Motion by Noel, seconded by Steingraber to adopt the agenda. Motion carried by all.

Motion by Herter, seconded by Walbruck to approve the January 28th, 2021 meeting minutes as presented. Motion carried by all.

Sarah Wylie provided a presentation for the upcoming Habitat for Humanity “Rock the Block Event” scheduled for this fall. The event brings communities together to improve homes and beautify surrounding neighborhoods by assisting low to moderate income qualified property owners with exterior repairs to their home. The success of the event is depended on volunteers, fundraising and other collaboration efforts within the communities’ network. Projects may include siding, window or roofing replacement and general landscaping cleaning. The group is focusing outreach efforts in the 5th ward for the program, however all houses within the city limits are eligible for the improvements. Applications and contact information can be found in the lobby at the New London Municipal Building.

In conjunction with the Rock the Block event, Habitat for Humanity is requesting that the city waive all building permit fees for the project. The commission inquired how much revenue the city may lose by waiving the fees. Hoerth reported that it’s unknown at this time how many homes and what the extent of the repairs may be for the event so it’s hard to determine the amount of fees that may be waived. The thought is that many of these repairs may not happen if the event doesn’t occur so a portion of the waived fees the city would not likely see anyway if the event was not held.

Motion by Herter, seconded by Walbruck to waive building permit fees for those participating in the Habitat for Humanity Rock the Block event. Motion carried by all.

A preliminary Certified Survey Map (CSM) was presented for dividing parcels in the North East Business Park on Frederick Farm Lane. The purpose of the division was to assist the City in selling a parcel, defined as Lot 2 on the CSM, to Midwest Properties I, LLP for future commercial development.

Motion by Herter, seconded by Bessette to approve the preliminary CSM east of Frederick Farm Lane as presented. Motion carried by all.

A site plan was presented for the construction of a manufacturing facility on the site the city will be selling to Midwest Properties I, LLP. Contracted Building Inspector Randy Backhaus confirmed that the information provided appeared to be in compliance with the requirements of the zoning code.

Motion by Noel, seconded by Steingraber to approve the site plan for a manufacturing facility by Midwest Properties I, LLP on Frederick Farm Lane. Motion carried by all.

The Commission reviewed a preliminary CSM to combine 4 parcels at 401, 405, 411 and 413 S Pearl Street into one parcel. The parcels are owned by the City and the Library and Museum Board and the purpose of combining the parcels is to assist with the development of the Library's plan for facility expansion across the street from the existing library. Hoerth informed the Commission that in the future the Finance Committee and City Council will review the proposal to deed the property at 401 S Pearl to the Library and Museum Board. Hoerth suggested providing preliminary approval of the CSM pending the City Council's approval of deeding the single lot to the Library and Museum Board.

Motion by Herter, seconded by Walbruck to approve the presented CSM to combine 4 parcels into one on the 400 block of S Pearl Street pending the City Council's approval of deeding the lot at 401 S Pearl Street to the Library and Museum Board.

The Commission considered a variance request to reduce the required 15 foot flood protection elevation distance at 312 Elm Street. The property owner is raising up the property and building a new home on the site, however the parcel is not wide enough for the required 15 foot flood protection zone around the building. The owner provided stamped engineered drawing showing the new grades and support structures for a retaining wall around the new home. Contracted Building Inspector Randy Backhaus reviewed the drawings and felt the submitted engineering plans were sufficient showing the required materials for fill and structural design of the retaining wall.

Motion by Herter, seconded by Bessette to approve the variance request to reduce the required 15 foot flood protection elevation distance around a new residential building at 312 Elm Street. Motion carried by all.

Hoerth provided an update of a CSM being created to modify the Right of Way at 101 Waupaca Street to assist Thrivent Financial with the replacement of a business sign.

A review of future agenda items were discussed. The next Planning Commission meeting is tentatively being rescheduled to Wednesday, March 24th to accommodate a scheduling conflict with a consultant that will be attending the next meeting.

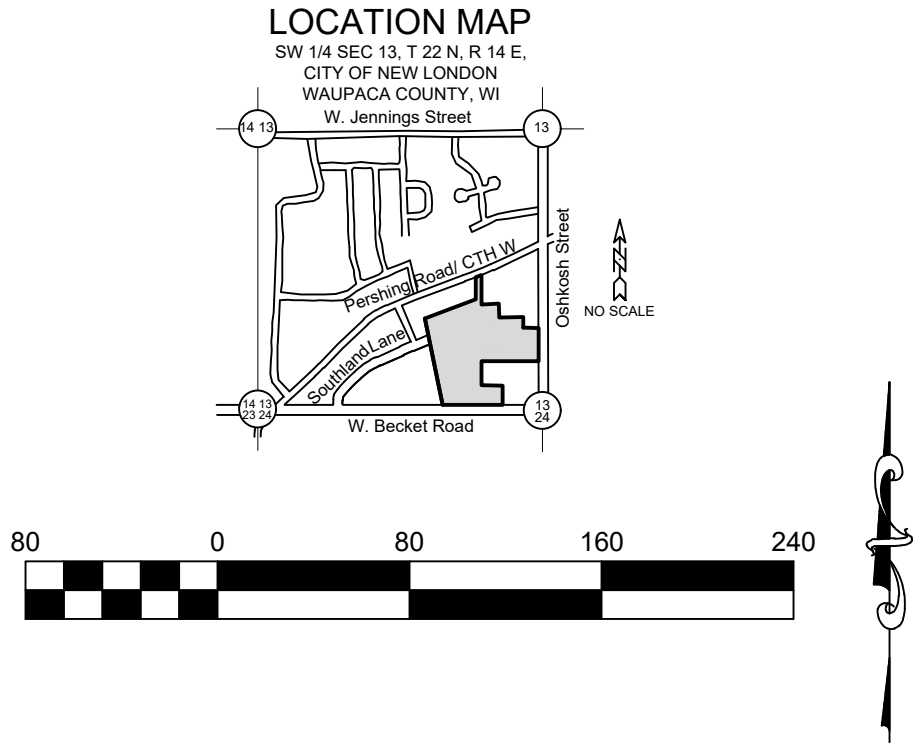
Motion to adjourn by Walbruck second by Bessette. Meeting adjourned by Chairman Besaw at 5:48 pm.

Chad R. Hoerth
City Administrator

Concept for

CSM 7833 Lot 1

All of Lot 1, Certified Survey Map 7833 being part of the Southeast 1/4 of the Southwest 1/4 of Section 13, Township 22 North, Range 14 East, City of New London, Waupaca County, Wisconsin



SUPPLEMENTARY DATA

Total Area = 700,041 SF 16.0707 acres

Apartment Area = 219,306 SF 5.0346 acres

Existing zoning = R-1

Proposed zoning = R-4

Subdivision Area = 480,735 SF 11.0361 acres

R/W Area = 65,271 SF 1.4984 acres

Net Area = 415,464 SF 9.5377 acres

Number of Lots = 20 lots 1 outlet

Average lot size = 18,600 SF

Typical lot dimension = 100'x 186'

Lineal feet of street = 1,113

Existing zoning = R-1

Proposed zoning = R-1

Approving Authorities

City of New London

Objecting Authorities

Department of Administration

NOTE

Utility and Drainage Easements

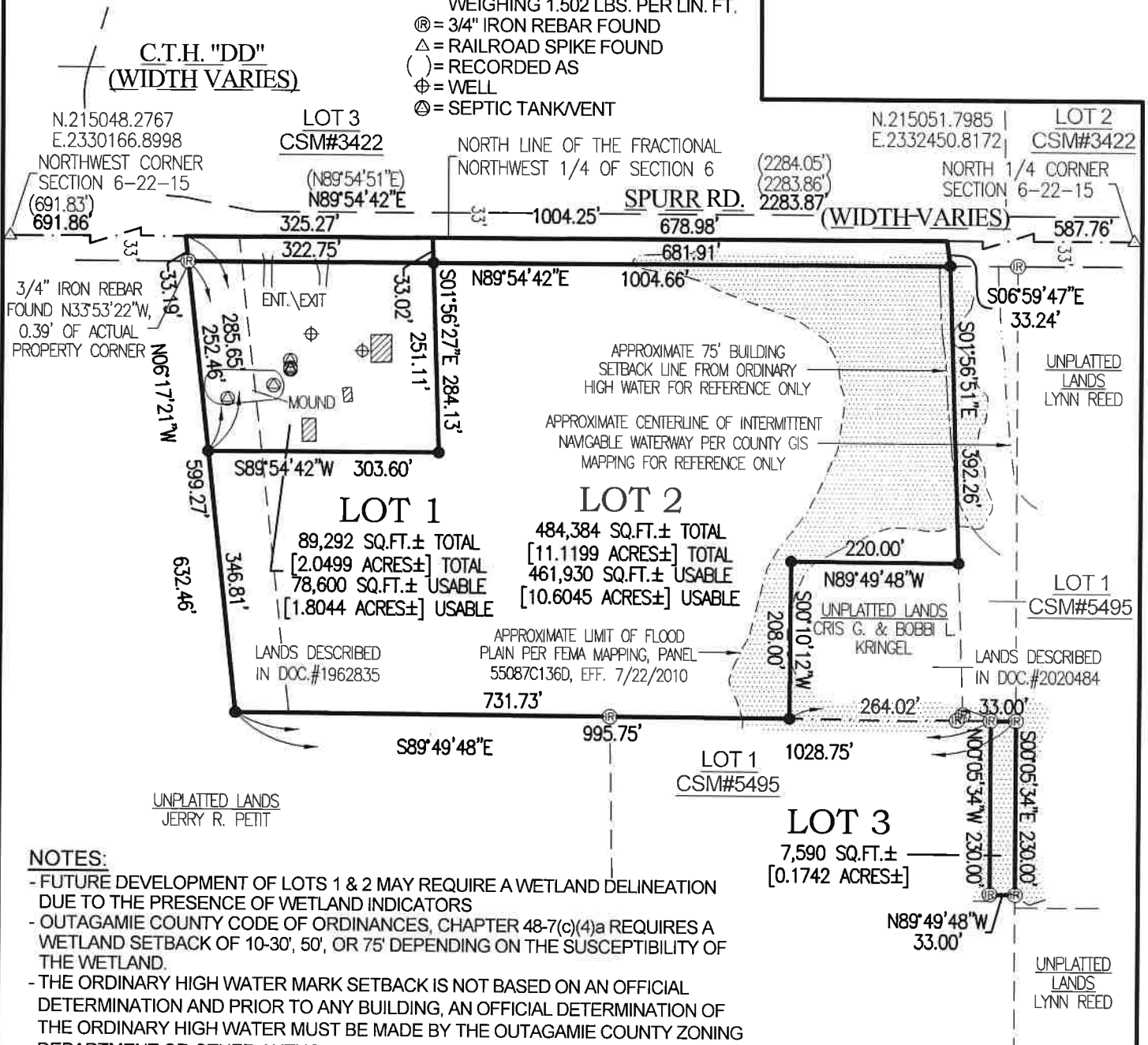
will be shown on Final Plat

CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE NORTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4
AND PART OF THE NORTHEAST 1/4 OF THE FRACTIONAL NORTHWEST 1/4, ALL
IN SECTION 6, TOWNSHIP 22 NORTH, RANGE 15 EAST, CITY OF NEW LONDON,
OUTAGAMIE COUNTY, WISCONSIN.

LEGEND:

- = 3/4" X 18" IRON REBAR SET,
WEIGHING 1.502 LBS. PER LIN. FT.
- Ⓡ = 3/4" IRON REBAR FOUND
- △ = RAILROAD SPIKE FOUND
- () = RECORDED AS
- ⊕ = WELL
- ⊗ = SEPTIC TANK/VENT

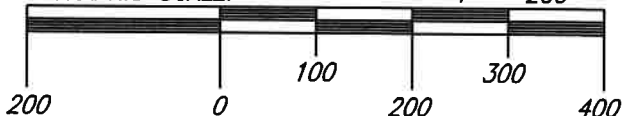


NOTES:

- FUTURE DEVELOPMENT OF LOTS 1 & 2 MAY REQUIRE A WETLAND DELINEATION DUE TO THE PRESENCE OF WETLAND INDICATORS
- OUTAGAMIE COUNTY CODE OF ORDINANCES, CHAPTER 48-7(c)(4)a REQUIRES A WETLAND SETBACK OF 10-30', 50', OR 75' DEPENDING ON THE SUSCEPTIBILITY OF THE WETLAND.
- THE ORDINARY HIGH WATER MARK SETBACK IS NOT BASED ON AN OFFICIAL DETERMINATION AND PRIOR TO ANY BUILDING, AN OFFICIAL DETERMINATION OF THE ORDINARY HIGH WATER MUST BE MADE BY THE OUTAGAMIE COUNTY ZONING DEPARTMENT OR OTHER AUTHORIZED PERSON. ALSO ALL BUILDING SETBACKS AND OTHER LAND USE REQUIREMENTS SHOULD BE VERIFIED BY THE OUTAGAMIE COUNTY ZONING OFFICE PRIOR TO ANY CONSTRUCTION OR OTHER LAND USE ACTIVITY.
- PRIOR TO ANY CONSTRUCTION CONTACT WISCONSIN DEPARTMENT OF NATURAL RESOURCES TO DETERMINE NAVIGABILITY OF WATERWAY AND LOCATION OF ORDINARY HIGH WATER.
- ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1 OF THE STATE CONSTITUTION.
- THE LOCATION OF THE APPROXIMATE ORDINARY HIGH WATER MARK SHALL BE THE POINT ON THE BANK OF A NAVIGABLE STREAM OR ON THE SHORE OF A LAKE UP TO WHICH THE PRESENCE AND ACTION OF SURFACE WATER IS SO CONTINUOUS AS TO LEAVE A DISTINCTIVE MARK BY EROSION, DESTRUCTION OF TERRESTRIAL VEGETATION, OR OTHER EASILY RECOGNIZED CHARACTERISTICS.
- NO BUILDING, ZONING OR SANITARY PERMITS WILL BE ISSUED FOR LOT 3 UNTIL SUCH TIME THAT THE LOT MEETS THE MINIMUM REQUIREMENTS OF BOTH THE CITY OF NEW LONDON AND OUTAGAMIE COUNTY.

GRAPHIC SCALE:

1" = 200'



NORTH IS REFERENCED TO THE NORTH LINE OF THE
FRACTIONAL NORTHWEST 1/4 OF SECTION 6,
TOWNSHIP 22 NORTH, RANGE 15 EAST, CITY OF NEW
LONDON, OUTAGAMIE COUNTY, WISCONSIN, WHICH
BEARS N89°54'42"E PER THE CITY OF NEW LONDON
COORDINATE SYSTEM.



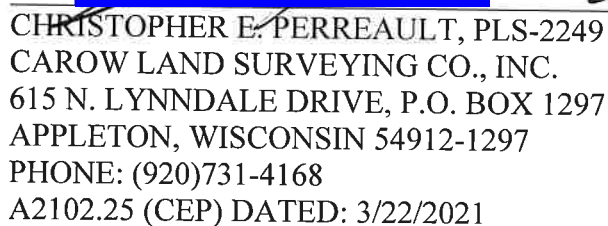
Christopher E. Perreault 3/22/21
CHRISTOPHER E. PERREAULT, PLS-2249 DATED
CAROW LAND SURVEYING CO., INC.
615 N. LYNNDAL DR., P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168
A2102.25 DATED: 3-22-2021
DRAFTED BY: (jdb RDD)

SHEET 1 OF 3 SHEETS

BEING PART OF THE NORTHWEST ¼ OF THE FRACTIONAL NORTHWEST ¼ AND PART OF THE NORTHEAST ¼ OF THE FRACTIONAL NORTHWEST ¼, ALL IN SECTION 6, TOWNSHIP 22 NORTH, RANGE 15 EAST, CITY OF NEW LONDON, OUTAGAMIE COUNTY, WISCONSIN.

I, CHRISTOPHER E. PERREAULT, PROFESSIONAL WISCONSIN LAND SURVEYOR, CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED PART OF THE NORTHWEST ¼ OF THE FRACTIONAL NORTHWEST ¼ AND PART OF THE NORTHEAST ¼ OF THE FRACTIONAL NORTHWEST ¼, ALL IN SECTION 6, TOWNSHIP 22 NORTH, RANGE 15 EAST, CITY OF NEW LONDON, OUTAGAMIE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 6; THENCE N89°54'42"E, 691.86 FEET ALONG THE NORTH LINE OF THE FRACTIONAL NORTHWEST ¼ OF SECTION 6 TO THE POINT OF BEGINNING; THENCE CONTINUING N89°54'42"E, 1004.25 FEET ALONG SAID NORTH LINE TO A WEST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5495; THENCE S01°56'51"E, 392.26 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF LANDS DESCRIBED IN DOCUMENT NO. 2020484; THENCE N89°49'48"W, 220.00 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF SAID DESCRIBED LANDS; THENCE S00°10'12"W, 208.00 FEET ALONG SAID WEST LINE TO A NORTH LINE OF SAID LOT 1; THENCE S89°49'48"E, 264.02 FEET ALONG SAID NORTH LINE AND ITS EXTENSION TO THE EAST TO AN EAST LINE OF SAID LOT 1; THENCE CONTINUING S89°49'48"E, 33.00 FEET ALONG SAID EAST LINE; THENCE S00°05'34"E, 230.00 FEET TO AN EAST LINE OF SAID LOT 1; THENCE N89°49'48"W, 33.00 FEET ALONG SAID EAST LINE; THENCE N00°05'34"W, 230.00 FEET ALONG SAID EAST LINE TO AN EASTERLY EXTENSION OF A NORTH LINE OF SAID LOT 1; THENCE N89°49'48"W, 995.75 FEET ALONG SAID EASTERLY EXTENSION AND SAID NORTH LINE OF LOT 1 AND THE WESTERLY EXTENSION OF SAID NORTH LINE TO THE WEST LINE OF LANDS DESCRIBED IN DOCUMENT NO. 1962835; THENCE N06°17'21"W, 632.46 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE
WISCONSIN STATUTES AND THE SUBDIVISION ORDINANCE OF THE CITY OF NEW LONDON.



3/22/24

I, MARK HERTER, MAYOR FOR THE CITY OF NEW LONDON, DO HEREBY CERTIFY THAT THE CERTIFIED SURVEY MAP AS SHOWN ABOVE IS IN COMPLIANCE WITH CHAPTER 18, SUBDIVISION AND PLATTING CODE OF THE NEW LONDON MUNICIPAL CODE AND THEREBY GRANT APPROVAL OF THE LOT LAYOUT AS SHOWN HEREON.

MARK HERTER, MAYOR

[Return to Agenda](#)

CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE NORTHWEST ¼ OF THE FRACTIONAL NORTHWEST ¼ AND PART OF THE
NORTHEAST ¼ OF THE FRACTIONAL NORTHWEST ¼, ALL IN SECTION 6, TOWNSHIP 22
NORTH, RANGE 15 EAST, CITY OF NEW LONDON, OUTAGAMIE COUNTY, WISCONSIN.

TREASURER’S CERTIFICATE:

I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL
ASSESSMENTS ON ANY OF THE LAND INCLUDED ON THIS CERTIFIED SURVEY MAP.

_____ CITY TREASURER (JUDY RADKE)	_____ DATED	_____ COUNTY TREASURER	_____ DATED
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NOTES:

- 1) THE OWNER(S) OF RECORD IS (ARE): DOROTHY A. PETIT
- 2) THIS CERTIFIED SURVEY MAP IS ALL OF TAX PARCEL: 333047400.
- 3) THE PROPERTY IS CONTAINED WHOLLY WITHIN THE FOLLOWING RECORDED
DOCUMENTS: DOCUMENT NO. 1962835.

OWNER’S CERTIFICATE:

AS OWNER (S), I (WE) CERTIFY THAT I (WE) CAUSED THE LANDS DESCRIBED ON THIS
CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED 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:

DOROTHY A. PETIT

STATE OF WISCONSIN)
)SS
OUTAGAMIE COUNTY)

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

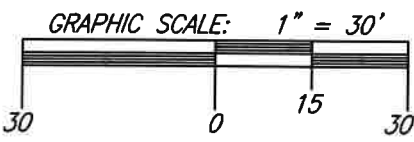
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____.



CHRISTOPHER E. PERREAULT, PLS-2249 DATED 3/22/21
CAROW LAND SURVEYING CO., INC.
615 N. LYNDALE DRIVE, P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168
A2102.25 (CEP) DATED: 3/22/2021

CERTIFIED SURVEY MAP NO. _____

BEING PART OF VACATED BLOCKS 30 AND 31, AND PART OF VACATED MECHANICS STREET ALL LYING SOUTH OF THE EMBARRASS RIVER, REEDER SMITH'S PLAT OF THE VILLAGE (NOW CITY) OF NEW LONDON, AND PART OF DISCONTINUED WAUPACA STREET, LOCATED IN GOVERNMENT LOT 8, SECTION 12, TOWNSHIP 22 NORTH, RANGE 14 EAST, CITY OF NEW LONDON, WAUPACA COUNTY, WISCONSIN.



- NOTES:
- THE ENTIRE PROPERTY IS LOCATED WITHIN THE FLOODWAY PER FEMA MAPPING, COMMUNITY PANEL NUMBER 55135C0413D, EFF. 1/20/2010
 - FUTURE DEVELOPMENT OF LOT 1 MAY REQUIRE A WETLAND DELINEATION DUE TO THE PRESENCE OF WETLAND INDICATORS
 - FOR BUILDING SETBACKS, CONSULT THE CITY OF NEW LONDON ZONING DEPARTMENT.
 - SEE SHEET 4 OF 4 SHEETS FOR NOTES REGARDING ORDINARY HIGH WATER, WISCONSIN DEPARTMENT OF NATURAL RESOURCES ETC.

- LEGEND:
- = 3/4" X 18" IRON REBAR SET, WEIGHING 1.502 LBS. PER LIN. FT.
 - = MAG NAIL SET
 - ⊕ = 1" I.D. IRON PIPE FOUND
 - ⊗ = CHISEL CROSS FOUND
 - = P.K. NAIL FOUND



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
A2102.21 DATED: 3-26-2021
DRAFTED BY: (jdb RDD)

3
BLK. 2
REEDER SMITH'S
ADDN.

CURVE TABLE:						
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT BEARING
C1	159.50	26°±	72±	N72°30'15"W	72±	N59°29'26"W
C2	159.50	17°02'48"	47.45	N68°00'50"W	47.48	N59°29'26"W N76°32'14"W
C3	159.50	09°±	25±	N81°01'39"W	25±	N76°32'14"W
C4	60.00	11°47'04"	12.34	S54°45'38"W	12.32	S60°39'10"W S48°52'06"W
C5	15.00	71°38'28"	18.76	S84°41'20"W	17.56	S48°52'06"W N59°52'26"W

OWNERS OF RECORD
K & F PROPERTY
MANAGEMENT, LLC
PARCEL NUMBER: 33 12 58 3

NORTH IS REFERENCED TO THE WEST LINE OF GOVERNMENT LOT 7 OF SECTION 12, TOWNSHIP 22 NORTH, RANGE 14 EAST, CITY OF NEW LONDON, WAUPACA COUNTY, WISCONSIN, WHICH BEARS N00°48'14"W PER THE CITY OF NEW LONDON COORDINATE SYSTEM

LOT 1
CSM#4438

N.204790.9088
E.2327599.5942
SOUTH 1/4 CORNER
SECTION 12-22-14.

N. PEARL ST.

SHEET 1 OF 4 SHEETS

CERTIFIED SURVEY MAP NO. _____

BEING PART OF VACATED BLOCKS 30 AND 31, AND PART OF VACATED MECHANICS STREET ALL LYING SOUTH OF THE EMBARRASS RIVER, REEDER SMITH'S PLAT OF THE VILLAGE (NOW CITY) OF NEW LONDON, AND PART OF DISCONTINUED WAUPACA STREET, LOCATED IN GOVERNMENT LOT 8, SECTION 12, TOWNSHIP 22 NORTH, RANGE 14 EAST, CITY OF NEW LONDON, WAUPACA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:


I, CHRISTOPHER E. PERREAULT, PROFESSIONAL WISCONSIN LAND SURVEYOR, CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED PART OF VACATED BLOCKS 30 AND 31, AND PART OF VACATED MECHANICS STREET ALL LYING SOUTH OF THE EMBARRASS RIVER, REEDER SMITH'S PLAT OF THE VILLAGE (NOW CITY) OF NEW LONDON, AND PART OF DISCONTINUED WAUPACA STREET, LOCATED IN GOVERNMENT LOT 8, SECTION 12, TOWNSHIP 22 NORTH, RANGE 14 EAST, CITY OF NEW LONDON, WAUPACA COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH ¼ CORNER OF SECTION 12; THENCE N00°48'14"W, 2216.58 FEET ALONG THE WEST LINE OF GOVERNMENT LOT 7 OF SECTION 12; THENCE N89°11'46"E, 1860.57 FEET TO THE POINT OF BEGINNING; THENCE NORTHWESTERLY, 47.45 FEET ALONG THE ARC OF A 159.50 FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD WHICH BEARS N68°00'50"W AND IS 47.28 FEET IN LENGTH TO A POINT AT THE START OF A MEANDER LINE OF THE SOUTHERLY BANK OF THE EMBARRASS RIVER, SAID POINT BEARS SOUTHEASTERLY, 25 FEET MORE OR LESS ALONG THE EXTENDED ARC OF THE PREVIOUSLY DESCRIBED 159.50 FOOT RADIUS CURVE FROM THE SOUTHERLY BANK OF THE EMBARRASS RIVER; THENCE N65°31'36"E, 212.46 FEET ALONG SAID MEANDER LINE TO THE WEST LINE OF LANDS DESCRIBED IN DOCUMENT NO. 577044 AND THE TERMINATION POINT OF SAID MEANDER LINE, SAID POINT BEARS S00°52'47"E, 25 FEET MORE OR LESS FROM THE SOUTHERLY BANK OF THE EMBARRASS RIVER; THENCE S00°52'47"E, 67.94 FEET ALONG SAID WEST LINE TO THE NORTH RIGHT-OF-WAY LINE OF WAUPACA STREET; THENCE S89°07'13"W, 61.67 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO AN EAST LINE OF LANDS DESCRIBED IN DOCUMENT NO. 865317; THENCE S00°52'47"E, 7.00 FEET ALONG SAID EAST LINE TO A SOUTH LINE OF SAID DESCRIBED LANDS; THENCE S89°07'13"W, 27.92 FEET ALONG SAID SOUTH LINE; THENCE S60°39'10"W, 31.84 FEET; THENCE SOUTHWESTERLY, 12.34 FEET ALONG THE ARC OF A 60.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD WHICH BEARS S54°45'38"W AND IS 12.32 FEET IN LENGTH; THENCE S48°52'06"W, 7.71 FEET; THENCE SOUTHWESTERLY, 18.76 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CHORD WHICH BEARS S84°41'20"W, AND IS 17.56 FEET IN LENGTH TO THE POINT OF BEGINNING. INCLUDING ALL THOSE LANDS LYING BETWEEN THE ABOVE DESCRIBED MEANDER LINE AND THE SOUTHERLY BANK OF THE EMBARRASS RIVER BOUNDED BY THE EXTENSION OF THE RESPECTIVE LINES OF THE ABOVE DESCRIBED PARCEL TO SAID BANK. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE MADE SUCH SURVEY UNDER THE DIRECTION OF THE CITY OF NEW LONDON, ATTENTION: CHAD HOERTH, 215 N. SHAWANO STREET NEW LONDON, WISCONSIN 54961.

THAT THIS MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY LINES OF THE LAND SURVEYED.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION ORDINANCE OF THE CITY OF NEW LONDON.




CHRISTOPHER E. PERREAULT, PLS-2249
CAROW LAND SURVEYING CO., INC.
615 N. LYNNDAL DRIVE, P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168
A2102.21 (CEP) DATED: 3/26/2021

3/26/12
DATED

CERTIFIED SURVEY MAP NO. _____

BEING PART OF VACATED BLOCKS 30 AND 31, AND PART OF VACATED MECHANICS STREET ALL LYING SOUTH OF THE EMBARRASS RIVER, REEDER SMITH'S PLAT OF THE VILLAGE (NOW CITY) OF NEW LONDON, AND PART OF DISCONTINUED WAUPACA STREET, LOCATED IN GOVERNMENT LOT 8, SECTION 12, TOWNSHIP 22 NORTH, RANGE 14 EAST, CITY OF NEW LONDON, WAUPACA COUNTY, WISCONSIN.

NOTES:

- 1) THE OWNER(S) OF RECORD IS (ARE): CITY OF NEW LONDON, K & F PROPERTY MANAGEMENT, LLC.
- 2) THIS CERTIFIED SURVEY MAP IS ALL OF TAX PARCEL: 33 12 97 AND PART OF 33 12 58 3.
- 3) THE PROPERTY IS CONTAINED WHOLLY WITHIN THE FOLLOWING RECORDED DOCUMENTS:
DOCUMENT NO. 865317

SUBDIVISION ADMINISTRATOR'S CERTIFICATE:

I, MARK HERTER, MAYOR FOR THE CITY OF NEW LONDON, DO HEREBY CERTIFY THAT THE CERTIFIED SURVEY MAP AS SHOWN ABOVE IS IN COMPLIANCE WITH CHAPTER 18, SUBDIVISION AND PLATTING CODE OF THE NEW LONDON MUNICIPAL CODE AND THEREBY GRANT APPROVAL OF THE LOT LAYOUT AS SHOWN HEREON,

DATED

MARK HERTER, MAYOR

TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LAND INCLUDED ON THIS CERTIFIED SURVEY MAP.

CITY TREASURER
(JUDY RADKE)

DATED

COUNTY TREASURER

DATED

OWNER'S CERTIFICATE:

AS OWNER (S), I (WE) CERTIFY THAT I (WE) CAUSED THE LANDS DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED 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:

CHAD HOERTH, ADMINISTRATOR

STATE OF WISCONSIN)

)SS

WAUPACA COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____, THE ABOVE NAMED PERSON (S), TO ME KNOWN 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

CAROW LAND SURVEYING CO., INC.

615 N. LYNNDAL DRIVE, P.O. BOX 1297

APPLETON, WISCONSIN 54912-1297

PHONE: (920)731-4168

A2102.21 (CEP) DATED: 3/26/2021

DATED

CERTIFIED SURVEY MAP NO.

BEING PART OF VACATED BLOCKS 30 AND 31, AND PART OF VACATED MECHANICS STREET ALL LYING SOUTH OF THE EMBARRASS RIVER, REEDER SMITH'S PLAT OF THE VILLAGE (NOW CITY) OF NEW LONDON, AND PART OF DISCONTINUED WAUPACA STREET, LOCATED IN GOVERNMENT LOT 8, SECTION 12, TOWNSHIP 22 NORTH, RANGE 14 EAST, CITY OF NEW LONDON, WAUPACA COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE:

AS OWNER (S), I (WE) CERTIFY THAT I (WE) CAUSED THE LANDS DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED 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:

PRINCIPAL: K & F PROPERTY MANAGEMENT, LLC

STATE OF WISCONSIN)
)SS
 WAUPACA COUNTY)

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

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

NOTES:

- THE ORDINARY HIGH WATER MARK SETBACK IS NOT BASED ON AN OFFICIAL DETERMINATION AND PRIOR TO ANY BUILDING, AN OFFICIAL DETERMINATION OF THE ORDINARY HIGH WATER MUST BE MADE BY THE OUTAGAMIE COUNTY ZONING DEPARTMENT OR OTHER AUTHORIZED PERSON. ALSO ALL BUILDING SETBACKS AND OTHER LAND USE REQUIREMENTS SHOULD BE VERIFIED BY THE OUTAGAMIE COUNTY

ZONING OFFICE PRIOR TO ANY CONSTRUCTION OR OTHER LAND USE ACTIVITY.

- ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1 OF THE STATE CONSTITUTION.

- THE LOCATION OF THE APPROXIMATE ORDINARY HIGH WATER MARK SHALL BE THE POINT ON THE BANK OF A NAVIGABLE STREAM OR ON THE SHORE OF A LAKE UP TO WHICH THE PRESENCE AND ACTION OF SURFACE WATER IS SO CONTINUOUS AS TO LEAVE A DISTINCTIVE MARK BY EROSION, DESTRUCTION OF TERRESTRIAL VEGETATION, OR OTHER EASILY RECOGNIZED CHARACTERISTICS.



CHRISTOPHER E. PERREAULT, PLS-2249 DATED
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