

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/89275302795?pwd=ZzhNOW4vdjFKbEVHeKg4c2YyT1JKUT09>

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: 892 7530 2795, then push #

You may be asked for a participate ID, do not put in a number, just hit #

You will be asked to enter in a password of **468499**, then #

Unless specifically noticed otherwise, this meeting and all other meetings of this body are open to the public. Proper notice has been posted and given to the media in accordance with Wisconsin Statutes so that citizens may be aware of the time, place and purpose of the meeting.

SPECIAL MEETING NOTICE

Planning Commission Agenda

Monday, February 07, 2022– 5:15 PM

Council Chambers – New London Municipal Building

- 1. Call to Order, Pledge of Allegiance, Roll Call**
- 2. Adopt Agenda**
- 3. C.S.M. proposal for consideration for 1001 North St. See memorandum**
- 4. Discuss upcoming agenda items**
- 5. Adjourn**

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: February 07, 2022 Special Planning Commission Meeting

Consideration of a C.S.M. for 1001 North St. The owner is selling two buildings on one parcel to different owners and this would require a lot split to accomplish with egress/ingress to both properties as the rear property would be landlocked. The Information Technology person for the city has mapped the proposed split and lines up with current county mapping. The Zoning Administrator has approved the proposal based on the required setbacks being met if the split were to occur. There is also a 50-foot egress/ingress easement along the side of the front property to allow access to the back property. From a Zoning standpoint the proposed split would meet current zoning requirements.

Respectfully submitted by Dave Vincent: Zoning Administrator

CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5157 AS RECORDED IN DOCUMENT NO. 598905, LOCATED IN THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF 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 ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5157 AS RECORDED IN DOCUMENT NO. 598905, LOCATED IN THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 12, TOWNSHIP 22 NORTH, RANGE 14 EAST, CITY OF NEW LONDON, WAUPACA COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5157 AS RECORDED IN DOCUMENT NO. 598905, LOCATED IN THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 12, TOWNSHIP 22 NORTH, RANGE 14 EAST, CITY OF NEW LONDON, WAUPACA COUNTY, WISCONSIN. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE MADE SUCH SURVEY UNDER THE DIRECTION OF THE DAN MCFAUL, 3670 N. TERRI LANE, APPLETON, WISCONSIN 54914.

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 DATED
CAROW LAND SURVEYING CO., INC.
615 N. LYNNDALE DRIVE, P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168
A2112.19 (RFR) 2/2/22

SUBDIVISION ADMINISTRATOR’S CERTIFICATE:

I, MARK HARTER, 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 HARTER, 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 DATED COUNTY TREASURER DATED
(JUDY RADKE)

CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5157 AS RECORDED IN DOCUMENT NO. 598905, LOCATED IN THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 12, TOWNSHIP 22 NORTH, RANGE 14 EAST, CITY OF NEW LONDON, WAUPACA COUNTY, WISCONSIN.

NOTES:

- 1) THE OWNER(S) OF RECORD IS (ARE): DEVELOPMENT ENDEAVORS, LLC.
- 2) THIS CERTIFIED SURVEY MAP IS ALL OF TAX PARCEL: 33 12 24 10.
- 3) THE PROPERTY IS CONTAINED WHOLLY WITHIN THE FOLLOWING RECORDED DOCUMENTS: DOCUMENT NO. 602159.

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:
DEVELOPMENT ENDEAVORS, LLC

SIGNATURE: _____

PRINTED NAME: _____

TITLE: _____

STATE OF WISCONSIN)
)SS
_____ 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
CAROW LAND SURVEYING CO., INC.
615 N. LYNNDALE DRIVE, P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168
A2112.19 (RFR) 2/2/22

CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5157 AS RECORDED IN DOCUMENT NO. 598905, LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 22 NORTH, RANGE 14 EAST, CITY OF NEW LONDON, WAUPACA COUNTY, WISCONSIN.

OWNER(S) OF RECORD:
DEVELOPMENT ENDEAVORS, LLC

PARCEL NO.(S):
33 12 24 10

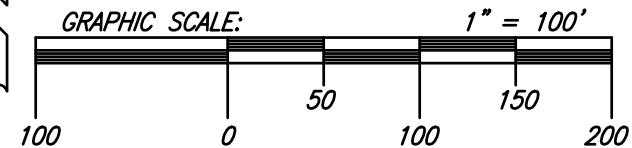
LEGEND:

- = 3/4" X 18" SOLID ROUND IRON REBAR SET, WEIGHING 1.502 LBS. PER LIN. FT.
- Ⓢ = 3/4" SOLID ROUND IRON REBAR FOUND
- Ⓢ = 1" I.D. ROUND IRON PIPE FOUND
- = 1 1/2" I.D. ROUND IRON PIPE FOUND
- ⊗ = CHISEL CROSS FOUND
- = EXISTING P.K. NAIL
- () = RECORDED AS BEARING OR DISTANCE

NOTE:

- A PORTION OF SUBJECT PROPERTY IS LOCATED WITHIN THE FLOOD PLAIN AS PER FEMA MAPPING.
- DFIRM MAP PANEL(S):
 - 55135C0394D, WITH AN EFFECTIVE DATE OF JANUARY 19, 2010
 - 55135C0413D, WITH AN EFFECTIVE DATE OF JANUARY 19, 2010
- REMAINDER OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE FLOOD FRINGE, ZONED AE

NORTH IS REFERENCED TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 22 NORTH, RANGE 14 EAST WHICH BEARS N00°46'21"W PER THE CITY OF NEW LONDON COORDINATE SYSTEM.



CHRISTOPHER E. PERREAULT, PLS-2249 DATED
CAROW LAND SURVEYING CO., INC.
615 N. LYNNDALE DR., P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168
A2112.19 DATED: 2-2-2022
DRAFTED BY: jdb-btl MRH

