

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/85386476326?pwd=YjVmdXBpUGFPREhZTW1jaWdMakFqZz09>

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: **853 8647 6326**, 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 **878599**, 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

UPDATED AMENDED

Thursday, April 29, 2021– 5:00 PM

Council Chambers – New London Municipal Building

1. Call to Order
2. Adopt Agenda
3. Approval of the April 01, 2021 meeting minutes
4. ***Review front yard fence request for 207 E. Beacon Ave. ***
5. ****Preliminary rezoning consideration for parcel 333-050500 to R-2/R-4****
6. Consider a CSM request for Beckert Road-Randy Retzlaff
7. Consider a R-4 re-zoning request for and Comprehensive plan amendment
For Beckert Road-Randy Retzlaff
8. Review site-plan request for Midwest Properties LLP
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
Planning Commission Minutes
Thursday April 01, 2021**

Call to Order:

The April 01, 2021 Planning Commission meeting was called to order by Chairman Bob Besaw at 5:00 PM.

Roll Call:

Those in attendance were Chairman Bob Besaw, Jay Bessette, Susie Steingraber, Jamie Walbruck, Dona Gabert, and Mayor Mark Herter.

Excused Members: Tom Spilman, Doug Noel (excused)

Others in attendance: City Administrator Chad Hoerth, Dave Dorsey, Building Inspector/Zoning Administrator David Vincent, Ken Jaworski and Eric Fowle with Cedar Corporation, Randy and Ingrid Retzlaff.

The agenda was introduced, item #6 being removed per the petitioners request. Item #4 was moved to follow #8 to allow more time for discussion. Bessette motioned, seconded by Steingraber to adopt the agenda with the changes as suggested. Motion carried by all.

Walbruck pointed out a correction for the February 25, 2021 minutes as the minutes stated motion carried by all on the 312 Elm Street agenda item. Walbruck stated that he had abstained from the vote on this item. The correction was received and a motion was made by Walbruck and seconded by Steingraber to accept the minutes with the amended change. Motion carried by all.

Randy Retzlaff provided a conceptual plan for future development of property along Beckert Road. This was an initial informational proposal to see if the committee would consider a future zoning request to change part of the parcel for multifamily housing. Several comments were made with positive feedback to move forward with a formal proposal for consideration.

A Certified Survey Map (CSM) was presented for dividing a parcel at 520 Spurr Road by Dorothy Petit to allow for a sale from an adjacent property owner.

Motion by Dona Gabert, seconded by Mayor Mark Herter. Motion was carried by all to approve the CSM for the petitioner.

The Commission reviewed a CSM to modify the right of way at Thrivent Financial for the replacement of a business sign. The proposal for the right of way change would follow the contour of the roadway at 101 Waupaca Street. The city would maintain easement rights relating to utilities in this location.

A motion to approve the CSM was made by Mayor Herter and seconded by Gabert. Motion to approve was carried by all.

Ken Jaworski and Eric Fowle from Cedar Corporation were in attendance and provided dialogue pertaining updates to the City of New London's Comprehensive plan. Questions were discussed

regarding the existing and future zoning needs and homework given to commission members for recommendations on how they may want to amend the document.

A review of future agenda items was discussed.

The next Planning Commission meeting is Thursday, April 22, 2021

Motion to adjourn by Gabert and a second by Bessette. Meeting adjourned by Chairman Besaw at 6:19 pm. Motion carried by all.

Respectively submitted by David Vincent: Building Inspector/Code Enforcement/Zoning Administrator

Apartment Complex



parking lot

Certified Survey Map No. _____

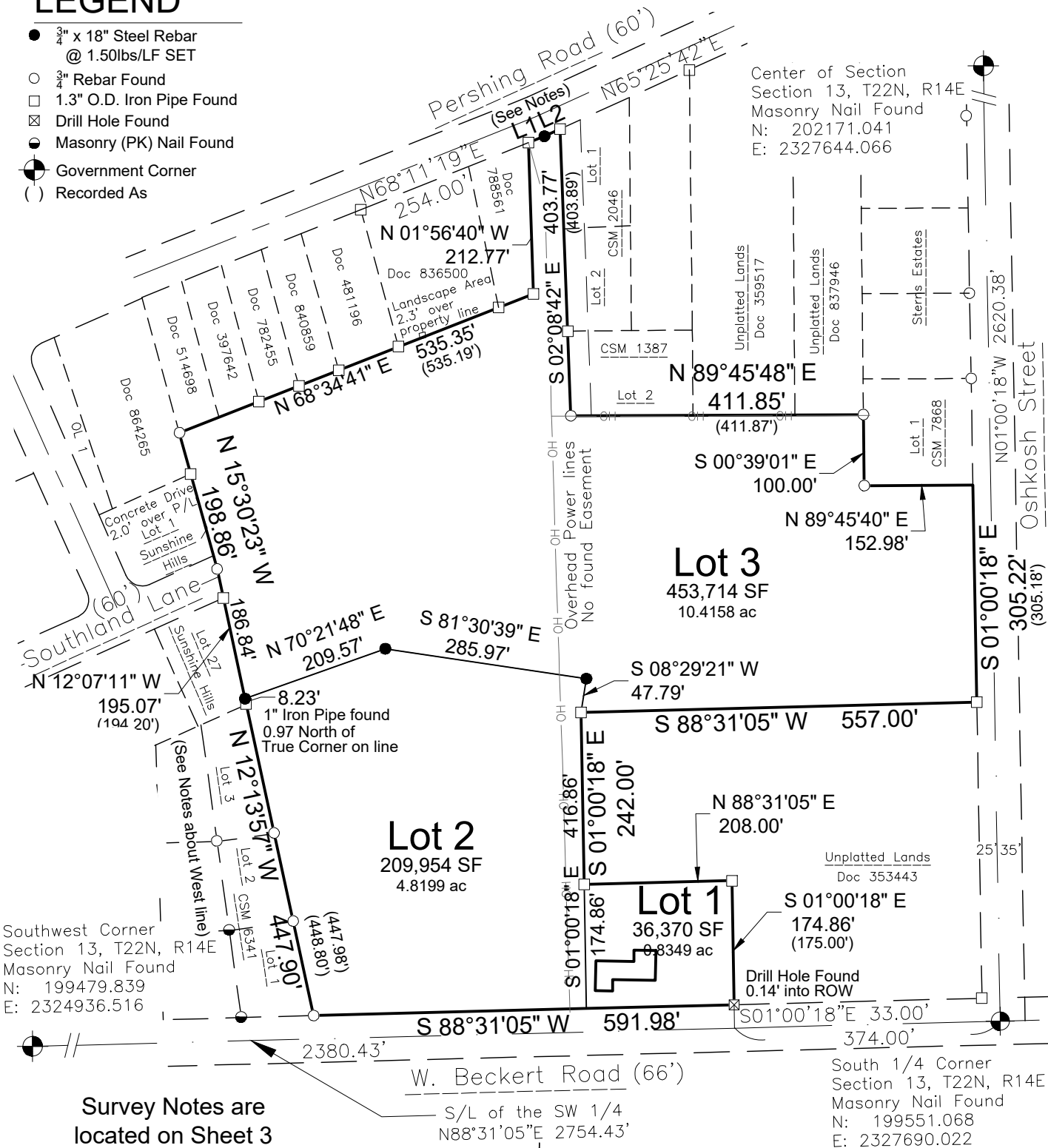
All of Lot 1 Certified Survey Map 7833 being part of the Southeast 1/4 of the Southwest 1/4 of Section 13, Township 22 North, Range 14 East, City of New London, Waupaca County, Wisconsin.

Survey for:
Randy Retzlaff
E9346 Greenfield Dr.
New London, WI 54961

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

LEGEND

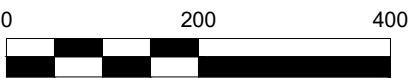
- 3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
- 3/4" Rebar Found
- 1.3" O.D. Iron Pipe Found
- ⊠ Drill Hole Found
- Masonry (PK) Nail Found
- ⊙ Government Corner
- () Recorded As



Survey Notes are located on Sheet 3



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



Bearings are referenced to the South line of the Southwest 1/4, Section 13, T22N, R14E, assumed to bear N89°31'05"W, base on CSM 7833.

File: 6649CSM.dwg
Date: 04/22/2021
Drafted By: jim
Sheet: 1 of 3

Certified Survey Map No. _____

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.

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 RanIngrid, LLC, the property owner 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 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, containing 700,038 Square Feet (16.0707 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

Owner's Certificate

RanIngrid, 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: RanIngrid, LLC

Randy Retzlaff Representative Date

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

| LINE TABLE | | |
|------------|---------------|--------|
| Line | Bearing | Length |
| L1 | N 68°11'19" E | 24.29' |
| L2 | N 65°25'42" E | 24.47' |

File: 6649CSM.dwg
Date: 04/22/2021
Drafted By: jim
Sheet: 2 of 3

Certified Survey Map No. _____

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.

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:
RanIngrid, LLC

Recording Information:
Doc No. _____

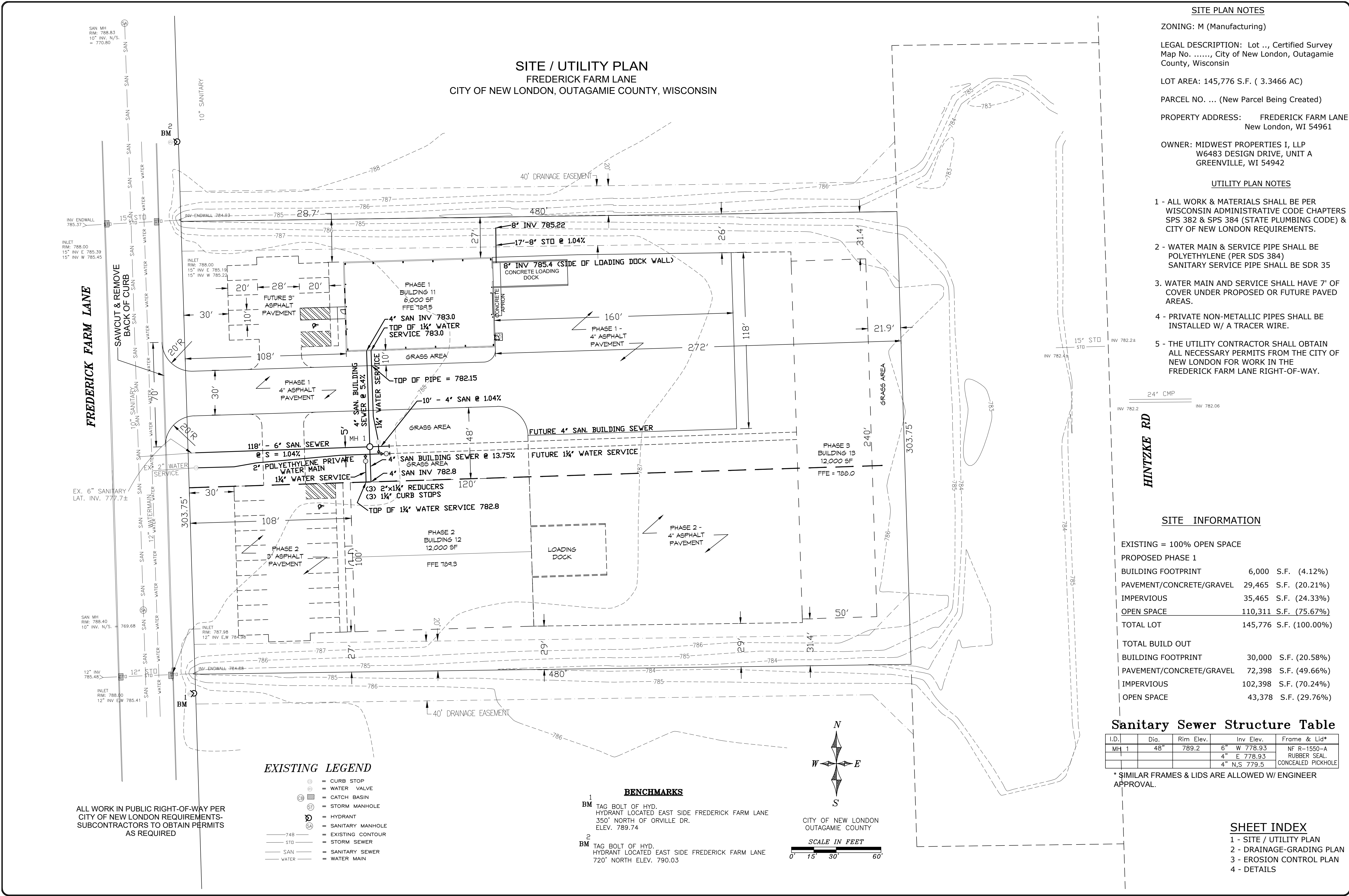
Parcel Number(s):
33 13 34 19

Survey Notes
1. South right of way line Pershing Road is show on CSM 7833 as a curve. All Surveys and Deeds, found in my research, show that the right of way line is a strait line. After reviewing the evidence it is my conclusion that the parcels East and West of a old private road were surveyed from opposites direction resulting in a bend in the right of way as shown on this map.

2. I found all monuments CSM 6340 and 6341 as dimensioned on the map, but the location of the lots is North of the existing right of way and the North line of both Certified Survey Maps encroach into the adjacent lots of Sunshine Hills Subdivision all by about 0.9 feet. If adjusted to the South the recorded dimensions are closer to the original distances of the properties.

3. On CSM 7833 the lot line adjacent to Lot 1 of Sunshine Hills Subdivision and extending North shows a bend which results in an offset of this line by about 0.16' in review of the records this line should be been straight I have revised accordingly. The monument found a the Northwest corner is off by said distance.

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



REVISIONS

SCHULER & ASSOCIATES, INC.
LAND SURVEYORS & ENGINEERS

2711 N. MASON STREET, Suite F APPLETON, WI 54914-2126 (920) 734-9107

SITE / UTILITY PLAN

MIDWEST PROPERTIES BUILDINGS 11 & 12
FREDERICK FARM LANE
CITY OF NEW LONDON, OUTAGAMIE COUNTY, WISCONSIN
FOR: MIDWEST PROPERTIES I, LLP
W6483 DESIGN DRIVE, UNIT A GREENVILLE, WI 54942

DRAWN
MJF/CRS

DATE
01/29/2021

SCALE
1"=30'

JOB NO.
4703

SHEET

1

2711 N. MASON STREET, Suite F APPLETON, WI 54914-2126 (920) 734-9107

MIDWEST PROPERTIES BUILDINGS 11 & 12
FREDERICK FARM LANE
CITY OF NEW LONDON, OUTAGAMIE COUNTY, WISCONSIN

FOR: MIDWEST PROPERTIES I, LLP
W6-483 DESIGN DRIVE, UNIT A GREENVILLE WI 54942

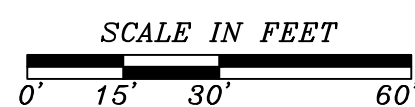
2

PROPOSED IMPROVEMENT LEGEND

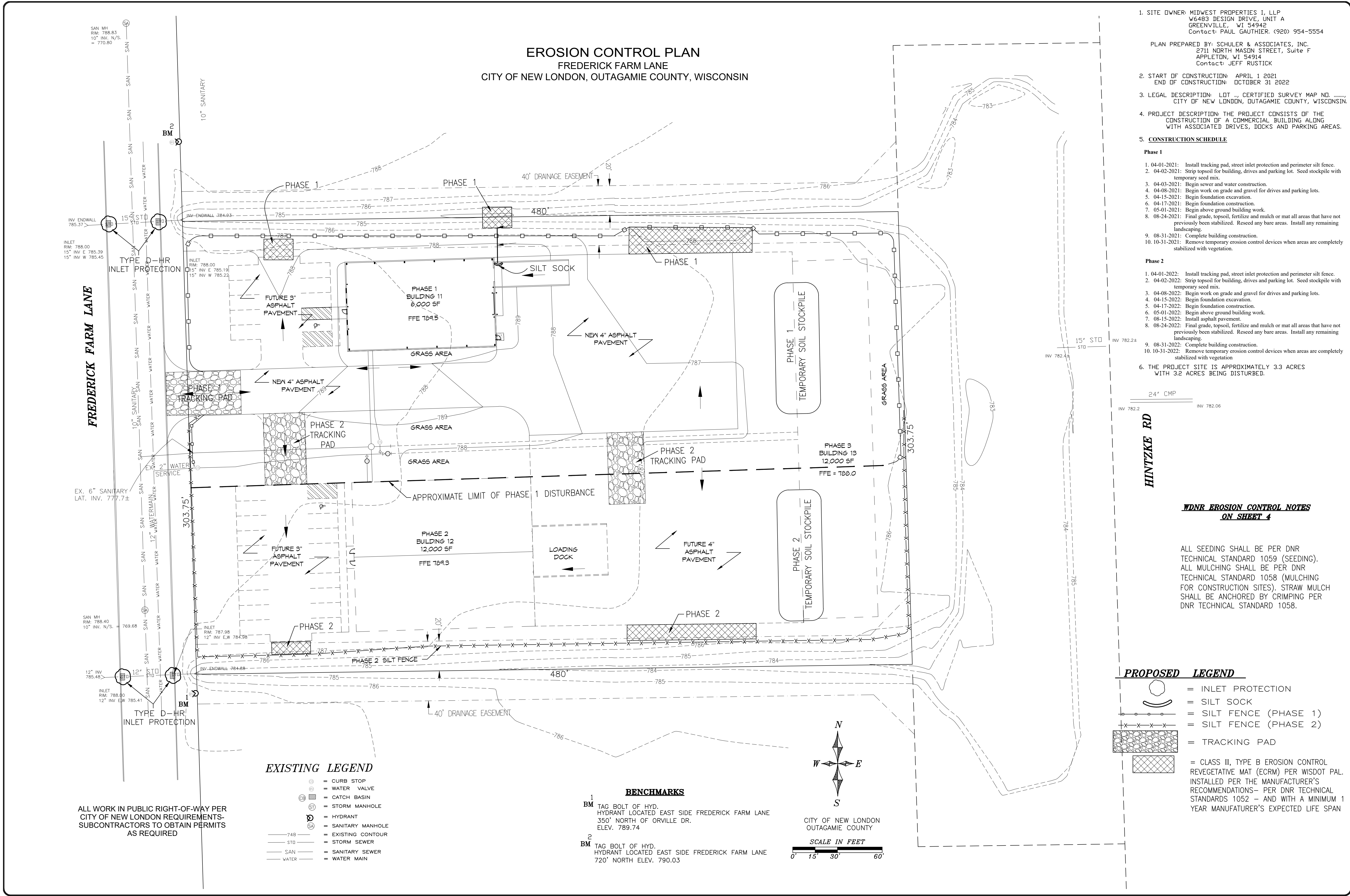
— = PROPOSED DIRECTION OF DRAINAGE

72.55* = PROPOSED ELEVATION
(Add 700 For Actual Elevation)

—786— = PROPOSED CONTOUR



C:\Users\Cyde Schmidt\Desktop\Drawg Files\4700-4703 Midwest Bldg. 11\4703_Bldg. 11\4703-11.dwg, 2/2/2021 10:36:12 AM



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LAND SURVEYORS & ENGINEERS

2711 N. MASON STREET, Suite F APPLETON, WI 54914-2126 (920) 734-9107

EROSION CONTROL PLAN

MIDWEST PROPERTIES BUILDINGS 11 & 12
FREDERICK FARM LANE
CITY OF NEW LONDON, OUTAGAMIE COUNTY, WISCONSIN

FOR: **MIDWEST PROPERTIES I, LLP**
W6483 DESIGN DRIVE, UNIT A GREENVILLE, WI 54942

DRAWN
MJE/CRS
DATE
01/29/2021

SCALE
1"=30'

JOB NO.
4703

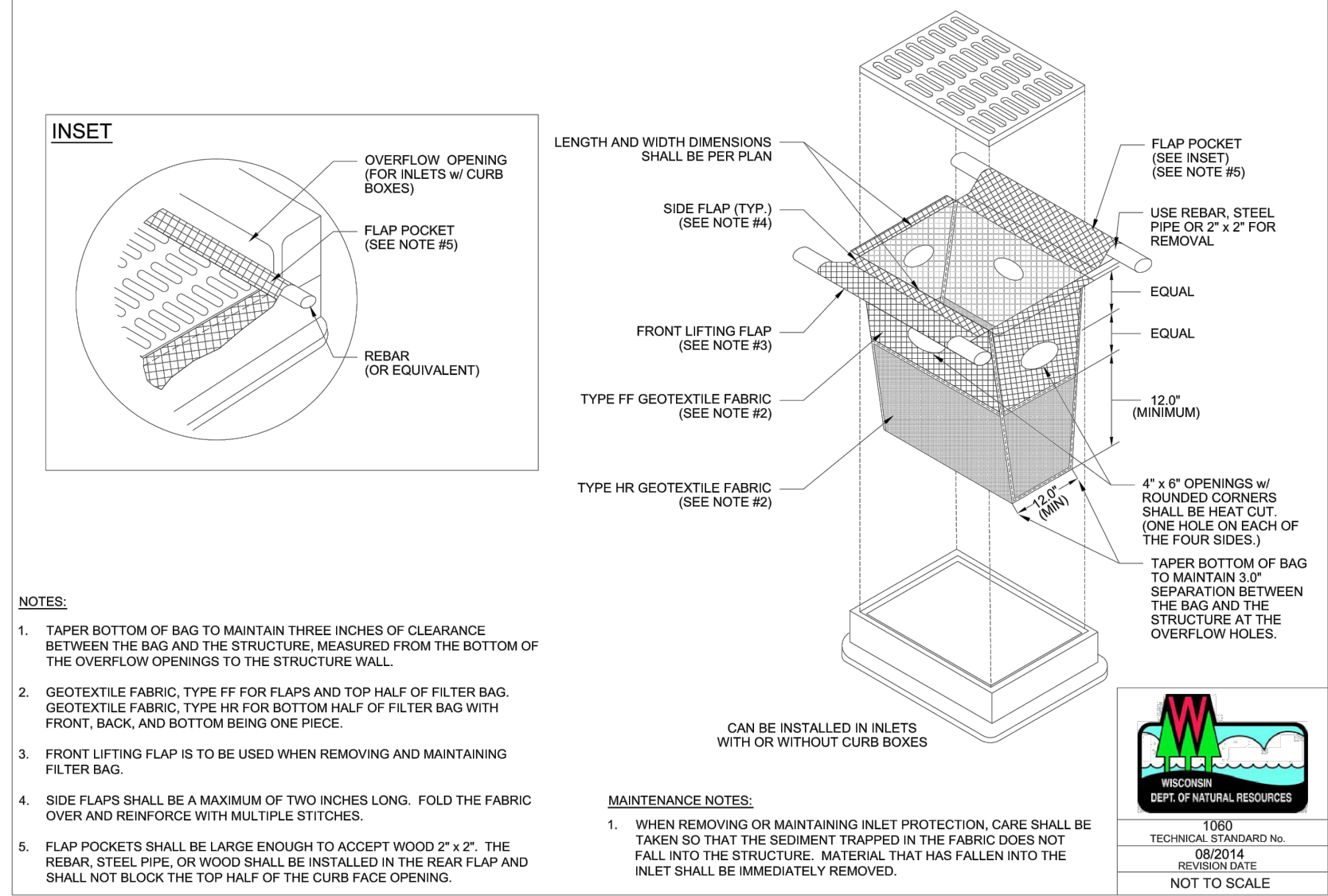
SHEET

3

WDNR EROSION CONTROL NOTES

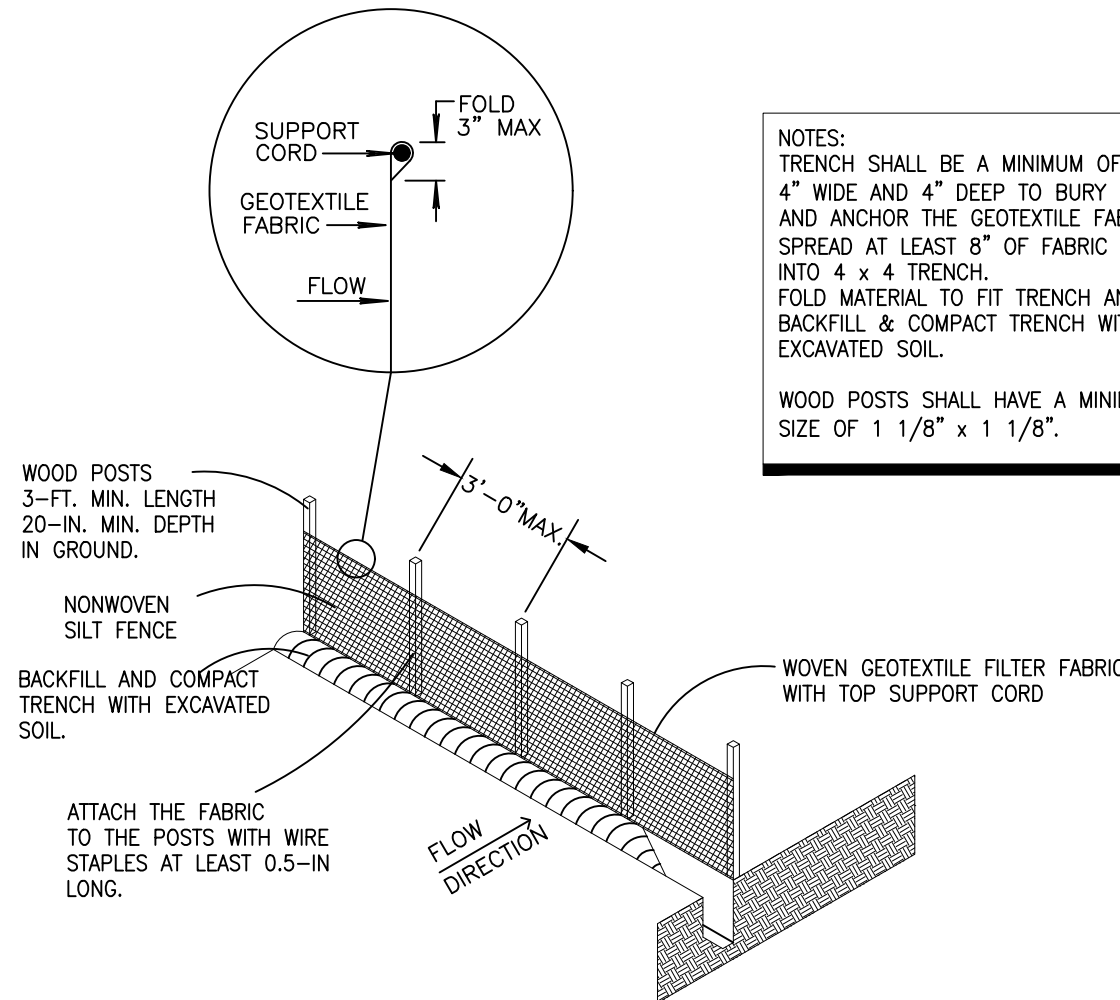
1. POST WDNR CERTIFICATE OF PERMIT COVERAGE ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED. THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH WDNR.
2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
3. SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE WDNR AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
4. MIDWEST PROPERTIES I, LLP IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
5. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
6. WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
7. REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT http://dcr.wis.gov/topic/stormwater/standards/const_standards.html.
8. INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCES(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE **WDNR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1067** FOR ROCK CONSTRUCTION ENTRANCE(S).
9. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH **WDNR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060**.
10. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA, CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER **WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067**.
11. ANY SEDIMENT-LADEN WATER PUMPED FROM THE SITE SHALL BE TREATED BY A TEMPORARY SEDIMENT BASIN. BE FILTERED BY OTHER APPROVED MEANS. WATER SHALL NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE OR RECEIVING CHANNELS.
12. PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSION FLOW DURING DEWATERING. LIMIT PUMPING RATES TO EITHER (A) THE SEDIMENT BASIN/TRAP DESIGN DISCHARGE RATE, OR (B) THE BASIN DESIGN RELEASE RATE WITH CORRECTLY-FITTED HOSE AND GEOTEXTILE FILTER BAG. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH **WDNR TECHNICAL STANDARD DE-WATERING #1061**.
13. COMPLETE AND STABILIZE SEDIMENT BASINS/TRAPS OF WET PONDS PRIOR TO MASS LAND DISTURBANCE. TO CONTROL RUNOFF DURING CONSTRUCTION, REMOVE SEDIMENT AS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO THE OUTLET, AND PROPERLY DISPOSE OF SEDIMENT REMOVED DURING MAINTENANCE (REFER TO NR 528). CONSTRUCT AND MAINTAIN THE SEDIMENT BASIN PER **WDNR TECHNICAL STANDARD SEDIMENT BASIN #1064 AND SEDIMENT TRAP #1063**.
14. INSTALL AND MAINTAIN SILT FENCING PER **WDNR TECHNICAL STANDARD SILT FENCE #1056**. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
15. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER **WDNR TECHNICAL STANDARD DITCH CHECKS #1062**.
16. INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH **WDNR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS #1071**.
17. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL. IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
18. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15, STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATED FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
19. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
20. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE CITY OF NEW LONDON. SEPARATE SWEEP MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
21. MIDWEST PROPERTIES I, LLP IS RESPONSIBLE FOR CONTROLLING DUST PER **WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES #1068**.
22. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
23. COORDINATE WITH MIDWEST PROPERTIES I, LLP TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDED PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERMS).
24. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS III TYPE B EROSION CONTROL MATTING. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WDDT'S WDDT PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER **WDNR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052**.

FIGURE 3. INLET PROTECTION TYPE D-HR



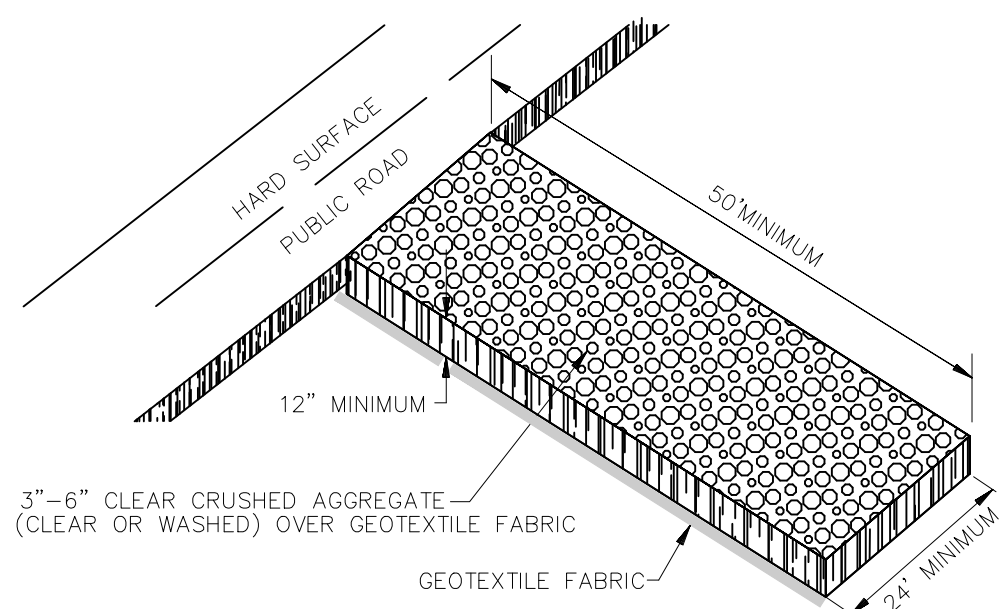
INLET PROTECTION DETAIL

NTS



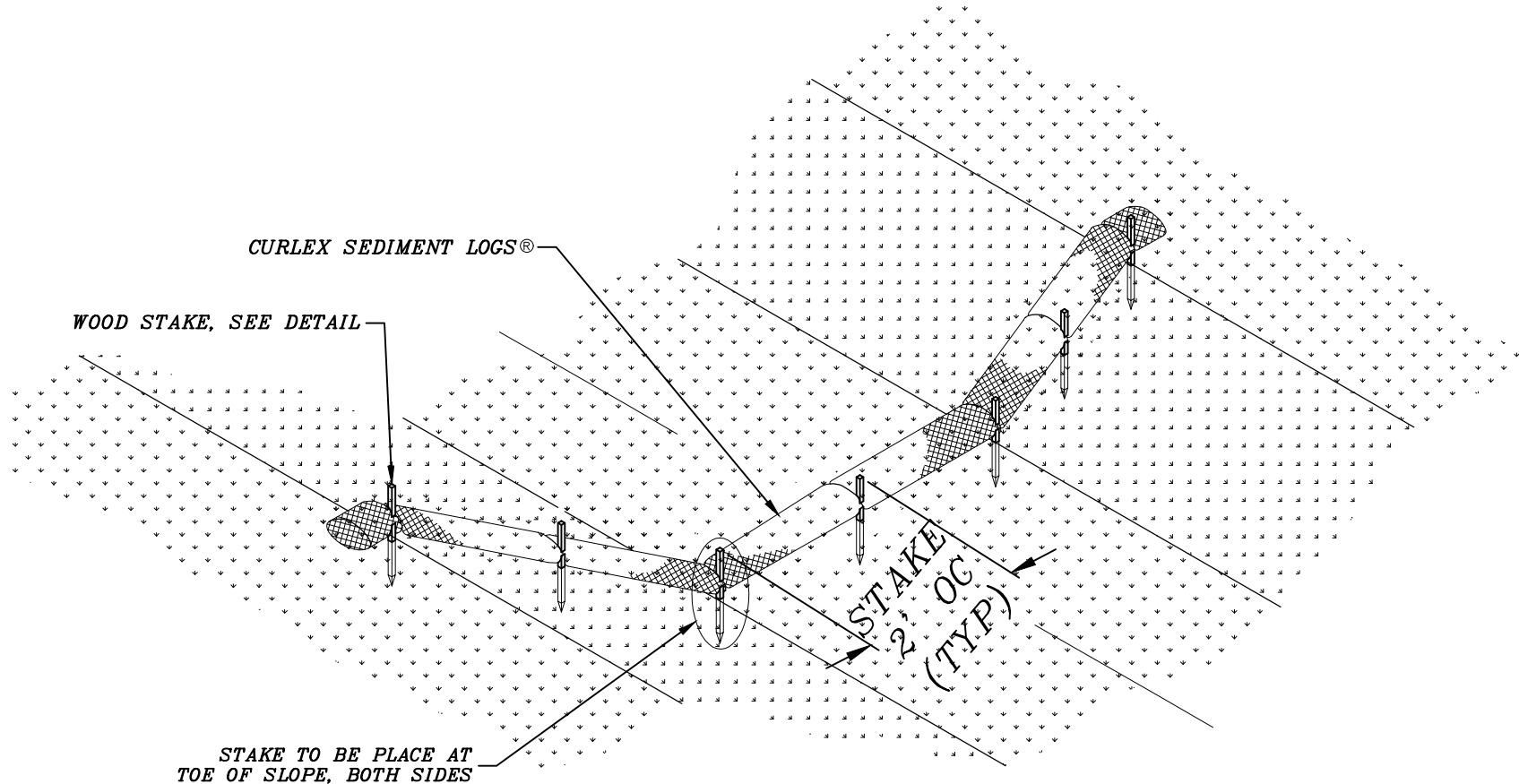
SILT FENCE DETAIL

NTS



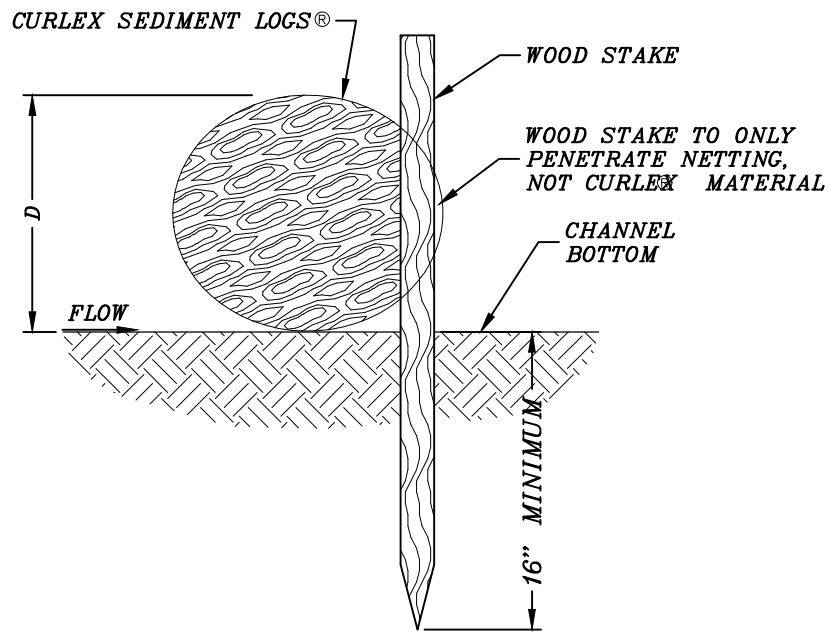
TRACKING PAD: CONST. ENTRANCE

NTS



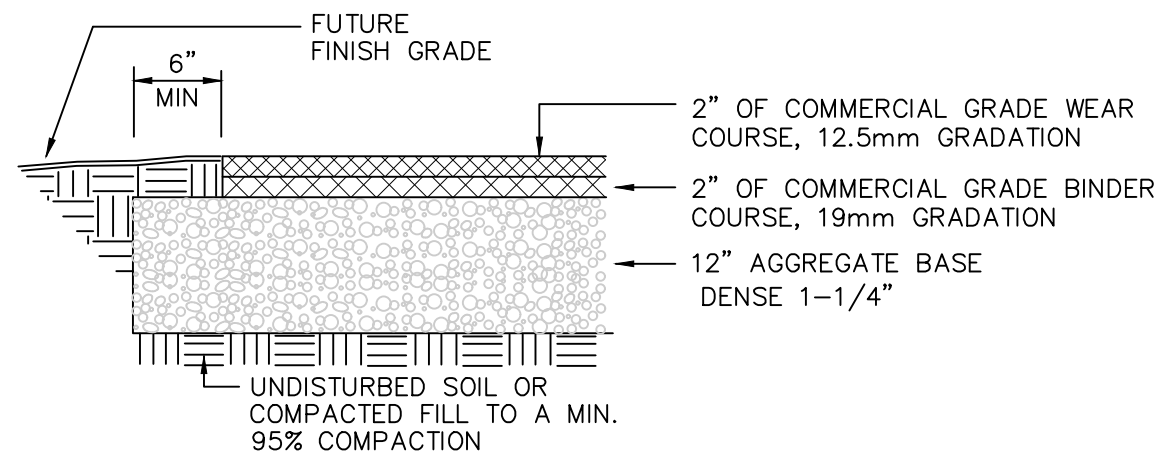
CURLEX SEDIMENT LOGS DETAIL

NTS



SEDIMENT LOG STAKE DETAIL

NTS



TRUCK ASPHALTIC PAVEMENT SECTION

NTS

REVISIONS

SCHULER & ASSOCIATES, INC.
LAND SURVEYORS & ENGINEERS

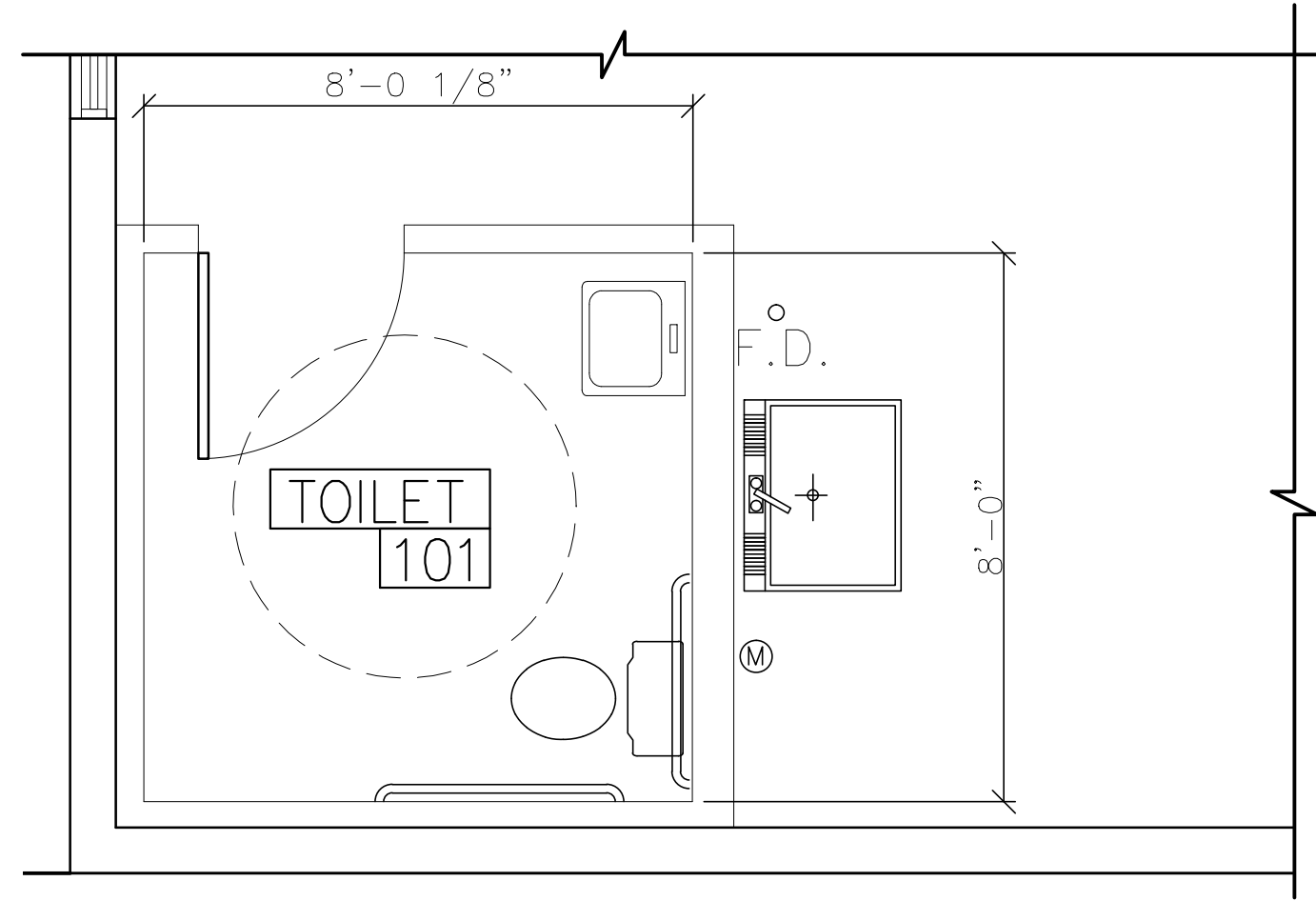
2711 N. MASON STREET, Suite F Appleton, WI 54914-2126 (920) 784-9107

DETAILS

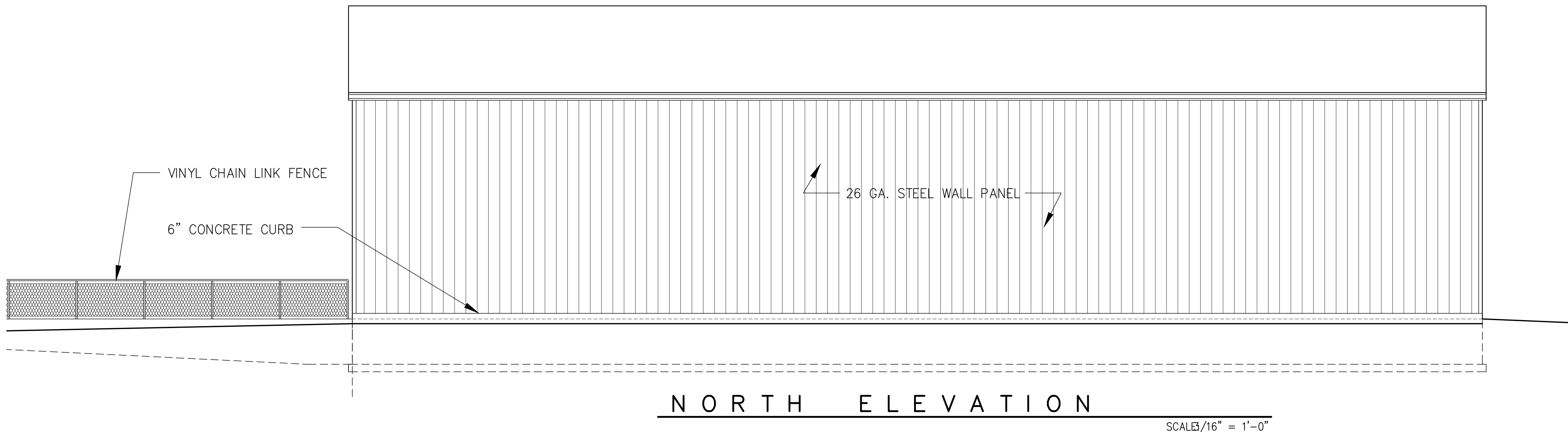
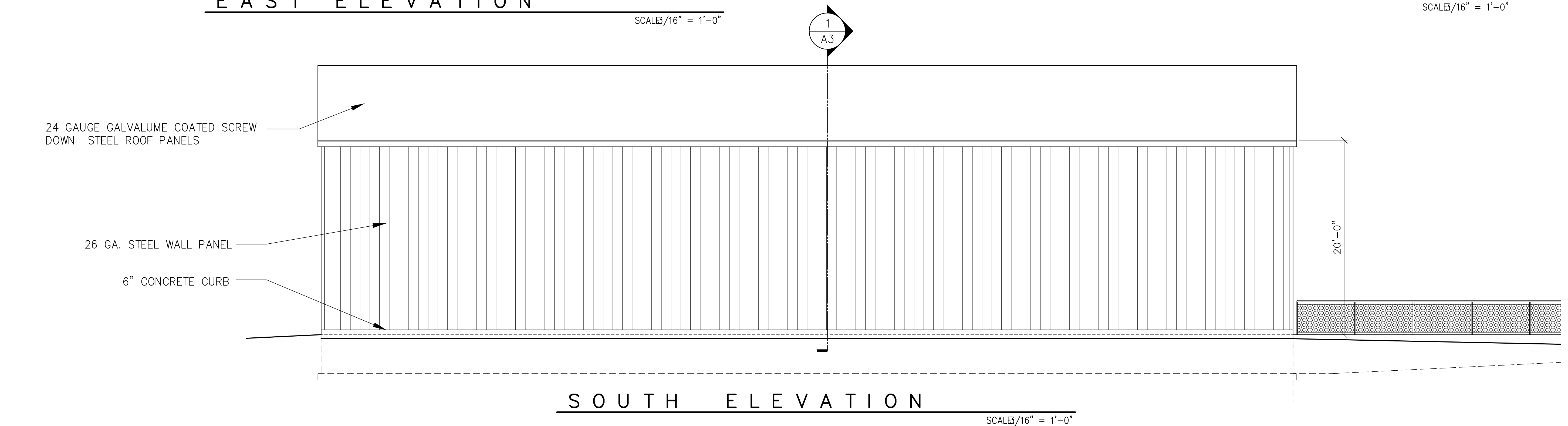
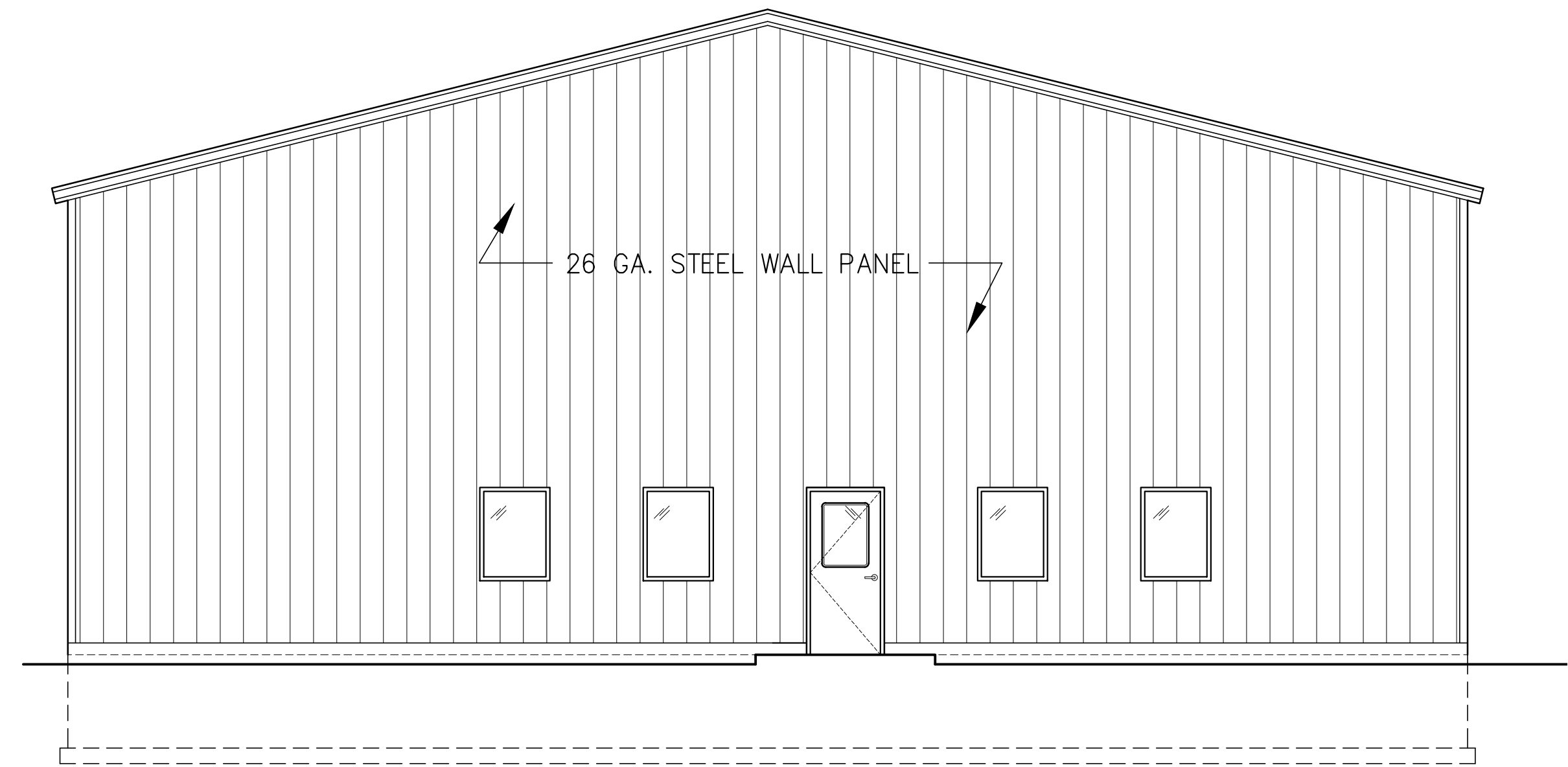
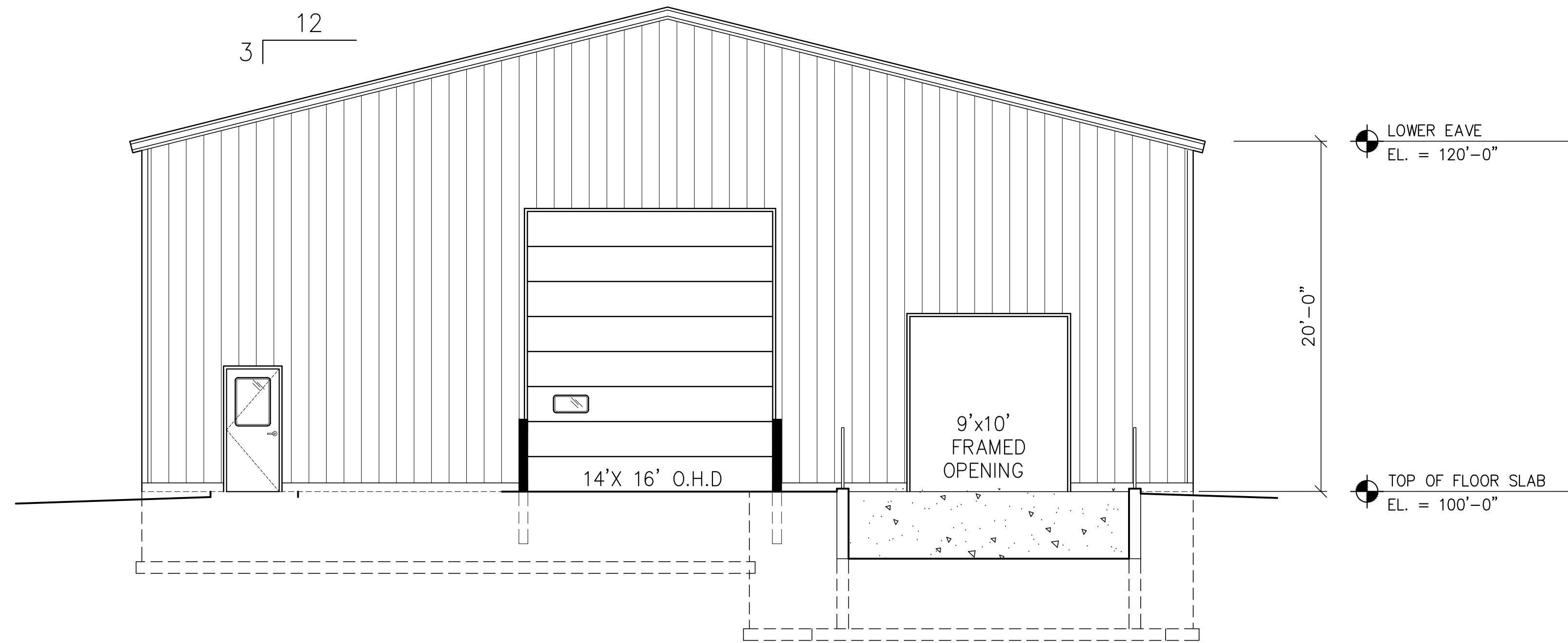
MIDWEST PROPERTIES BUILDINGS 11 & 12
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FOR: MIDWEST PROPERTIES I, LLP
W8483 DESIGN DRIVE, UNIT A, GREENVILLE, WI 54942

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JOB NO.
4703
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W6483 Design Drive, Unit A
Chicago, IL 60631
Phone: 820-954-5554
Toll Free: 800-261-5554
Fax: 820-682-4859
www.midwest-prop.com
paul@midwest-prop.com
troy@midwest-prop.com



PROPOSED BUILDING FOR:
MWP Bld 11 (Tenant - Rev. Plastic)
1126 Frederick Farm Ln, New London, Wisconsin

| Revision: | * * * * * |
|-----------|-----------|
| Date: | * * * * * |
| Issue | * * * * * |

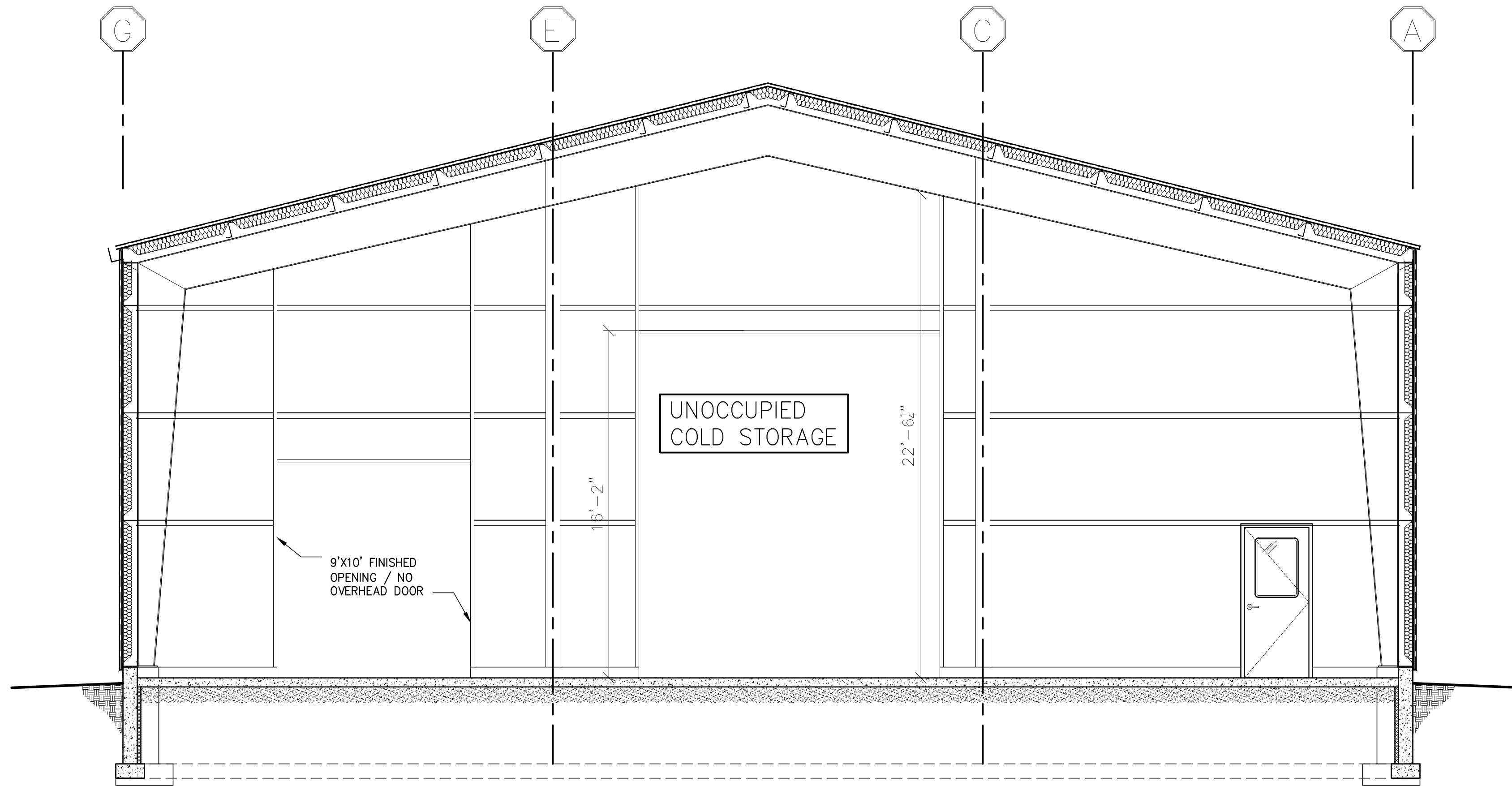
Project Number: 202101

Issue Date: 2-17-21

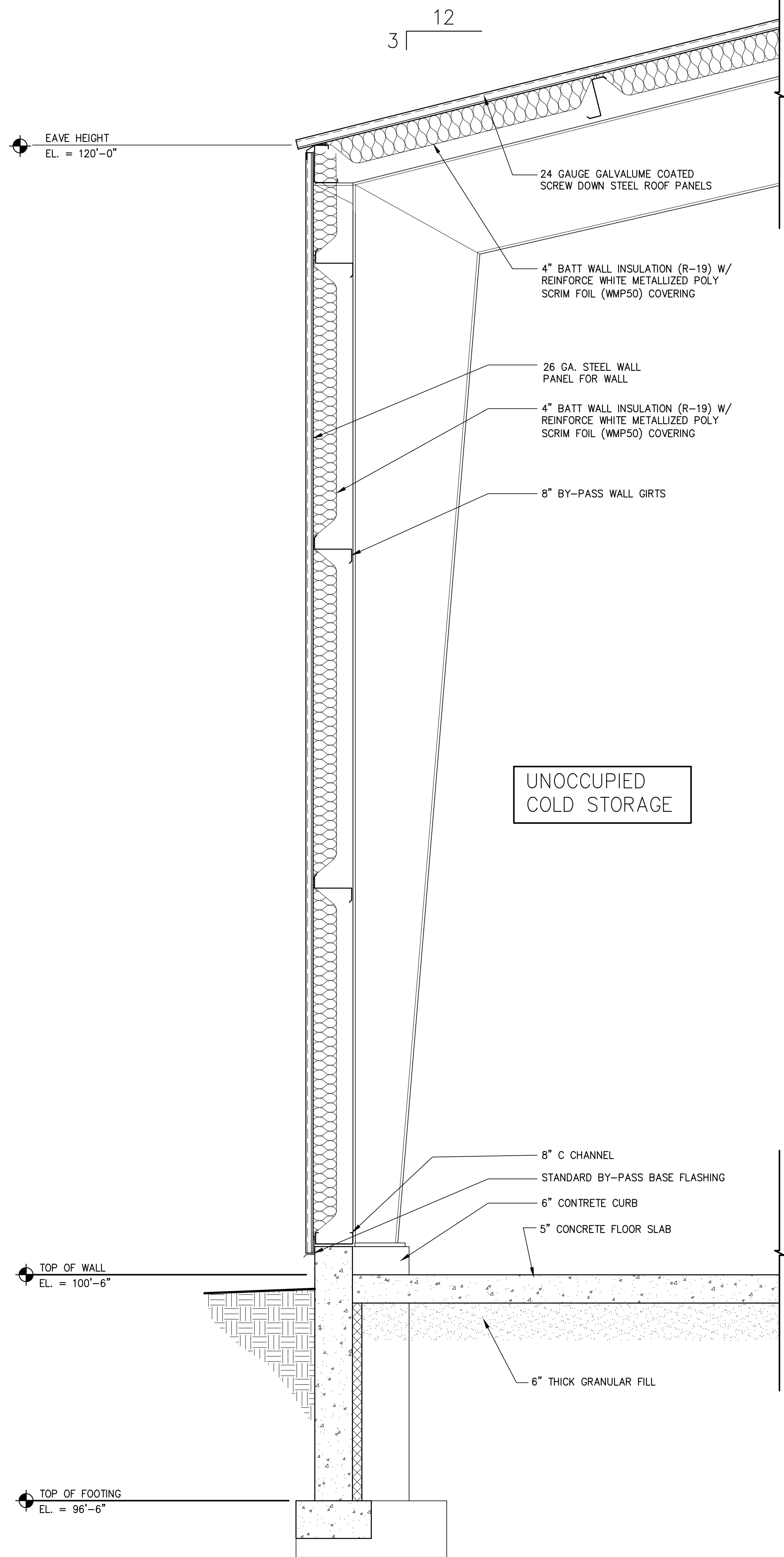
Drawn By: PCG

A2 Issue #
1

Elevations



1 BUILDING SECTION
A3 SCALE:1/2" = 1'-0"



1 WALL SECTION
A3 NORTH AND SOUTH WALLS SCALE:3/4" = 1'-0"

W6483 Design Drive, Unit A
Commerce, MO 64601
Phone: 820-954-5554
Toll Free: 800-261-5554
Fax: 820-882-4859
www.midwest-prop.com
paulg@midwest-prop.com
troyt@midwest-prop.com

Midwest Properties
-COMMERCIAL-
Design Build
Team

Commercial Development, Inc.

PROPOSED BUILDING FOR:

MWP Bld 11 (Tenant - Rev. Plastic)

1126 Frederick Farm Ln, New London, Wisconsin

| | |
|-----------|-----------|
| Revision: | * * * * * |
| Date: | * * * * * |
| Issue | * * * * * |

Project Number: 202101

Issue Date: 2-17-21

Drawn By: PCG

| | |
|---------|--------------|
| 1 A3 | Issue # 1 |
|---------|--------------|

Wall Section