

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/81962854021?pwd=MDUzOWF6RVFKRHpIYVFWYXpQKjQ0T09>
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: **819 6285 4021**, 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 **875953**, 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, May 27, 2021– 5:00 PM

Council Chambers – New London Municipal Building

Link to
Meeting
Documents

1. Call to Order
2. Adopt Agenda
3. Approval of the April 29, 2021 meeting minutes
4. Consider a request for an attached garage for a proposed new dwelling which exceeds the maximum allowable height and square footage for residential usage- 1320 Cty Rd S.
5. Consider a resolution to amend the City Comprehensive Plan preferred land use map for the parcel at 33 13 34 19 (a/k/a 815 W. Beckert Road) from Conservation to split Single Family Residential and Multi-Family Residential pending proposed CSM modifications approval
6. Consider a zoning ordinance amendment to change parcel 33 13 34 19 (a/k/a 815 W. Beckert Road) from R-1 to R-4, pending proposed CSM modifications approval
7. Consider for approval a new CSM for parcel 33 13 34 19 (a/k/a 815 W. Beckert Road)
8. Consider a resolution to amend the City Comprehensive Plan preferred land use map for the parcel at 33 30 50 500 (vacant property located at the northwest corner of House Road and Hwy S) from Planned Industrial to split Single Family Residential and Multi-Family Residential pending proposed CSM modifications approval
9. Consider a zoning ordinance amendment to change parcel 33 30 50 500 (vacant property located at the northwest corner of House Road and Hwy S) from M-P to R-4A, pending proposed CSM modifications approval
10. Consider for approval a new CSM for parcel 33 30 50 500 (vacant property located at the northwest corner of House Road and Hwy S)
11. Continue discussions on updating the City's Comprehensive Plan – Cedar Corporation
12. Update on Planning Issues and other Agenda Items
13. 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
14. Review next meeting date
15. 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.



Memorandum

TO: Planning Commission

FROM: [Dave Vincent-Zoning Administrator](#)

RE: May 27, 2021 Planning Commission Meeting

DATE: May 20, 2021

Review of a request for an attached garage for a proposed new dwelling which exceeds the maximum allowable height and the square footage maximum for residential use. The proposed dwelling would be located at 1320 County Road S (Church Property). This is a parcel with abundant acreage. In Zoning Code section 17.08-6 (F) The Planning Commission upon review of the building and site plans, may permit a larger garage where the garage would not appear to dominate the residence or otherwise detract from the basic residential character.

Consider a resolution for amending the comprehensive plan- The request is for the Retzlaff Beckert Road project for single family and multi-family housing. This is a 3 part process which requires a signed resolution from the Planning Commission to the council recommending the amended zoning change from the Comprehensive Plan. Step 2 would send the resolution to the council for approval for a zoning amendment required to allow for the change in zoning. The third step of the process is to approve the CSM to allow for single family dwellings on one section of the parcel and create a new parcel zoned R-4 to allow for multi-family units.

Consider a resolution for amending the comprehensive plan- The request is for the SC Swiderski House Road project for single family and multi-family housing. This is an identical process listed in the previous paragraph.

**City of New London
Planning Commission Minutes
Thursday April 29, 2021**

Roll Call:

Those in attendance were Chairman Bob Besaw, Dona Gabert, Mayor Mark Herter, Susie Steingraber, Jason Bessette, and Jaime Walbruck

Excused Members: Tom Spilman, Doug Noel (excused)

Others in attendance: City Administrator Chad Hoerth, Building Inspector/Zoning Administrator David Vincent (via zoom), Steve Groat (via zoom), Billie Olson, Tim Roberts, Randy and Ingrid Retzlaff, Jacqui McElroy (via zoom), Kal McHugh (via zoom), Madeline Check (via zoom) Shayne Fellenz (via zoom).

The meeting was called to order by Chairman Besaw at 5:01pm. Gabert/Steingraber to approve the agenda. Carried by all.

The April 1st, 2021 minutes were reviewed and approved by Walbruck/Steingraber. Carried by all

Vincent informed the committee of a front yard fence request submitted for 207 E. Beacon Ave. City ordinance requires approval from the Planning Commission to place a fence in the front yard. The request is to install a black powered coated 4 foot high chain linked fence. The commission asked questions about connecting the new fence to the neighbor's existing back yard fence, Vincent will work that out with both property owners.

Motion by Mayor Herter, seconded by Gabert to approve the front yard fence request. Motion carried by all.

Jacqui McElroy, Kal McHugh, Madeline Check and Shayne Fellenz from SC Swiderski LLC were present to provide information on a residential development they are proposing on a 31 acre parcel they purchased at the corner of House Road and County Hwy S. Their conceptual site plan includes multifamily housing on the southern end of their parcel and a single family sub development on the northern end. The increased value of the entire development would be estimated at \$16 million. The main focus at this time was to have a preliminary discussion and get Planning Commission feedback regarding the rezoning that would be needed to allow the development to occur. Commission members asked questions about the existing zoning and land use around the proposed development and felt that the quality of the proposed housing units would not conflict with the current land use in the area. Since this was just a preliminary discussion for feedback, no motion was made at this time.

A preliminary CSM was presented to the commission for a 16 acre parcel at the corner of Beckert Rd and Oshkosh Street owned by Randy Retzlaff (parcel 33 13 34 19). The purpose of the CSM was to divide the parcel for future residential development.

Motion by Bessette, seconded by Mayor Herter to approve the CSM request as presented.
Motion carried by all.

Randy Retzlaff petitioned the planning commission to consider a future land use comprehensive plan amendment along with a re-zoning designation for his parcel at the corner of Beckert Road and Oshkosh

Street (parcel 33 13 34 19) to allow a multifamily development at that location. Hoerth pointed out that there currently are multifamily structures directly to the west of the proposed development. Retzlaff explained his current plan would be to place 6 multifamily buildings on this site with a total value of over \$6 million.

Steingraber motioned, seconded by Gabert to start the process to update the zoning and the future land use map in the comprehensive plan to allow for multifamily housing at the requested location. Motion carried by all

A site plan was presented to the Planning Commission for development by Midwest Properties in the North East Business Park. Midwest Properties indicated they would like to begin construction on the site this summer.

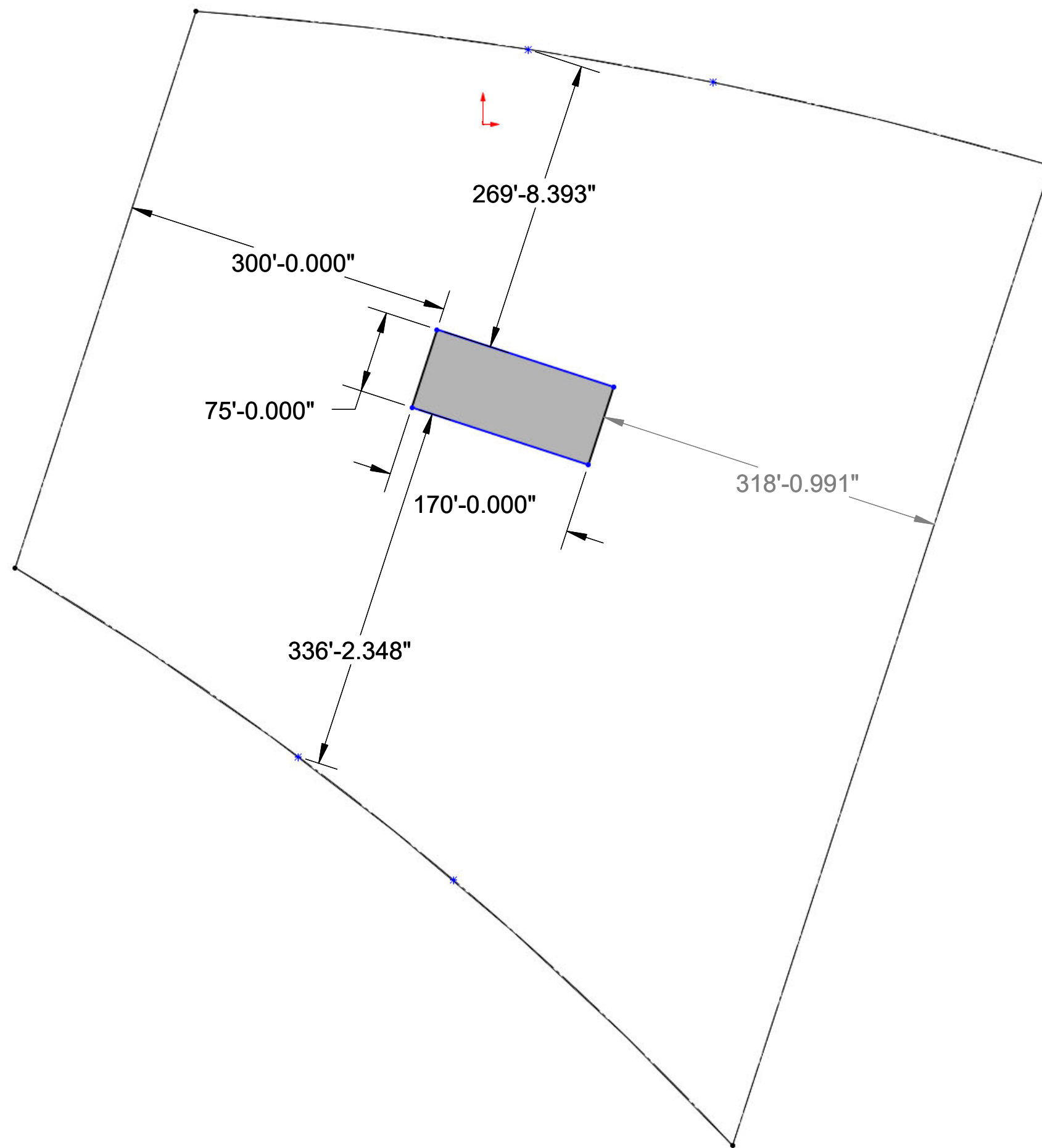
Motion by Gabert, seconded by Steingraber to approve the Midwest Properties site plan as presented. Motion carried by all

A review of future agenda items was discussed.

The next Planning Commission meeting is Thursday, May 27th at 5:00pm.

Motion to adjourn by Gabert and seconded by Steingraber. Meeting adjourned by Chairman Besaw at 5:58 pm. Motion carried by all.

Respectively submitted by Chad Hoerth, City Administrator



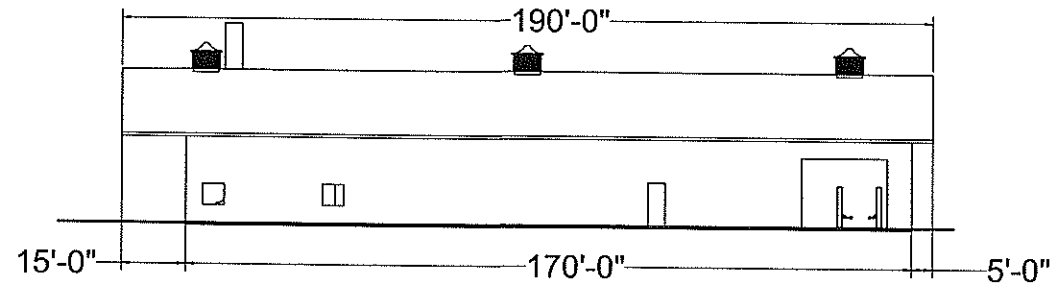
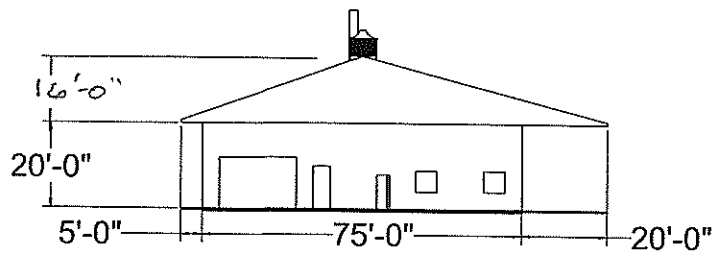
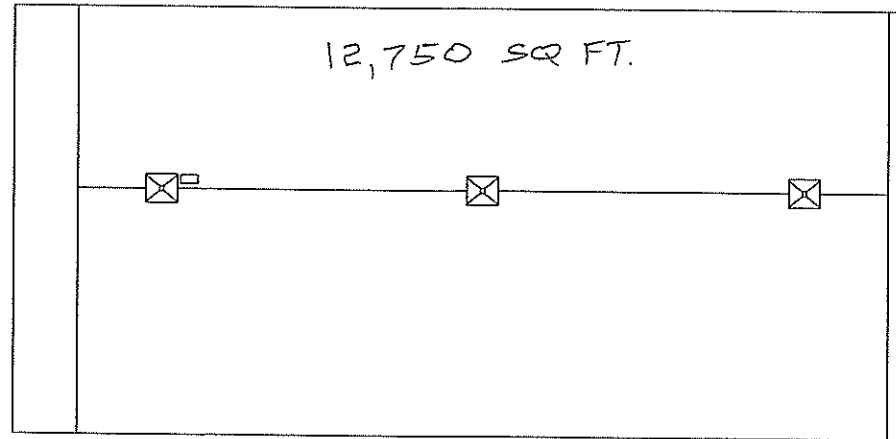
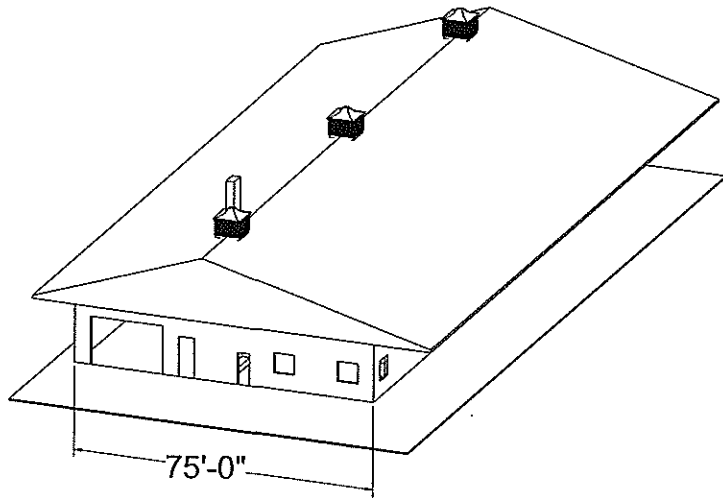
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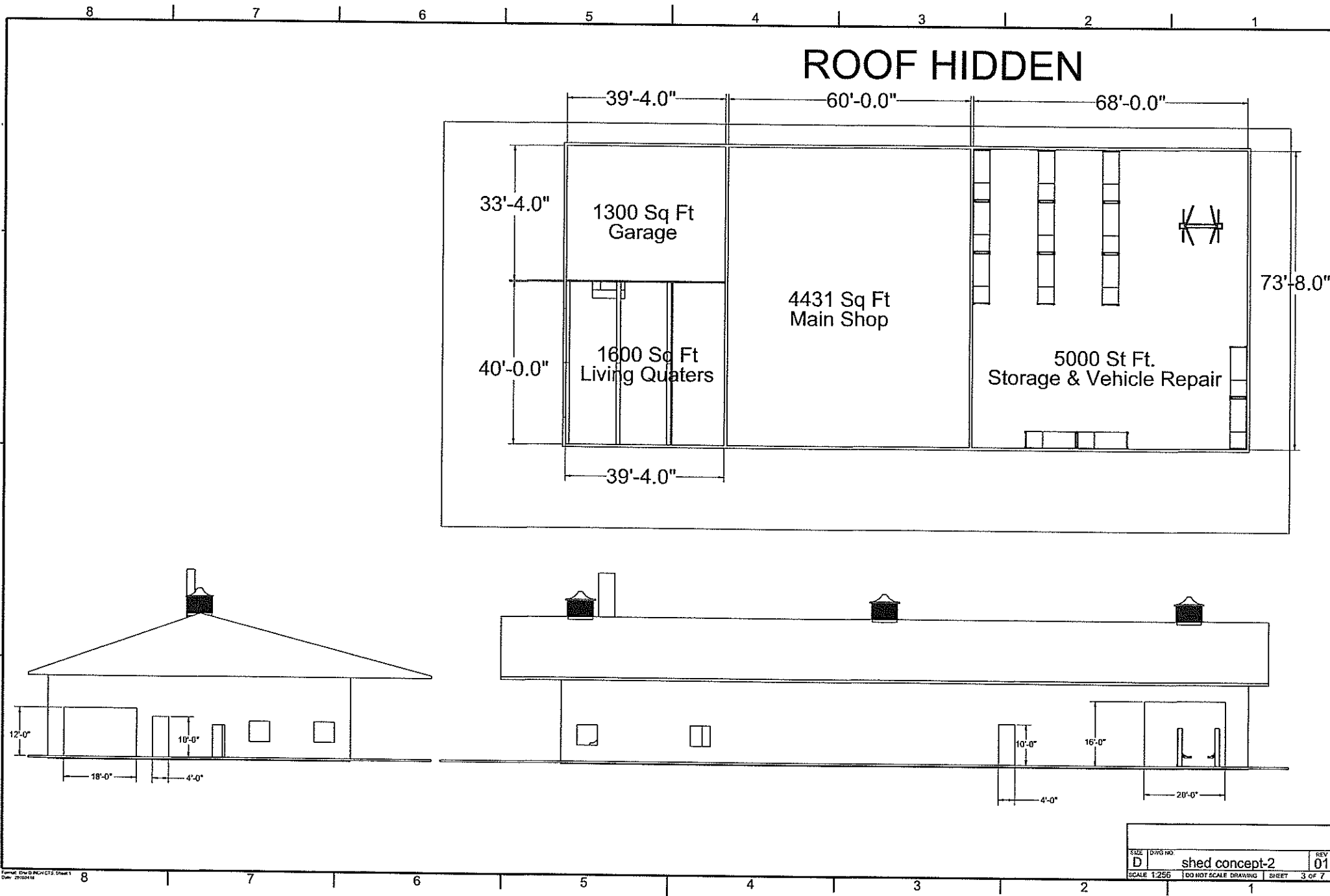
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REVISIONS HISTORY			
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			PJR

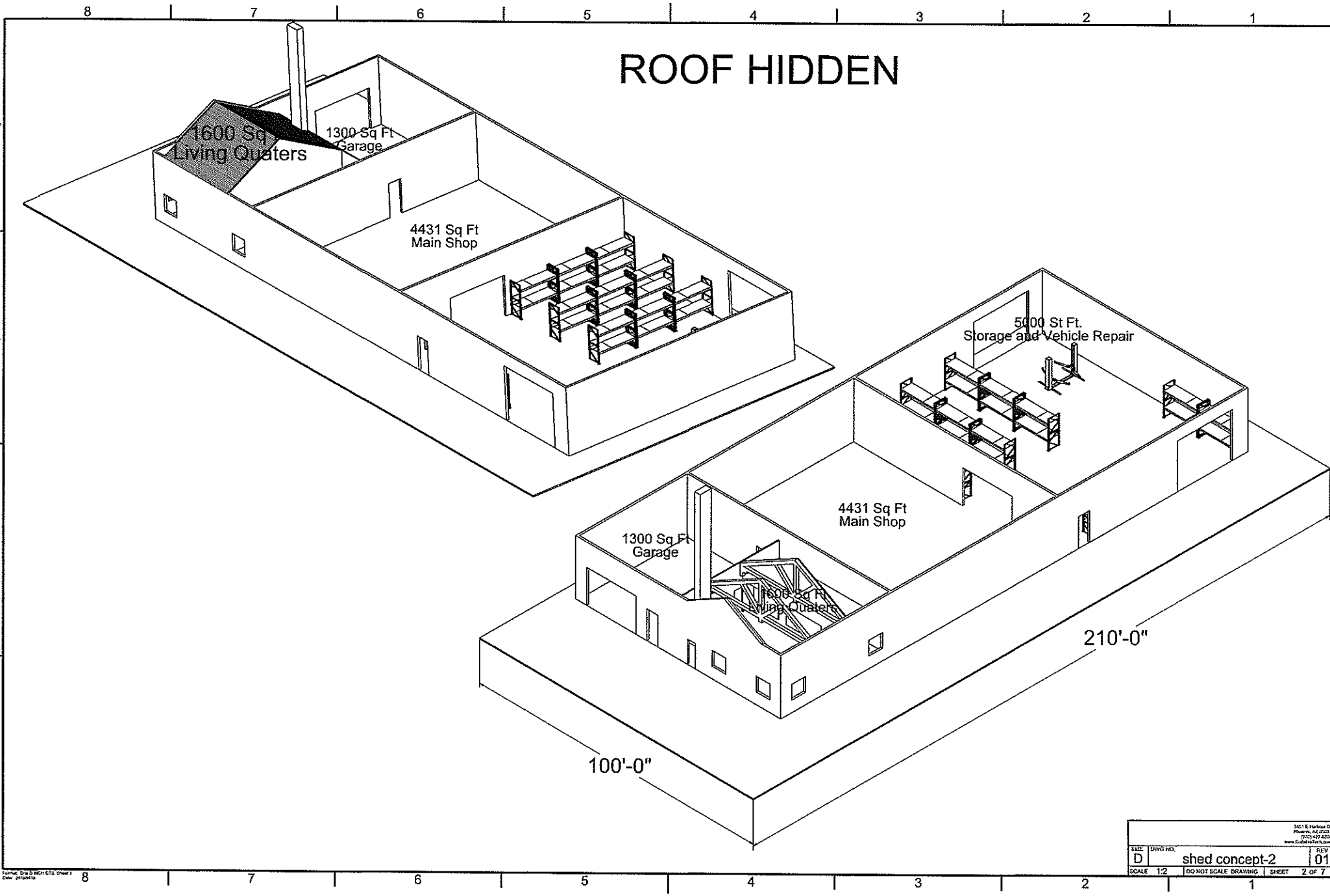


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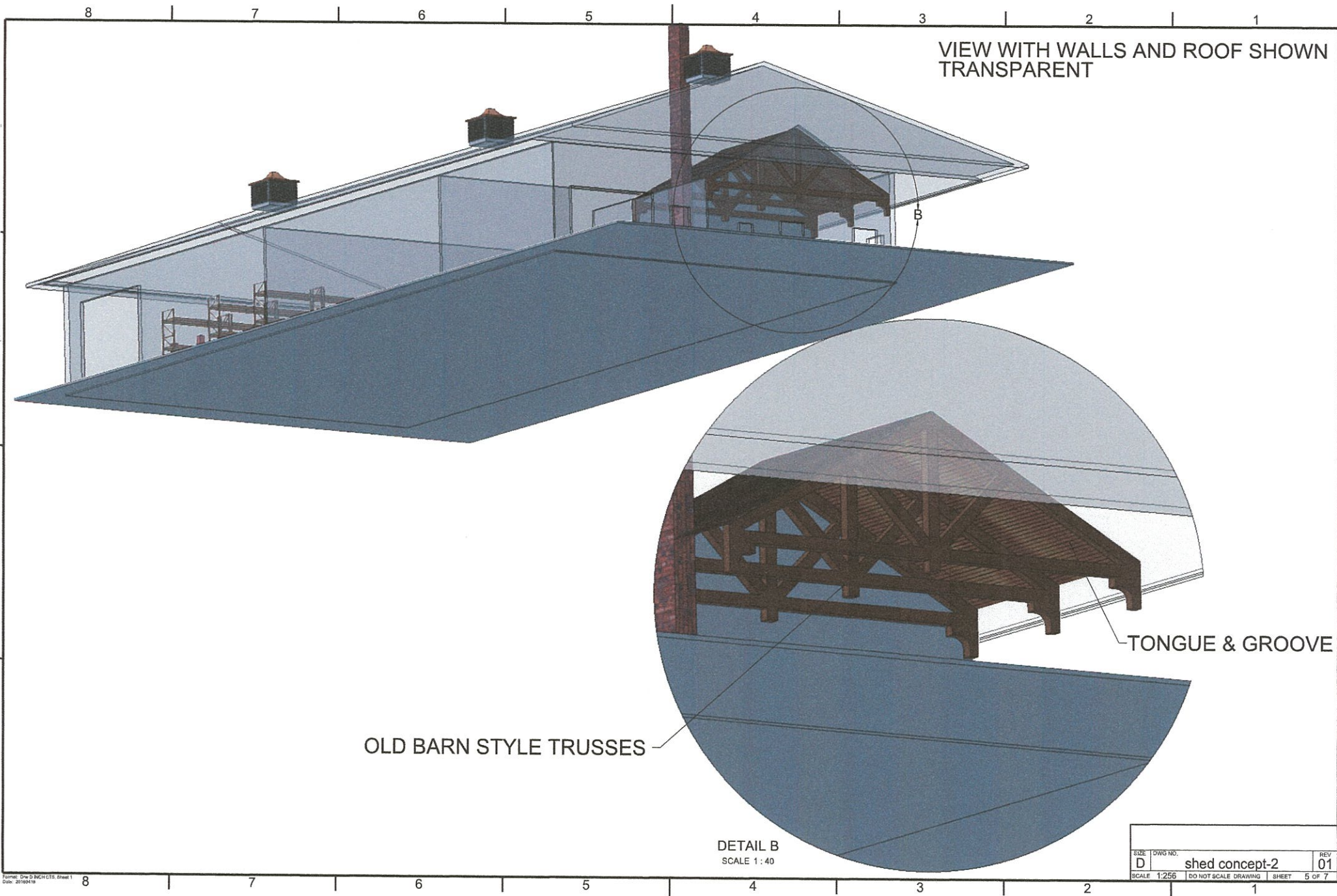
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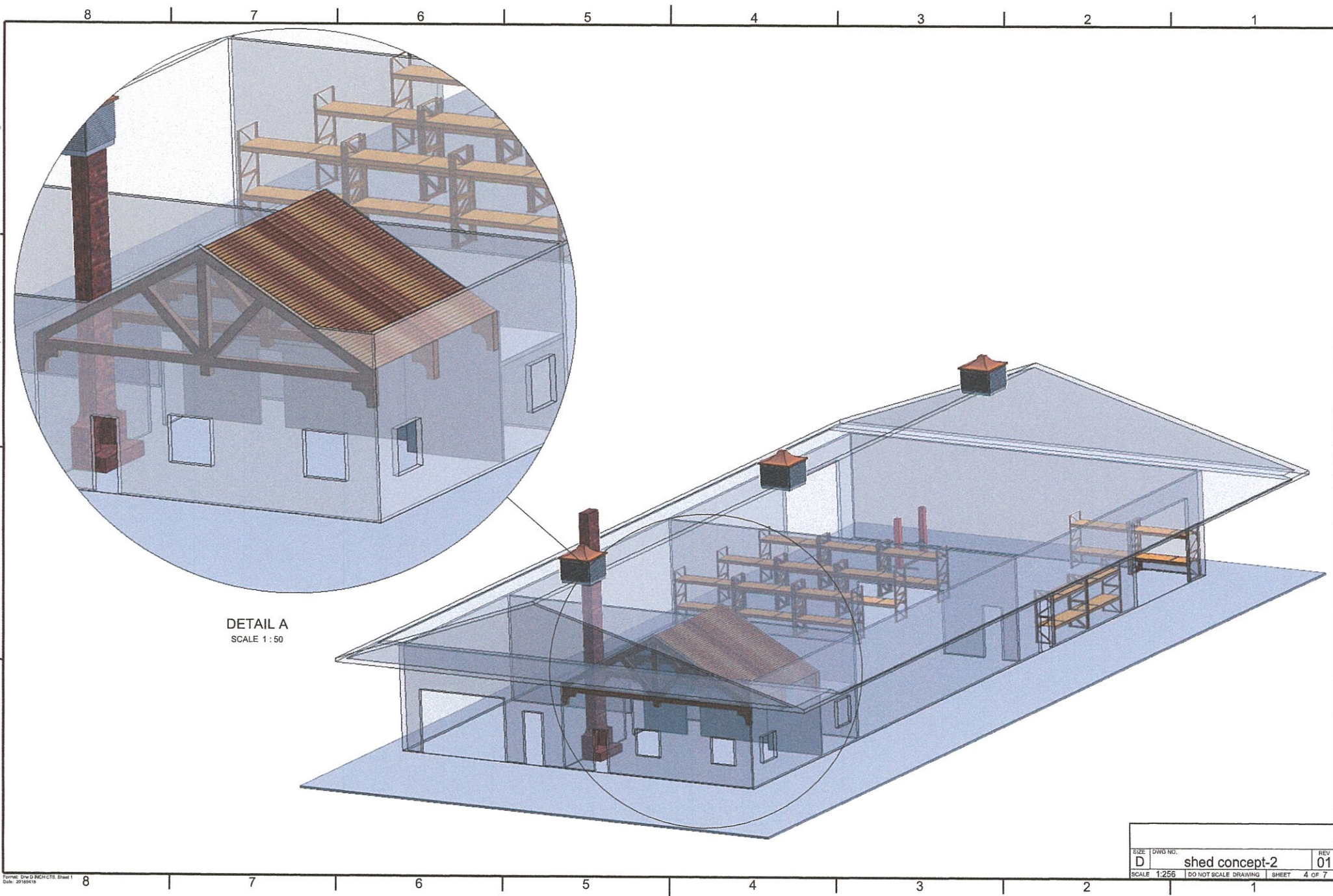


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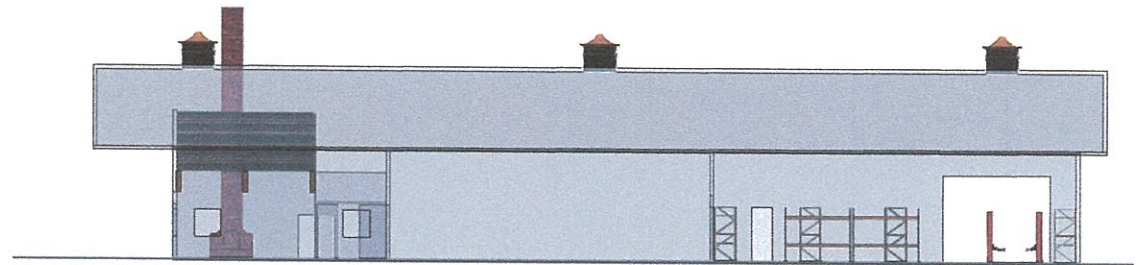
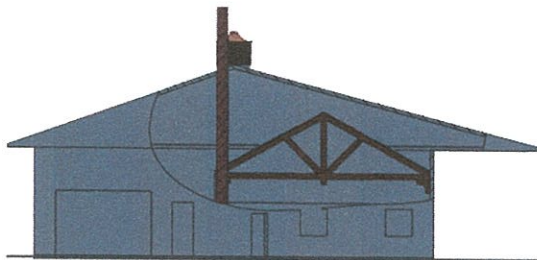
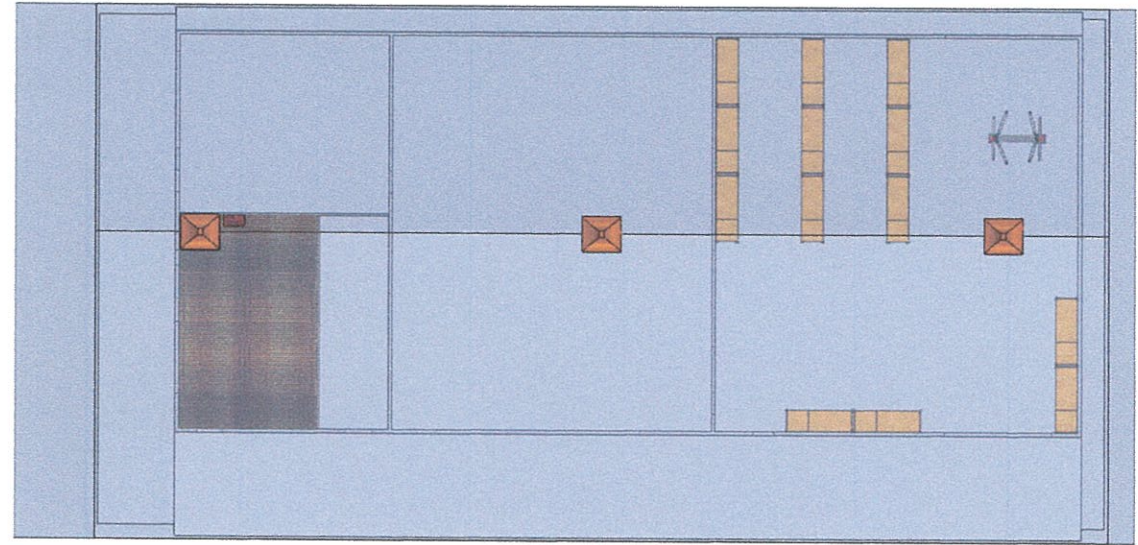
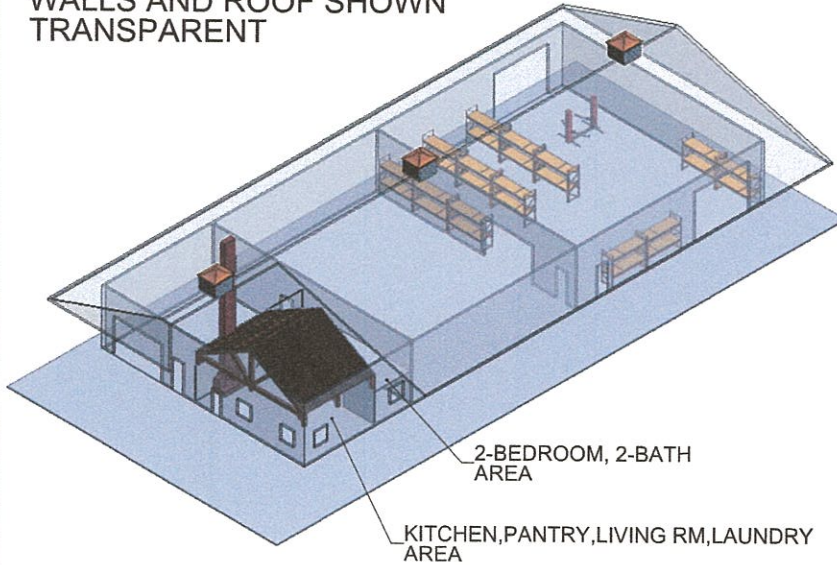


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VIEW WITH CUT AWAY OF ROOF,
WALLS AND ROOF SHOWN
TRANSPARENT



SIZE	DWG NO.	REV
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**ADOPTING AMENDMENT CPA-01-21 TO THE CITY OF NEW LONDON'S
YEAR 2030 COMPREHENSIVE PLAN [CHANGING A PORTION OF THE PREFERRED LAND USE
MAP FROM CONSERVATION TO SPLIT SINGLE FAMILY RESIDENTIAL AND MULTI-FAMILY
RESIDENTIAL]**

RESOLUTION NO. _____

WHEREAS, Wisconsin's comprehensive planning law, set forth in Section 66.1001 of the Wisconsin Statutes, requires County and local governments that enforce general zoning, shoreland zoning, subdivision, or official mapping ordinances to adopt a comprehensive plan by January 1, 2010, and;

WHEREAS, the City of New London, in cooperation with Foth Infrastructure & Environment, LLC, UW -Extension, and participating local governments, developed a comprehensive plan that meets or exceeds the requirements set forth in Section 66.1001 of the Wisconsin Statutes, and;

WHEREAS, the City of New London's Comprehensive Plan contains all nine elements required by State Statute and addresses all 14 of the State of Wisconsin Comprehensive Planning Goals, and;

WHEREAS, the City of New London Council adopted the City of New London's Year 2030 Comprehensive Plan and enacted Ordinance 1176 of the Code of Ordinances on September 11, 2007, and;

WHEREAS, City of New London has developed an amendment CPA-01-16 to the adopted Year 2030 Comprehensive Plan that reflects changes to proposed land uses since adoption of the City of New London's Year 2030 Comprehensive Plan, and;

WHEREAS, copies of the plan amendment **CPA-01-21** were available for public review in the City Clerk's office and the City of New London Library, and on the City's website, and;

WHEREAS, throughout the development of the plan amendment **CPA-01-21** the City has solicited public input to ensure the public had ample opportunity for involvement in the development of the comprehensive plan amendment, and;

WHEREAS, the City of New London has duly noticed a public hearing on the City of New London's Year 2030 Comprehensive Plan Amendment **CPA-01-21** and the Common Council held said public hearing, in accordance with Section 66.1001 4)(d) of the Statutes.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to section 66.1001 (4)(b) of the Wisconsin Statutes, the Planning Commission hereby adopts the Comprehensive Plan Amendment **CPA-01-21** dated May 27, 2021.

Adopted by the Planning Commission May 27, 2021

BY: _____
Robert Besaw, Chair of Planning Commission

Adopted by the Common Council June 8, 2021

BY: _____
Mark Herter, Mayor

Attest: _____
Nicole Lemke, City Clerk

**City of New London, Outagamie and Waupaca Counties, Wisconsin
Proposed Year 2030 Comprehensive Plan Amendment (No. CPA-01-21)**

Amendment to Future Land Use Map

Background

As a result of unexpected changes within the community, the City of New London is proposing to amend its Year 2030 Comprehensive Plan in order to accommodate business expansion in the Planned Commercial district.

As directed by Wisconsin State Statutes 66.1001(4), any Plan Commission or other body of a local governmental unit authorized to prepare or amend a comprehensive plan shall adopt written public participation procedures that foster public participation. Such provisions were adopted by the City in 2007 as part of the Comprehensive Plan preparation process and said document will be used as guide in processing the proposed Year 2030 Comprehensive Plan amendment (CPA-01-16). Furthermore, the Plan Commission and City Council must adopt a resolution by a majority vote of the entire Board to amend the plan. The vote shall be recorded in the official minutes of the Plan Commission; the resolution shall refer to maps and other descriptive materials that relate to one or more elements of the Comprehensive Plan. One copy of the recommended plan shall be sent to the following entities as required by state law:

- Every governmental body that is located in whole or part within the boundaries of the local governmental unit (county, utility districts, school districts, sanitary districts, drainage districts). **This includes Outagamie and Waupaca County, the New London School District and New London Utilities.**
- The clerk of every local governmental unit that is adjacent to the local governmental unit that is the subject of the plan or update. **These include the Towns of Hortonia, Lebanon, Liberty, Maple Creek and Mukwa.**
- To owners of property, or to persons who have a leasehold interest in property pursuant to which the persons may extract non-metallic mineral resources in or on a property, in which the allowable use or intensity of use of the property is changed by the comprehensive plan (Chapter 66.1001 (4)(a) of the Wisconsin State Statutes. Not applicable in New London's case.
- **The Wisconsin Department of Administration.**
- **The East Central Wisconsin Regional Planning Commission.**
- The **public library** that serves the area in which the local government unit is located.
- Others that may be identified in the adopted public participation procedures.

The City Council and Plan Commission may spend time reviewing, revising and requesting revisions to the recommended plan amendment. The City Council shall draft an ordinance adopting the plan amendment and a Class 1 public notice must be published at least 30 days prior to the hearing(s) on the proposed ordinance to adopt the final plan amendment. The City must provide an opportunity for written comments to be submitted by public and there must be a response to those comments if required. In addition, at least one public hearing must be held on the proposed amendment, resolution and ordinance. By majority vote, the City Council must approve the ordinance. Finally, the plan amendment and the ordinance must be re-distributed to the list of entities above.

Description of Proposed Comprehensive Plan Amendment(s)

The proposed plan amendment (CPA-01-21) was initiated by the Planning Commission in order to accommodate the expansion of residential development in the City of New London.

This Comprehensive Plan amendment CPA-01-21 consists of two components: Map 8-42 which is the Original "Preferred Land Use Map" and Map 8-42C which indicates the proposed changes after CPA-01-21 would be adopted.

Basis for the Plan Amendments

When reviewing a proposed amendment to a comprehensive plan, particularly one which alters the proposed use of a property(ies), it should be compared internally to the plan's own goals and recommendations. This helps to ensure consistency between the plan and the amendment in two ways: a) it identifies and documents supporting reasons for consideration of the amendment(s), and; b) it can identify overarching goals which should be accomplished or addressed as the properties move through the development process. The goals within the existing plan were reviewed and can be placed in one of these two categories:

Plan Amendment Justifications (Goals/recommendations which support the amendment request):

8.4 Preferred Land Use Plan*

- A land use plan is long range and will need to be reevaluated periodically to ensure that it remains applicable to changing trends and conditions. The plan is not static. It can be amended when a situation arises that was not anticipated during the initial plan development process.

*Source — p. 8-10 - City of New London 2030 Comprehensive Plan / January 2007

Plan Goal Considerations for the Plan Amendment(s) and/or Future Development:

ANC3 — Preserve community character and small town atmosphere

Assessment of Amendment Staff Recommendations

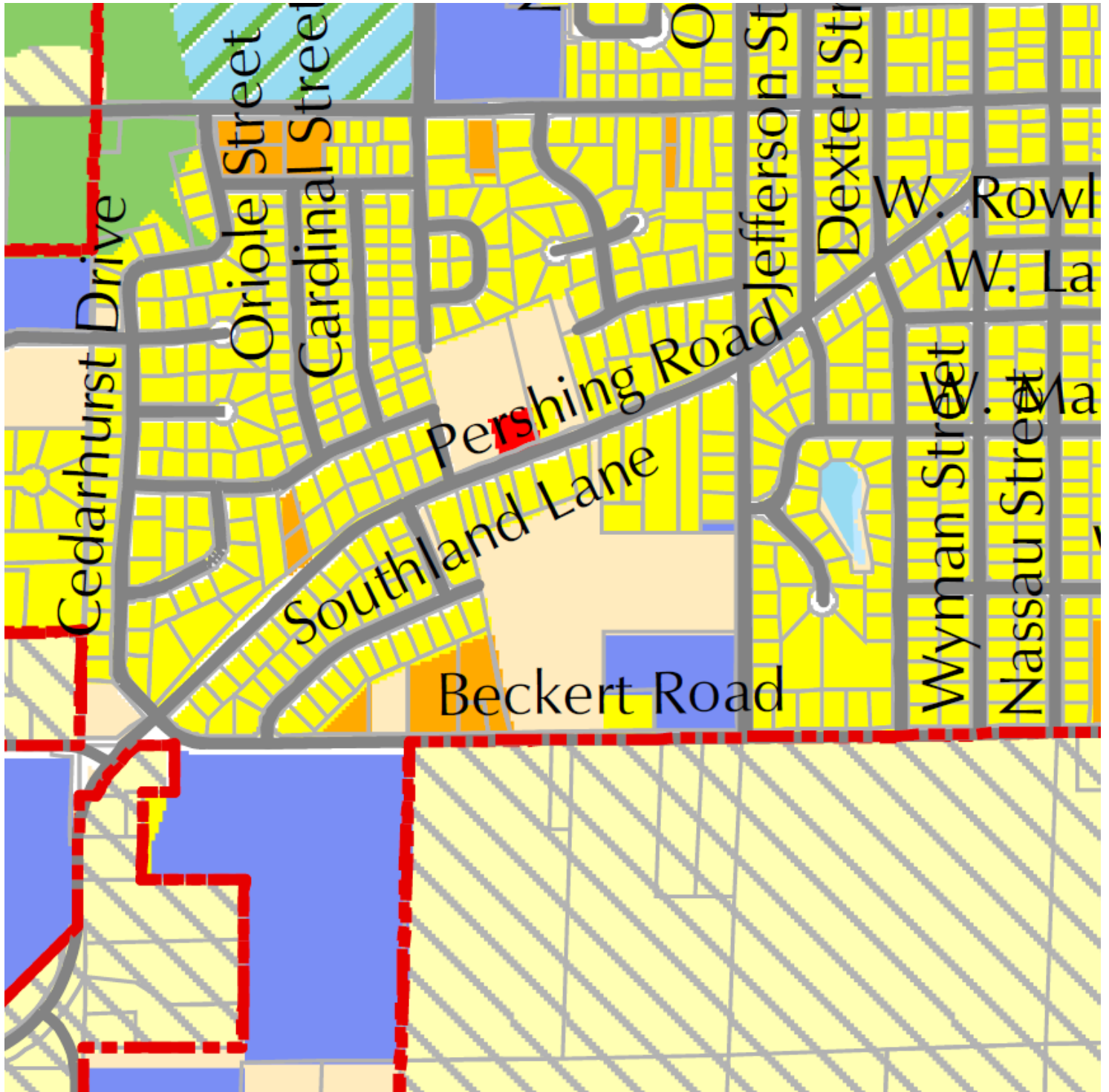
Based on the proposed amendments — as requested and outlined in this report — coupled with a review of current plans which affect land use, transportation, recreation, public infrastructure and public safety, it is determined that the proposed plan amendment is:

- 1) Consistent with the current comprehensive plan's intent and spirit and;
- 2) Will provide increased opportunities to meet the plan's overall vision and goals.











The fact that this amendment only accelerates the timeframe of this land use change to coincide with an opportunity that arose justifies the consideration of this amendment to the City's Year 2030 Comprehensive Plan.

Staff therefore recommends that Comprehensive Plan Amendment CPA-01-21 **be approved** by the Plan Commission so that it may be considered by the City Council.

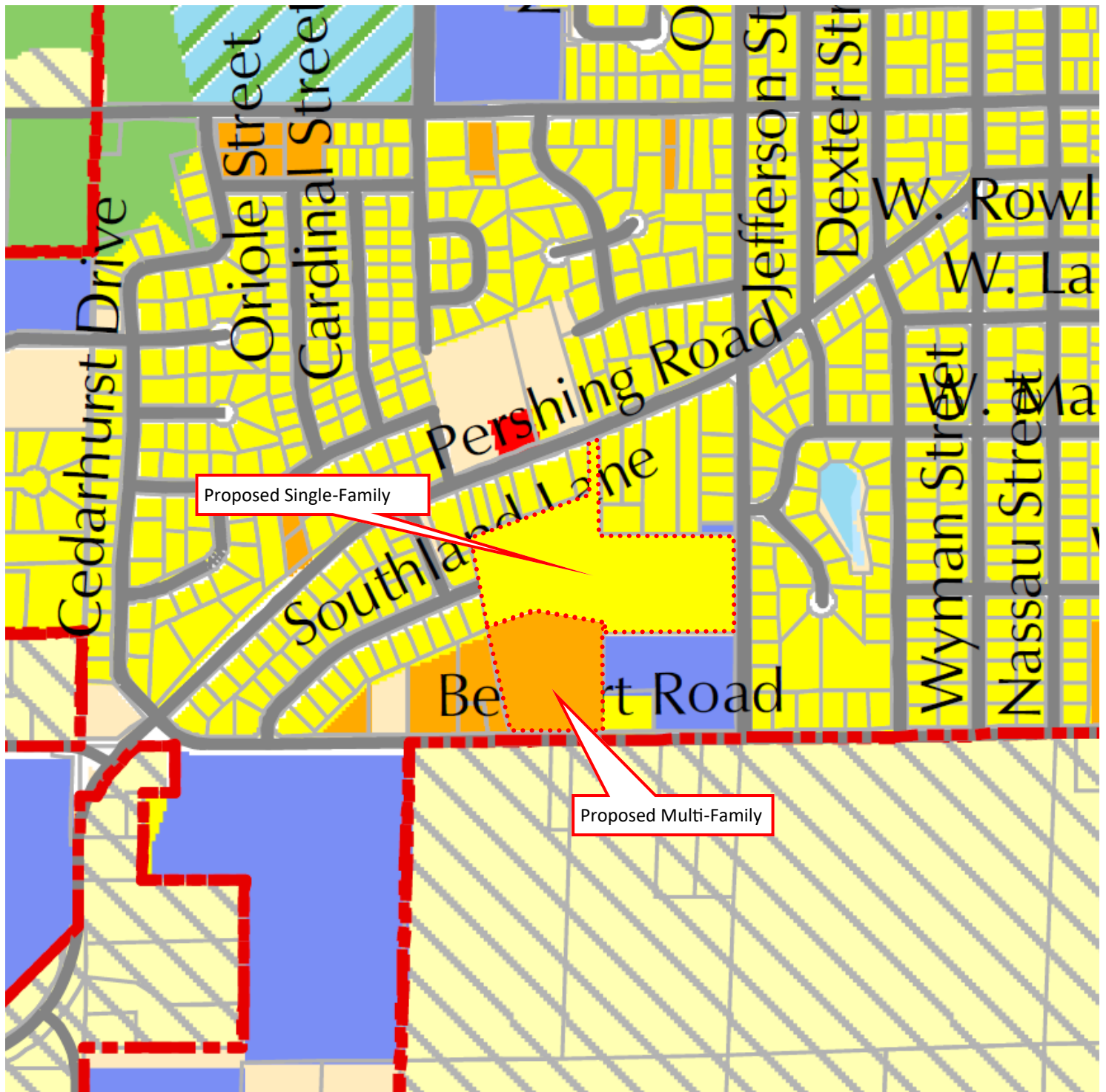
Current Preferred Land Use Map 8-42













Preferred Land Use

- | | |
|---|--|
|  Conservation (C) |  Planned Manufactured Home Park (PMH) |
|  Community/Downtown Commercial (CDC) |  Park/Recreation (PR) |
|  Multi-Family Residential (MFR) |  Public Institutional (PUI) |
|  Planned Commercial (PC) |  Resource Protection (RP) |
|  Planned Industrial (PI) |  Single Family Residential (SFR) |

Proposed Preferred Land Use Map 8-42C



Preferred Land Use

- | | |
|---|--|
|  Conservation (C) |  Planned Manufactured Home Park (PMH) |
|  Community/Downtown Commercial (CDC) |  Park/Recreation (PR) |
|  Multi-Family Residential (MFR) |  Public Institutional (PUI) |
|  Planned Commercial (PC) |  Resource Protection (RP) |
|  Planned Industrial (PI) |  Single Family Residential (SFR) |

**AN ORDINANCE AMENDING THE CITY OF NEW LONDON
YEAR 2030 COMPREHENSIVE PLAN [CPA 01-21: CHANGING A PORTION OF THE PREFERRED
LAND USE MAP FROM CONSERVATION TO SPLIT SINGLE FAMILY RESIDENTIAL AND MULTI-
FAMILY RESIDENTIAL]**

ORDINANCE No. _____

The City Council of the City of New London, Outagamie and Waupaca Counties, Wisconsin, do ordain as follows:

PURPOSE: **The purpose of this Ordinance is to change the Preferred Land Use Map from R-1 (single-family) to R-4 (multi-family).**

SECTION 1. The City of New London, Wisconsin, adopted the City of New London's Year 2030 Comprehensive Plan on October 9, 2007, in compliance with WI. Stats. s 66.1001(1)(a) and 66.1001(2).

SECTION 2. City of New London staff, working under the direction of the Plan Commission, have prepared a proposed Comprehensive Plan Amendment (CPA-01-21) dated May 27, 2021.

SECTION 3. The City published the required Class I, 30 day-notice on May 6, 2021.

SECTION 4. The City of New London Common Council conducted a public hearing on June 8, 2021 in compliance with WI. Stats. s.66.1001(4)(d), regarding the proposed Comprehensive Plan Amendment.

SECTION 5. The Plan Commission has adopted a Resolution recommending that the City Council approve an Ordinance adopting the proposed Year 2030 Comprehensive Plan Amendment.

SECTION 6. The proposed amendment is consistent with the remaining sections of the adopted City of New London's Year 2030 Comprehensive Plan.

SECTION 7. The proposed amendment, together with the adopted City of New London's Year 2030 Comprehensive Plan, contains all of the elements set forth in WI. Stats. 66.1001(2)

SECTION 8. The City Council hereby amends the City of New London's Year 2030 Comprehensive Plan as described in the proposed Comprehensive Plan Amendment CPA 01-21.

SECTION 9. The Zoning Administrator shall send a copy of this ordinance to the following along with a cover letter:

- (1) Clerks for the Towns of Hortonia, Lebanon, Liberty, Maple Creek and Mukwa;
- (2) County clerks for Outagamie and Waupaca County
- (3) Administrator for New London School District
- (4) New London Utilities Manager
- (5) Wisconsin Land Council (c/of Wisconsin Department of Administration,
Comprehensive Planning Program.
- (6) Wisconsin Department of Administration Comprehensive Planning Program;
- (7) City of New London Public Library;
- (8) East Central Wisconsin Regional Planning Commission

Section 10. SEVERABILITY. If any provision of this ordinance is found to be invalid or unconstitutional or if the application of this ordinance to any person or circumstances is invalid or unconstitutional such invalidity or unconstitutionality shall not affect the other provisions or application of this ordinance which can be given effect without the invalid or unconstitutional provisions or applications.

Section 11. EFFECTIVE DATE.

This ordinance shall take effect upon passage and publication.

BY: _____
Mark Herter, Mayor

Attest: _____
Nicole Lemke, City Clerk

1st Reading: _____ June 8 _____, 2021

2nd Reading: _____, 2021

Published: _____, 2021

AN ORDINANCE REZONING PROPERTY
(VACANT LAND AT 815 W. BECKERT RD.)

ORDINANCE NO. _____

The Common Council of the City of New London, Outagamie and Waupaca Counties, Wisconsin do ordain as follows:

PURPOSE: This rezoning is to allow for the construction of multi-family residential buildings.

Section 1. That the following described property be rezoned from the current R-1 (Single Family) to R-4 (Multiple Family District).

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.

A section of Lot 1 consisting of 4.8199 acres of the preceding described property will be re-zoned from R-1 to R-4, pending CSM modifications approval.

Section 2: This ordinance takes effect upon passage and publication.

By: _____
Mark Herter, Mayor

Attest: _____
Nicole Lemke, City Clerk

1st Reading: _____ 2021

2nd Reading: _____ 2021

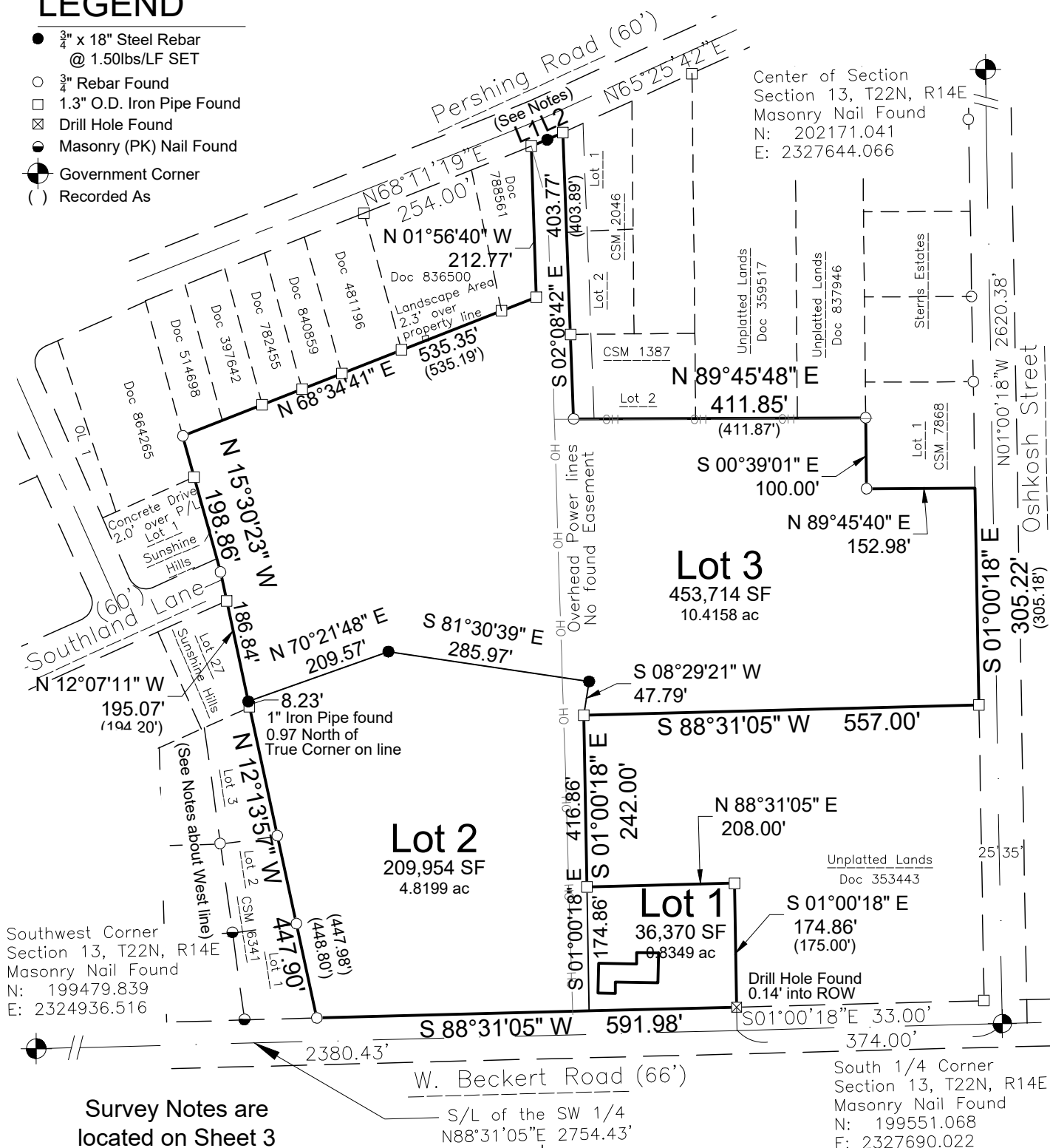
Published: _____ 2021

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

LEGEND

- $\frac{3}{4}$ " x 18" Steel Rebar
 @ 1.50lbs/LF SET
 ○ $\frac{3}{4}$ " Rebar Found
 □ 1.3" O.D. Iron Pipe Found
 ☒ Drill Hole Found
 ● Masonry (PK) Nail Found
 ⊕ Government Corner
 () Recorded As



**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, File #
base on CSM 7833. Da

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 6341as 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

**ADOPTING AMENDMENT CPA-02-21 TO THE CITY OF NEW LONDON'S
YEAR 2030 COMPREHENSIVE PLAN [CHANGING FROM PLANNED INDUSTRIAL TO SPLIT
SINGLE FAMILY RESIDENTIAL AND MULTI-FAMILY RESIDENTIAL]**

RESOLUTION NO. _____

WHEREAS, Wisconsin's comprehensive planning law, set forth in Section 66.1001 of the Wisconsin Statutes, requires County and local governments that enforce general zoning, shoreland zoning, subdivision, or official mapping ordinances to adopt a comprehensive plan by January 1, 2010, and;

WHEREAS, the City of New London, in cooperation with Foth Infrastructure & Environment, LLC, UW -Extension, and participating local governments, developed a comprehensive plan that meets or exceeds the requirements set forth in Section 66.1001 of the Wisconsin Statutes, and;

WHEREAS, the City of New London's Comprehensive Plan contains all nine elements required by State Statute and addresses all 14 of the State of Wisconsin Comprehensive Planning Goals, and;

WHEREAS, the City of New London Council adopted the City of New London's Year 2030 Comprehensive Plan and enacted Ordinance 1176 of the Code of Ordinances on September 11, 2007, and;

WHEREAS, City of New London has developed an amendment CPA-01-16 to the adopted Year 2030 Comprehensive Plan that reflects changes to proposed land uses since adoption of the City of New London's Year 2030 Comprehensive Plan, and;

WHEREAS, copies of the plan amendment **CPA-02-21** were available for public review in the City Clerk's office and the City of New London Library, and on the City's website, and;

WHEREAS, throughout the development of the plan amendment **CPA-02-21** the City has solicited public input to ensure the public had ample opportunity for involvement in the development of the comprehensive plan amendment, and;

WHEREAS, the City of New London has duly noticed a public hearing on the City of New London's Year 2030 Comprehensive Plan Amendment **CPA-02-21** and the Common Council held said public hearing, in accordance with Section 66.1001 (4)(d) of the Statutes.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to section 66.1001 (4)(b) of the Wisconsin Statutes, the Planning Commission hereby adopts the Comprehensive Plan Amendment **CPA-02-21** dated May 27, 2021.

Adopted by the Planning Commission May 27, 2021

BY: _____
Robert Besaw, Chair of Planning Commission

Adopted by the Common Council June 8, 2021

BY: _____
Mark Herter, Mayor

Attest: _____
Nicole Lemke, City Clerk

**City of New London, Outagamie and Waupaca Counties, Wisconsin
Proposed Year 2030 Comprehensive Plan Amendment (No. CPA-02-21)**

Amendment to Future Land Use Map

Background

As a result of unexpected changes within the community, the City of New London is proposing to amend its Year 2030 Comprehensive Plan in order to accommodate business expansion in the Planned Commercial district.

As directed by Wisconsin State Statutes 66.1001(4), any Plan Commission or other body of a local governmental unit authorized to prepare or amend a comprehensive plan shall adopt written public participation procedures that foster public participation. Such provisions were adopted by the City in 2007 as part of the Comprehensive Plan preparation process and said document will be used as guide in processing the proposed Year 2030 Comprehensive Plan amendment (CPA-01-16). Furthermore, the Plan Commission and City Council must adopt a resolution by a majority vote of the entire Board to amend the plan. The vote shall be recorded in the official minutes of the Plan Commission; the resolution shall refer to maps and other descriptive materials that relate to one or more elements of the Comprehensive Plan. One copy of the recommended plan shall be sent to the following entities as required by state law:

- Every governmental body that is located in whole or part within the boundaries of the local governmental unit (county, utility districts, school districts, sanitary districts, drainage districts). **This includes Outagamie and Waupaca County, the New London School District and New London Utilities.**
- The clerk of every local governmental unit that is adjacent to the local governmental unit that is the subject of the plan or update. **These include the Towns of Hortonia, Lebanon, Liberty, Maple Creek and Mukwa.**
- To owners of property, or to persons who have a leasehold interest in property pursuant to which the persons may extract non-metallic mineral resources in or on a property, in which the allowable use or intensity of use of the property is changed by the comprehensive plan (Chapter 66.1001 (4)(a) of the Wisconsin State Statutes. Not applicable in New London's case.
- **The Wisconsin Department of Administration.**
- **The East Central Wisconsin Regional Planning Commission.**
- The **public library** that serves the area in which the local government unit is located.
- Others that may be identified in the adopted public participation procedures.

The City Council and Plan Commission may spend time reviewing, revising and requesting revisions to the recommended plan amendment. The City Council shall draft an ordinance adopting the plan amendment and a Class 1 public notice must be published at least 30 days prior to the hearing(s) on the proposed ordinance to adopt the final plan amendment. The City must provide an opportunity for written comments to be submitted by public and there must be a response to those comments if required. In addition, at least one public hearing must be held on the proposed amendment, resolution and ordinance. By majority vote, the City Council must approve the ordinance. Finally, the plan amendment and the ordinance must be re-distributed to the list of entities above.

Description of Proposed Comprehensive Plan Amendment(s)

The proposed plan amendment (CPA-02-21) was initiated by the Planning Commission in order to accommodate the expansion of residential development in the City of New London.

This Comprehensive Plan amendment CPA-02-21 consists of two components: Map 8-42 which is the Original "Preferred Land Use Map" and Map 8-42D which indicates the proposed changes after CPA-02-21 would be adopted.

Basis for the Plan Amendments

When reviewing a proposed amendment to a comprehensive plan, particularly one which alters the proposed use of a property(ies), it should be compared internally to the plan's own goals and recommendations. This helps to ensure consistency between the plan and the amendment in two ways: a) it identifies and documents supporting reasons for consideration of the amendment(s), and; b) it can identify overarching goals which should be accomplished or addressed as the properties move through the development process. The goals within the existing plan were reviewed and can be placed in one of these two categories:

Plan Amendment Justifications (Goals/recommendations which support the amendment request):

8.4 Preferred Land Use Plan*

- A land use plan is long range and will need to be reevaluated periodically to ensure that it remains applicable to changing trends and conditions. The plan is not static. It can be amended when a situation arises that was not anticipated during the initial plan development process.

*Source — p. 8-10 - City of New London 2030 Comprehensive Plan / January 2007

Plan Goal Considerations for the Plan Amendment(s) and/or Future Development:

ANC3 — Preserve community character and small town atmosphere

Assessment of Amendment Staff Recommendations

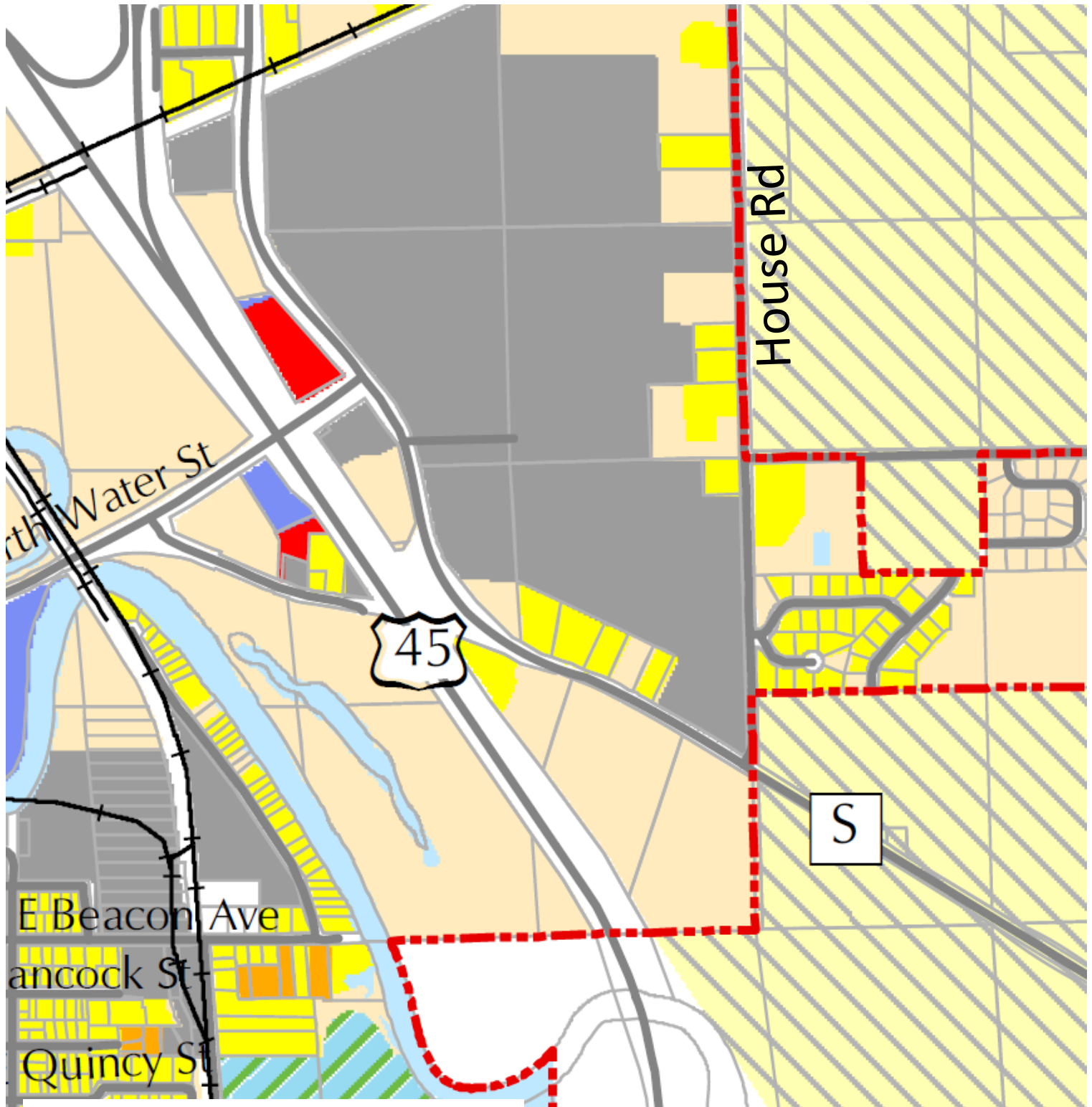
Based on the proposed amendments — as requested and outlined in this report — coupled with a review of current plans which affect land use, transportation, recreation, public infrastructure and public safety, it is determined that the proposed plan amendment is:

- 1) Consistent with the current comprehensive plan's intent and spirit and;
- 2) Will provide increased opportunities to meet the plan's overall vision and goals.






The fact that this amendment only accelerates the timeframe of this land use change to coincide with an opportunity that arose justifies the consideration of this amendment to the City's Year 2030 Comprehensive Plan.






Staff therefore recommends that Comprehensive Plan Amendment CPA-02-21 **be approved** by the Plan Commission so that it may be considered by the City Council.

Current Preferred Land Use Map 8-42

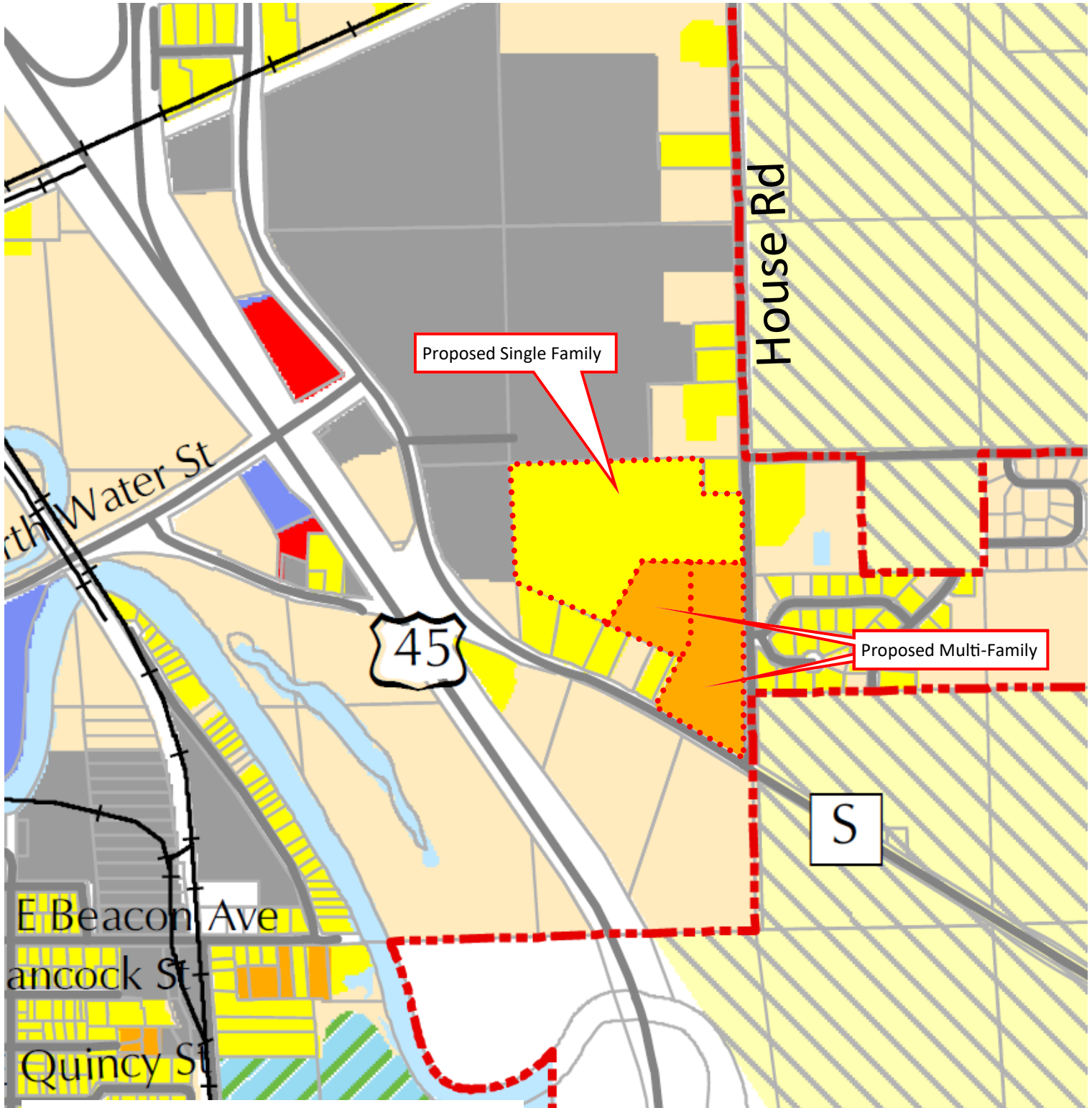


Preferred Land Use











-  Conservation (C)
-  Community/Downtown Commercial (CDC)
-  Multi-Family Residential (MFR)
-  Planned Commercial (PC)
-  Planned Industrial (PI)

-  Planned Manufactured Home Park (PMH)
-  Park/Recreation (PR)
-  Public Institutional (PUI)
-  Resource Protection (RP)
-  Single Family Residential (SFR)

Proposed Preferred Land Use Map 8-42D



Preferred Land Use

- | | |
|---|--|
|  Conservation (C) |  Planned Manufactured Home Park (PMH) |
|  Community/Downtown Commercial (CDC) |  Park/Recreation (PR) |
|  Multi-Family Residential (MFR) |  Public Institutional (PUI) |
|  Planned Commercial (PC) |  Resource Protection (RP) |
|  Planned Industrial (PI) |  Single Family Residential (SFR) |

**AN ORDINANCE AMENDING THE CITY OF NEW LONDON
YEAR 2030 COMPREHENSIVE PLAN [CPA 02-21: CHANGING A PORTION OF THE PREFERRED
LAND USE MAP FROM PLANNED INDUSTRIAL TO SPLIT SINGLE FAMILY RESIDENTIAL AND
MULTI-FAMILY RESIDENTIAL]**

ORDINANCE No. _____

The City Council of the City of New London, Outagamie and Waupaca Counties, Wisconsin, do ordain as follows:

PURPOSE: The purpose of this Ordinance is to change the Preferred Land Use Map from M-P (Manufacturing Park) to R-4A (multi-family).

SECTION 1. The City of New London, Wisconsin, adopted the City of New London's Year 2030 Comprehensive Plan on October 9, 2007, in compliance with WI. Stats. s 66.1001(1)(a) and 66.1001(2).

SECTION 2. City of New London staff, working under the direction of the Plan Commission, have prepared a proposed Comprehensive Plan Amendment (CPA-02-21) dated May 27, 2021.

SECTION 3. The City published the required Class I, 30 day-notice on May 6, 2021.

SECTION 4. The City of New London Common Council conducted a public hearing on June 8, 2021 in compliance with WI. Stats. s.66.1001(4)(d), regarding the proposed Comprehensive Plan Amendment.

SECTION 5. The Plan Commission has adopted a Resolution recommending that the City Council approve an Ordinance adopting the proposed Year 2030 Comprehensive Plan Amendment.

SECTION 6. The proposed amendment is consistent with the remaining sections of the adopted City of New London's Year 2030 Comprehensive Plan.

SECTION 7. The proposed amendment, together with the adopted City of New London's Year 2030 Comprehensive Plan, contains all of the elements set forth in WI. Stats. 66.1001(2)

SECTION 8. The City Council hereby amends the City of New London's Year 2030 Comprehensive Plan as described in the proposed Comprehensive Plan Amendment CPA 01-21.

SECTION 9. The Zoning Administrator shall send a copy of this ordinance to the following along with a cover letter:

- (1) Clerks for the Towns of Hortonia, Lebanon, Liberty, Maple Creek and Mukwa;
- (2) County clerks for Outagamie and Waupaca County
- (3) Administrator for New London School District
- (4) New London Utilities Manager
- (5) Wisconsin Land Council (c/of Wisconsin Department of Administration, Comprehensive Planning Program.
- (6) Wisconsin Department of Administration Comprehensive Planning Program;
- (7) City of New London Public Library;
- (8) East Central Wisconsin Regional Planning Commission

Section 10. SEVERABILITY. If any provision of this ordinance is found to be invalid or unconstitutional or if the application of this ordinance to any person or circumstances is invalid or unconstitutional such invalidity or unconstitutionality shall not affect the other provisions or application of this ordinance which can be given effect without the invalid or unconstitutional provisions or applications.

Section 11. EFFECTIVE DATE.

This ordinance shall take effect upon passage and publication.

BY: _____
Mark Herter, Mayor

Attest: _____
Nicole Lemke, City Clerk

1st Reading: _____ June 8 _____, 2021

2nd Reading: _____ July 13 _____, 2021

Published: _____, 2021

AN ORDINANCE REZONING PROPERTY
LOCATED AT THE NORTHWEST CORNER OF HOUSE ROAD AND HWY S

ORDINANCE NO. _____

The Common Council of the City of New London, Outagamie and Waupaca Counties, Wisconsin do ordain as follows:

PURPOSE: This rezoning is to allow for the construction of multi-family residential buildings.

Section 1. That the following described property be rezoned from the current M-P (Manufacturing Park) to R-4A (Multiple Family District).

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 7; THENCE S01°05'23"E, 611.43 FEET ALONG THE EAST LINE OF THE EAST 1/4; THENCE N89°56'14"W, 33.01 FEET TO THE WEST RIGHT OF WAY LINE OF HOUSE ROAD AND ALSO BEING THE POINT OF BEGINNING. THENCE S01°05'23"E, 917.26 FEET ALONG SAID WEST RIGHT OF WAY LINE; THENCE S31°49'30"W, 71.32 FEET; THENCE S72°56'05"W, 30.32 FEET TO THE NORTH RIGHT OF WAY LINE OF CTH S PER DOC. NUMBER 1636200; THENCE ALONG SAID NORTH RIGHT OF WAY LINE FOR 199.94 FEET ON A CURVE TO THE LEFT HAVING A RADIUS OF 5,789.58 FEET AND A CHORD OF N59°16'22"W, 199.93 FEET; THENCE N63°31'17"W, 101.03 FEET ALONG SAID NORTH RIGHT OF WAY LINE; THENCE ALONG SAID NORTH RIGHT OF WAY LINE FOR 206.33 FEET ON A CURVE TO THE LEFT HAVING A RADIUS OF 5,784.58 FEET AND A CHORD OF N62°23'51"W, 206.32 FEET; THENCE N20°58'19"E, 282.03 FEET; THENCE N69°01'59"E, 472.18 FEET; THENCE N33°00'00"E, 367.45 FEET; THENCE S89°56'14"E, 632.45 FEET TO SAID WEST RIGHT OF WAY LINE OF HOUSE ROAD AND ALSO BEING THE POINT OF BEGINNING. CONTAINING 518,995 SQUARE FEET OR 11.914 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Section 2: This ordinance takes effect upon passage and publication.

By: _____
Mark Herter, Mayor

Attest: _____
Nicole Lemke, City Clerk

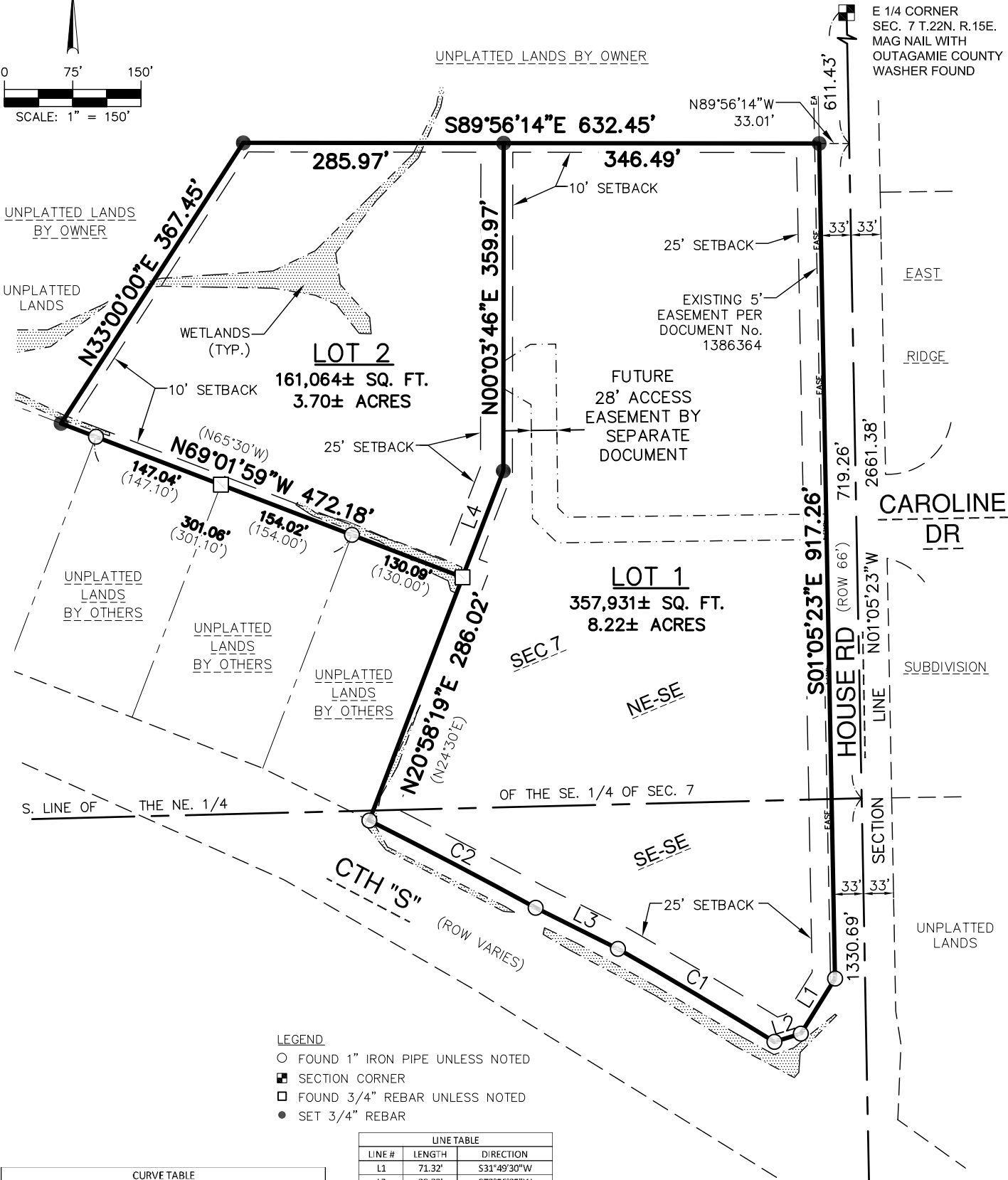
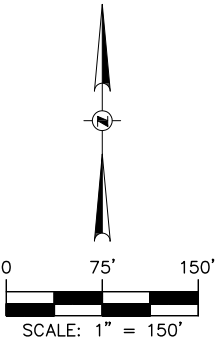
1st Reading: _____ 2021

2nd Reading: _____ 2021

Published: _____ 2021

CERTIFIED SURVEY MAP

PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION SEVEN (7), TOWNSHIP TWENTY-TWO (22) NORTH, RANGE FIFTEEN (15) EAST, CITY OF NEW LONDON, OUTAGAMIE COUNTY, WISCONSIN.



- LEGEND
- FOUND 1" IRON PIPE UNLESS NOTED
 - SECTION CORNER
 - FOUND 3/4" REBAR UNLESS NOTED
 - SET 3/4" REBAR

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	199.89' (199.94')	5789.58'	199.88' (199.93')	N59°16'57"W (N59°16'22"W)
C2	206.33'	5784.58'	206.32'	N62°17'17"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	71.32'	S31°49'30"W
L2	30.32'	S72°56'05"W (S72°58'03"W)
L3	101.03' (101.13')	N63°31'17"W (N63°35'45"W)
L4	125.13'	N20°58'19"E

OWNER
HARMISON REVOCABLE TRUST,
ROGER R. STEINGRABER,
FRANK L. BAUMGARTNER
FAMILY REV. TRUST
9158 MELODY CIRCLE
PORT CHARLOTTE, FL 33981

NOTES

THIS CSM INCLUDES PART OF TAX PARCEL NO. 333050500

NORTH REFERENCED TO EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 22 NORTH, RANGE 15 EAST WHICH BEARS N01°05'23"W BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (W.C.C.S.), OUTAGAMIE COUNTY.

THE SUBJECT PROPERTY IS CURRENTLY ZONED MP: MANUFACTURING PARK.

WETLANDS DELINEATED IN THE FIELD BY GRAEF ON APRIL 14 AND 15, 2021.

SE CORNER
SEC. 7 T.22N. R.15E.
BERNTSEN MONUMENT FOUND

GRAEF

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

CERTIFIED SURVEY MAP

PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION SEVEN (7), TOWNSHIP
TWENTY-TWO (22) NORTH, RANGE FIFTEEN (15) EAST, CITY OF NEW LONDON,
OUTAGAMIE COUNTY, WISCONSIN.

SURVEYOR’S CERTIFICATE:

I, CRAIG D. HANSEN, WISCONSIN PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION SEVEN (7), TOWNSHIP TWENTY-TWO (22) NORTH, RANGE FIFTEEN (15) EAST, CITY OF NEW LONDON, OUTAGAMIE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 7; THENCE S01°05’23”E, 611.43 FEET ALONG THE EAST LINE OF THE EAST 1/4; THENCE N89°56’14”W, 33.01 FEET TO THE WEST RIGHT OF WAY LINE OF HOUSE ROAD AND ALSO BEING THE POINT OF BEGINNING; THENCE S01°05’23”E, 917.26 FEET ALONG SAID WEST RIGHT OF WAY LINE; THENCE S31°49’30”W, 71.32 FEET; THENCE S72°56’05”W, 30.32 FEET TO THE NORTH RIGHT OF WAY LINE OF CTH S PER DOC. NUMBER 1636200; THENCE ALONG SAID NORTH RIGHT OF WAY LINE FOR 199.94 FEET ON A CURVE TO THE LEFT HAVING A RADIUS OF 5,789.58 FEET AND A CHORD OF N59°16’22”W, 199.93 FEET; THENCE N63°31’17”W, 101.03 FEET ALONG SAID NORTH RIGHT OF WAY LINE; THENCE ALONG SAID NORTH RIGHT OF WAY LINE FOR 206.33 FEET ON A CURVE TO THE LEFT HAVING A RADIUS OF 5,784.58 FEET AND A CHORD OF N62°23’51”W, 206.32 FEET; THENCE N20°58’19”E, 282.03 FEET; THENCE N69°01’59”E, 472.18 FEET; THENCE N33°00’00”E, 367.45 FEET; THENCE S89°56’14”E, 632.45 FEET TO SAID WEST RIGHT OF WAY LINE OF HOUSE ROAD AND ALSO BEING THE POINT OF BEGINNING.

CONTAINING 518,995 SQUARE FEET OR 11.914 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE MADE SUCH SURVEY AND MAP AT THE DIRECTION OF THE OWNERS: S.C. SWIDERSKI, LLC.

THAT THIS MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATE STATUTES, AND THE CITY OF NEW LONDON SUBDIVISION ORDINANCE IN SURVEYING, DIVIDING, AND MAPPING THE LAND.

CRAIG D. HANSEN, P.L.S. No. 2840

DATE

CERTIFIED SURVEY MAP

PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION SEVEN (7), TOWNSHIP
TWENTY-TWO (22) NORTH, RANGE FIFTEEN (15) EAST, CITY OF NEW LONDON,
OUTAGAMIE COUNTY, WISCONSIN.

CORPORATE OWNER’S CERTIFICATE:

AS OWNER’S, S.C. SWIDERSKI, LLC HEREBY CERTIFIES THAT WE CAUSED THE LAND DESCRIBED ON THIS PLAT TO
BE SURVEYED, MAPPED AND DIVIDED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP. WE ALSO CERTIFY
THAT 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

SIGNED BY _____ , ITS _____ , _____
TITLE DATE

(NAME PRINTED)

COUNTER SIGNED BY _____ , ITS _____ , _____
TITLE DATE

(NAME PRINTED)

STATE OF WISCONSIN)
) SS
OUTAGAMIE COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____ , 2021 THE ABOVE NAMED
_____ AND _____ , TO ME KNOWN TO BE THE
PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC
STATE OF WISCONSIN MY COMMISSION EXPIRES _____

CITY OF NEW LONDON CERTIFICATE

THIS CERTIFIED SURVEY MAP WAS APPROVED AND ACCEPTED BY THE CITY OF NEW LONDON ON _____ DAY
OF _____ , 2021.

MAYOR DATED _____ CITY CLERK DATE _____

SUBDIVISION ADMINISTRATOR’S CERTIFICATE

I, CHAD HOERTH, DIRECTOR OF PUBLIC SERVICES AND SUBDIVISION CODE ADMINISTRATOR 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 CHAD HOERTH, DIRECTOR OF PUBLIC SERVICES