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<https://us02web.zoom.us/j/87537044798?pwd=U2hHUHpsSUZBaEZvdFRTRUFnN1BMdz09>  
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You may be asked for a participate ID, do not put in a number, just hit #  
You will be asked to enter in a password of **468499**, then #  
Unless specifically noticed otherwise, this meeting and all other meetings of this body are open to the public. Proper notice has been posted and given to the media in accordance with Wisconsin Statutes so that citizens may be aware of the time, place and purpose of the meeting.

**MEETING NOTICE**  
**Planning Commission \*Amended\* Agenda**  
**Thursday, March 24<sup>th</sup> 2022– 5:15 PM**  
**Council Chambers – New London Municipal Building**

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Adopt Agenda, Memorandum**
- 4. Approval of the February 24, 2022 meeting minutes**
- 5. Tax Incremental District #6 Items:**
  - a. Public Hearing regarding the proposed project plan, boundaries and creation of Tax Incremental District No. 6 (See the Public Hearing Notice which was published on March 10, 2022 & March 17, 2022).**
  - b. Consideration and possible action on “Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 6, City of New London, Wisconsin”.**
- 6. C.S.M. for Domino’s Pizza**
- 7. Resolution No. 2022-\_\_\_\_\_ Recommendation of the City of New London Planning Commission to Adopt an Amendment to the City of New London Year 2030 Comprehensive Plan.**
- 8. Resolution no. 2022-\_\_\_\_\_ Adopting an Updated Public Participation Plan for the Year 2040 Comprehensive Plan Update for the City of New London, WI.**
- 9. Discussion item: Year 2040 Comprehensive Plan Update kick-off: Cedar Corporation**
  - a. Project overview, Timeline, Responsibilities & Expectations**
  - b. Citizen Engagement Survey**
  - c. SWOT (Strengths, Weaknesses, Opportunities, Threats, Exercise)**
- 10. Continued discussion of the I.P.M.C. (International Property Maintenance Code)**
- 11. Discuss upcoming agenda items**
- 12. Review next meeting date**
- 13. 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: March 24, 2022 Planning Commission Meeting

DATE: March 16, 2022

The information for the T.I.D. (Tax Incremental District) is in the packet. I don't feel the need to expound on any of the information contained therein.

Consideration of a C.S.M. for Domino's, 400 N. Shawano St. The new owner purchased the former Family Diner and previous to that, Hardee's. There are currently 3 lots comprised of parking areas and the structure. 3 separate tax bills and assessments are in place and the Zoning Administrator is requiring all three parcels be combined as they do not function independently from one another and are considered one use. The Information Technology individual for the city has reviewed and approved the proposed mapping to reflect the change. In addition to the C.S.M., the Zoning Administrator is requiring the abandoned free-standing sign that is currently in the Right of Way to be removed. The Zoning Administrator has also approved all the new signage based on the Zoning Ordinance.

The Planning Commission is being asked to approve a resolution for the city participation plan for adoption in an effort to address the guidelines for adopting comprehensive plans under the Smart Growth Legislation. The City of New London has drafted this public participation plan. While no specific dates are given in this plan, the document serves as a general guideline on what groups will be utilized during the plan's preparation, which hearings will be held, and the procedures for submitting written and oral comments. This Public Participation Plan will be forwarded to the City Council via the Planning Commission for approval and revisions, as necessary if resolution is approved.

Respectfully submitted by Dave Vincent: Zoning Administrator.

**City of New London  
Planning Commission Minutes  
Thursday, February 24, 2022**

**Roll Call**

Those in attendance were Chairman Bob Besaw, Jason Bessette, Dona Gabert, Mayor Mark Herter, Susie Steingraber, Jamie Walbruck and Brandi Buss (via zoom).

Others in attendance: City Administrator Chad Hoerth, Building Inspector/Zoning Administrator David Vincent, Tim Roberts, Dave Dorsey, John Haas, Eric Fowle (Cedar Corp) and Lee Shaw

The meeting was called to order by Chairman Besaw at 5:15 pm.

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

The January 27 minutes and the February 07, 2022 special meeting minutes were reviewed. A motion to accept both sets of minutes was made by Bessette and seconded by Walbruck, carried by all.

The Public Hearing regarding input for the Comprehensive Plan Chapter 8 adoption was opened to the public for discussion and comments. The audience was queried to engage in dialogue; but after no questions or dialogue was presented the Public Hearing portion of the agenda was closed.

There was a lot of discussion on the International Property Maintenance Code. It was agreed that the Zoning Administrator would compare the proposed maintenance code with our existing Nuisance Code, Chapter #10 and the Housing Code, Chapter 15 to see which areas we may want to address or eliminate as it relates to Code Enforcement.

A review of future agenda items was discussed. The next Planning Commission meeting is scheduled for Thursday, March 24, 2022 at 05:15 p.m.

A motion was made to adjourn by Gabert, seconded by Steingraber, carried by all. Meeting adjourned by Chairman Besaw at 06:03 pm.

Respectively submitted by David Vincent-Zoning Administrator

March 8, 2022

## PROJECT PLAN

# City of New London, Wisconsin

## Tax Incremental District No. 6



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Prepared by:

Ehlers

N21W23350 Ridgeview Parkway West,

Suite 100

Waukesha, WI 53188

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**BUILDING COMMUNITIES. IT'S WHAT WE DO.**

## KEY DATES

Approval by Outagamie County Board:	March 22, 2022
Organizational Joint Review Board Meeting Held:	March 24, 2022
Public Hearing Held:	March 24, 2022
Approval by Plan Commission:	March 24, 2022
Adoption by Common Council:	April 12, 2022
Approval by the Joint Review Board:	TBD

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## **SECTION 1:**

### **Executive Summary**

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#### **DESCRIPTION OF DISTRICT**

Tax Incremental District (“TID”) No. 6 (the “District”) is a proposed Industrial District comprising approximately 21.4 acres located in the southeastern portion of the City of New London (the “City”). The District will be created to pay the costs of an incentive to Titan Industries Inc (the “Company”) as well as public improvements (the “Project”) required to support the \$1.7 million expansion of the Company and future development in the District. In addition to the incremental property value that will be created, the City expects the Project will attract increased interest in industrial development within the District.

#### **AUTHORITY**

The City is creating the District under the provisions of Wis. Stat. § 66.1105.

#### **ESTIMATED TOTAL PROJECT COST EXPENDITURES**

The City anticipates making total expenditures of approximately \$305,000 (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include an estimated \$150,000 incentive to the Company, \$130,000 for storm water improvements, and \$25,000 for road repairs. The City also anticipates that future incentives estimated to be \$150,000 will be required for Titan Industries or other industrial expansions in the future. The plan also projects a future industrial expansion of \$250,000 within the TID boundaries that may be eligible for incentives. However, no formal plans exist for these expenditures.

#### **INCREMENTAL VALUATION**

The City projects that new land and improvement value of approximately \$930,000 will result from the Project including \$680,000 from the expansion of the Company and \$250,000 from future investments within the District. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumptions as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

#### **EXPECTED TERMINATION OF DISTRICT**

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs within 19 of its allowable 20 years.

## SUMMARY OF FINDINGS

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. In reaching this determination, the City has considered:

The Company’s representation that the Project is not economically viable without public participation based on extraordinary costs associated of their expansion and necessary improvements to the site.

2. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the City has considered the following information:

That the Company is likely to purchase goods and services from local suppliers in construction of the Project, and induced effects of employee households spending locally for goods and services from retailers, restaurants and service companies.

3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.
4. Not less than 50% by area of the real property within the District is suitable for industrial sites as defined by Wis. Stat. § 66.1101 and has been zoned for industrial use. Any real property within the District that is found suitable for industrial sites and is zoned for industrial use at the time of creation of the District will remain zoned for industrial use for the life of the District.
5. Based on the foregoing finding, the District is designated as an industrial district.
6. The Project Costs relate directly to promoting industrial development in the District, consistent with the purpose for which the District is created.

7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
9. The City estimates that none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
10. That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.
11. The Plan for the District is feasible and is in conformity with the Master Plan of the City.

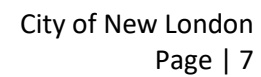


## **SECTION 2:**

### **Preliminary Map of Proposed District Boundary**

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Map Found on Following Page.

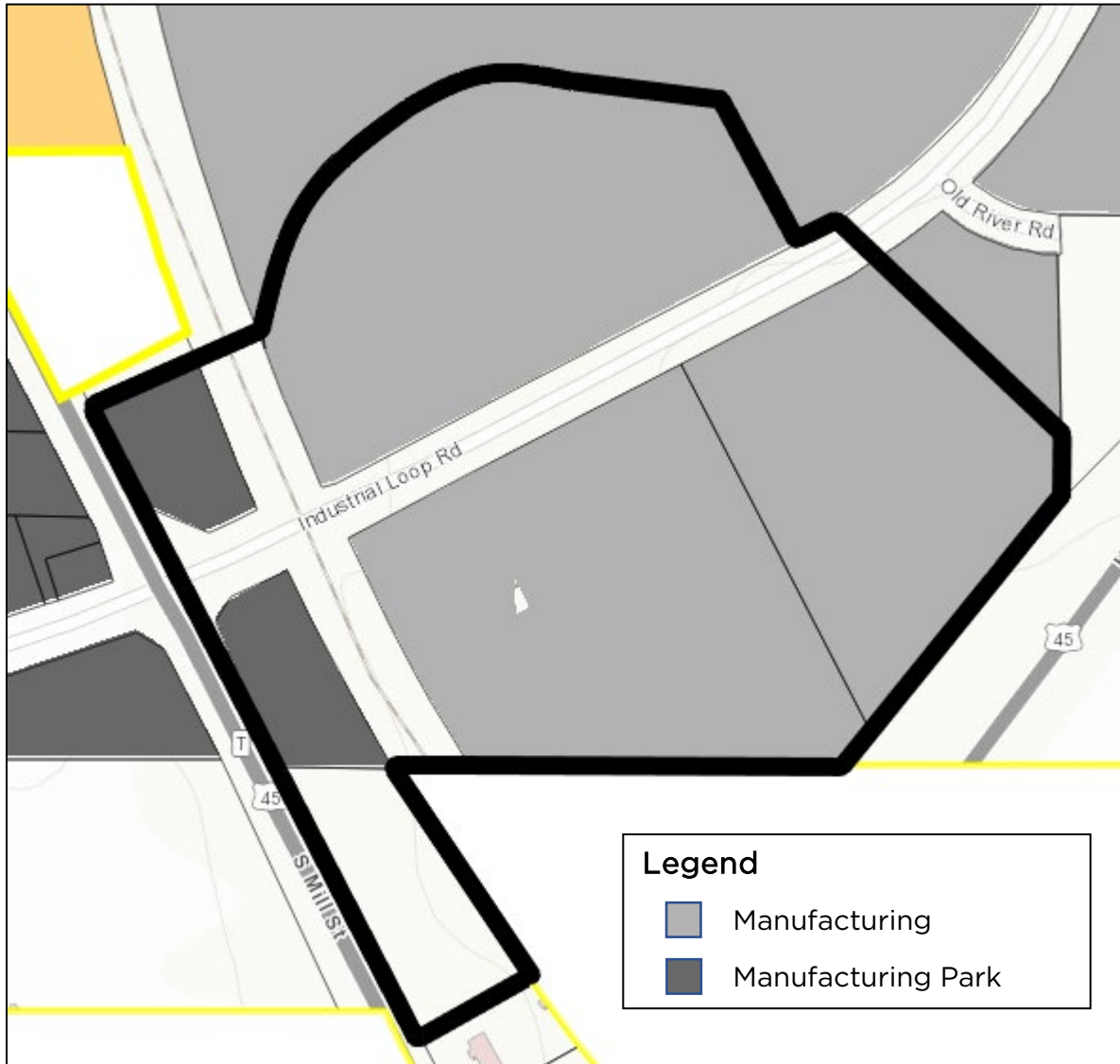


## **SECTION 3:**

### **Map Showing Existing Uses and Conditions**

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Map Found on Following Page.



## SECTION 4: Preliminary Parcel List and Analysis

City of New London															Assessment Roll Classification? (Residential = Class 1, Commercial = Class 2, Manufacturing = Class 3, Ag = Class 4, Undeveloped = Class 5, Ag Forest = Class 5M, Forest = Class 6, Other = Class 7 & Exempt = X)	
TID NO. 6 Creation																
Base Property Information																
Property Information					Assessment Information 1				Equalized Value				District Classification	Comments		
Map Ref #	Parcel Number	Street Address	Owner	Acreage	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Industrial (Zoned and Suitable)		
Blue - 333057502	333057502	735 INDUSTRIAL LOOP RD	TPCO LLC (Titan Industr	6.59	107,500	979,500	20,300	1,107,300	87.12%	123,400	1,124,400	23,302	1,271,102	6.59	3	
Yellow - 333057606	333057606	738 INDUSTRIAL LOOP RD	ENERPIPE SYSTEMS INC	4.74	77,400	837,600	56,200	971,200	87.12%	88,800	961,500	64,512	1,114,812	4.74	3	
Red- 333056906	333056906	MILL ST	City of New London	0.96	33,500	0	0	33,500	87.12%	38,500	0	0	38,500	0.96	City owned lot with City sign	
Green- 333059803	333059803	BENCHMARK DEVELOPMENT 45 LLC	City of New London	1.51	64,700	0	0	64,700	87.12%	74,300	0	0	74,300	1.51	2	
Yellow - 333056901	333056901	Vacant address	City of New London	0.91	0	0	0	0	87.12%	0	0	0	0	0.91	3	
Red - 333057602	333057602	732 Industrial Loop Rd	PALLET ONE OF WI MFG	6.73	109,700	207,900	14,700	332,300	87.12%	125,900	238,600	16,874	381,374	6.73	3	
Total Acreage					21.44	392,800	2,025,000	91,200	2,509,000	450,900	2,324,500	104,689		21.44 100.00%		
										Estimated Base Value		2,880,089				
Notes:																
1) Assessed valuations as of 1-1-2021. Actual base value will be determined using 1-1-2022 assessed values.																

## SECTION 5:

### Equalized Value Test

The following calculations demonstrate that the City expects to be in compliance with Wis. Stat. § 66.1105(4) (gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the incremental value of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City.

City of New London	
Tax Increment District #6	
Valuation Test Compliance Calculation	
District Creation Date	1/1/2022
	Valuation Data Currently Available 2021
Total EV (TID In)	450,095,400
12% Test	54,011,448
Increment of Existing TIDs	
TID #1	809,300
Total Existing Increment	809,300
Projected Base of New or Amended District	2,880,089
Less Value of Any Underlying TID Parcels	0
Total Value Subject to 12% Test	3,689,389
Compliance	PASS

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals \$3,689,389. This value is less than the maximum of \$54,011,448 in equalized value that is permitted for the City.

## **SECTION 6:**

### **Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District**

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Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The following is a list of public works and other tax incremental financing eligible Project Costs that the City expects to make, or may need to make, in conjunction with the implementation of the District's Plan. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

#### **Property, Right-of-Way and Easement Acquisition**

##### **Property Acquisition for Development**

To promote and facilitate development the City may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the City from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as



defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

### **Acquisition of Rights-of-Way**

The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

### **Acquisition of Easements**

The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.

## **Site Preparation Activities**

### **Environmental Audits and Remediation**

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediation are eligible Project Costs.

### **Demolition**

To make sites suitable for development, the City may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

### **Site Grading**

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The City may need to remove and dispose of excess material or bring in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

## **Utilities**

### **Sanitary Sewer System Improvements**

To allow development to occur, the City may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force



mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

### **Water System Improvements**

To allow development to occur, the City may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

### **Stormwater Management System Improvements**

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the City may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and

necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

### **Electric Service**

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the City to undertake this work are eligible Project Costs.

### **Gas Service**

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the City to undertake this work are eligible Project Costs.

### **Communications Infrastructure**

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to telephone lines, cable lines and fiber optic cable. Costs incurred by the City to undertake this work are eligible Project Costs.

## **Streets and Streetscape**

### **Street Improvements**

To allow development to occur, the City may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

### **Streetscaping and Landscaping**

To attract development consistent with the objectives of this Plan, the City may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

### **Community Development**

#### **Cash Grants (Development Incentives)**

The City may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

### **Miscellaneous**

#### **Rail Spur**

To allow for development, the City may incur costs for installation of a rail spur or other railway improvements to serve development sites located within the District.

#### **Projects Outside the Tax Increment District**

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the City's corporate boundaries; and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs, and may include any project cost that would otherwise be eligible if undertaken within the District.

#### **Professional Service and Organizational Costs**

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of

informing the public with respect to the creation of the District and the implementation of the Plan.

**Administrative Costs**

The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

**Financing Costs**

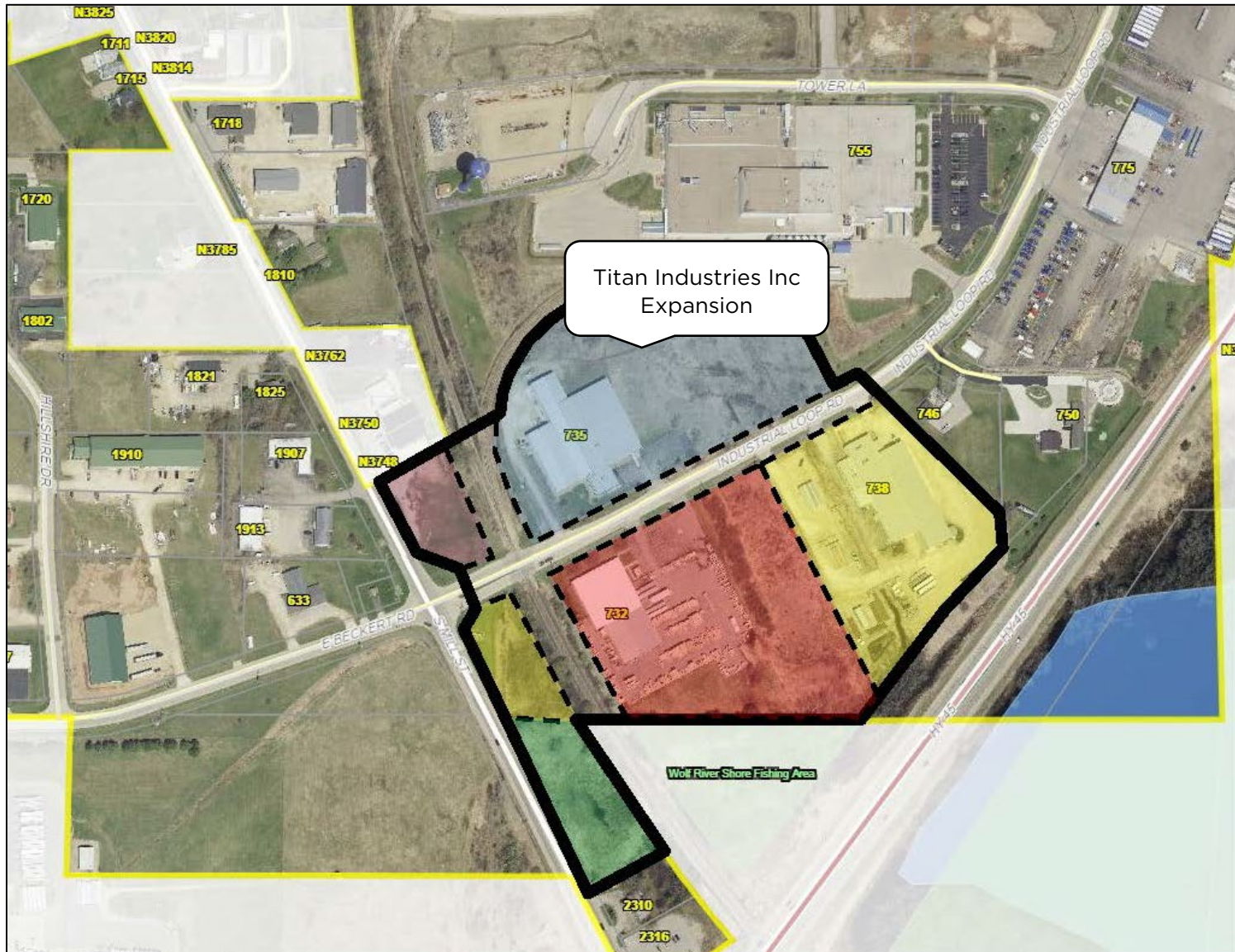
Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

## **SECTION 7:**

### **Map Showing Proposed Improvements and Uses**

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Map Found on Following Page.



## SECTION 8:

### Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the City currently expects to incur in implementing the District's Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

City of New London				
Tax Increment District #6				
Estimated Project List <sup>1</sup>				
Project ID	Project Name/Type	Phase I	Phase II	
1	Titan Incentive <sup>2</sup>	150,000	150,000	300,000
2	Storm Water Improvements	130,000		130,000
3	Road Repairs	25,000		25,000
4	Future Incentives <sup>3</sup>		250,000	250,000
Total Projects		<u>305,000</u>	<u>400,000</u>	<u>705,000</u>
Notes:				
1) Project costs are estimates and are subject to modification				
2) Only the Phase 1 Titan incentive of \$150,000 has been agreed upon. Future investments by Titan could result in additional incentives.				
3) No additional investments are planned in the Area. Future investments may be eligible for incentives.				

## **SECTION 9:**

### **Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred**

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This Section includes a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

#### **Key Assumptions**

The Project Costs the City plans to make are expected to create \$930,000 in incremental value by the end of 2025 for taxes payable 2027. Estimated valuations and timing for construction of the Project are included in **Table 1**. Assuming the City's current equalized TID Interim tax rate of \$22.64 per thousand of equalized value, and no economic appreciation or depreciation, the Project would generate \$404,124 in incremental tax revenue over the 20-year term of the District as shown in **Table 2**.



**Table 1 – Development Assumptions**

City of New London							
Tax Increment District #6							
Development Assumptions							
Construction Year		Titan <sup>1</sup>	Development TBD	Annual Total	Construction Year		
1	2022	680,000		680,000	2022	1	
2	2023			0	2023	2	
3	2024			0	2024	3	
4	2025		250,000	250,000	2025	4	
5	2026			0	2026	5	
6	2027			0	2027	6	
7	2028			0	2028	7	
8	2029			0	2029	8	
9	2030			0	2030	9	
10	2031			0	2031	10	
11	2032			0	2032	11	
12	2033			0	2033	12	
13	2034			0	2034	13	
14	2035			0	2035	14	
15	2036			0	2036	15	
16	2037			0	2037	16	
17	2038			0	2038	17	
18	2039			0	2039	18	
19	2040			0	2040	19	
20	2041			0	2041	20	
Totals		680,000	250,000	930,000			
Notes:							
1) Per City officials. Assumes the \$1.7 million expansion is assessed at 40% of cost.							

## Table 2 – Tax Increment Projection Worksheet

City of New London Tax Increment District #6 Tax Increment Projection Worksheet										
Type of District	Industrial			Base Value	2,880,089					
District Creation Date	January 1, 2022			Appreciation Factor	0.00%		Apply to Base Value			
Valuation Date	Jan 1, 2022			Base Tax Rate	\$22.64					
Max Life (Years)	20			Rate Adjustment Factor	0.00%					
Expenditure Period/Termination	15 1/1/2037									
Revenue Periods/Final Year	20 2043									
Extension Eligibility/Years	Yes 3			Tax Exempt Discount Rate	3.00%					
Eligible Recipient District	No			Taxable Discount Rate	4.00%					

	Construction		Valuation Year	Inflation Increment	Total Increment	Revenue		Tax Increment <sup>1</sup>	Tax Exempt	Taxable NPV Calculation
	Year	Value Added				Year	Tax Rate		NPV Calculation <sup>2</sup>	
1	2022	680,000	2023	0	680,000	2024	\$22.64	15,395	14,089	13,686
2	2023	0	2024	0	680,000	2025	\$22.64	15,395	27,767	26,846
3	2024	0	2025	0	680,000	2026	\$22.64	15,395	41,047	39,500
4	2025	250,000	2026	0	930,000	2027	\$22.64	21,055	58,681	56,140
5	2026	0	2027	0	930,000	2028	\$22.64	21,055	75,800	72,140
6	2027	0	2028	0	930,000	2029	\$22.64	21,055	92,422	87,525
7	2028	0	2029	0	930,000	2030	\$22.64	21,055	108,559	102,318
8	2029	0	2030	0	930,000	2031	\$22.64	21,055	124,226	116,542
9	2030	0	2031	0	930,000	2032	\$22.64	21,055	139,436	130,219
10	2031	0	2032	0	930,000	2033	\$22.64	21,055	154,204	143,370
11	2032	0	2033	0	930,000	2034	\$22.64	21,055	168,542	156,016
12	2033	0	2034	0	930,000	2035	\$22.64	21,055	182,462	168,175
13	2034	0	2035	0	930,000	2036	\$22.64	21,055	195,976	179,866
14	2035	0	2036	0	930,000	2037	\$22.64	21,055	209,097	191,107
15	2036	0	2037	0	930,000	2038	\$22.64	21,055	221,836	201,916
16	2037	0	2038	0	930,000	2039	\$22.64	21,055	234,204	212,310
17	2038	0	2039	0	930,000	2040	\$22.64	21,055	246,211	222,304
18	2039	0	2040	0	930,000	2041	\$22.64	21,055	257,869	231,913
19	2040	0	2041	0	930,000	2042	\$22.64	21,055	269,187	241,153
20	2041	0	2042	0	930,000	2043	\$22.64	21,055	280,176	250,037
<b>Totals</b>		<b>930,000</b>		<b>0</b>		<b>Future Value of Increment</b>		<b>404,124</b>		

Notes:

1) Actual results will vary depending on development, inflation of overall tax rates.

2) NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

**Table 3 – Financing Plan / Cash Flow**

City of New London										
Tax Increment District #6										
Cash Flow Projection										
Year	Projected Revenues		Expenditures					Balances		Year
	Tax Increments	Total Revenues	Storm Water Improvements Titan MRO	Road Repairs Reimbursement	Reimbursement	Admin.	Total Expenditures	Annual	Cumulative	
2022		0				20,000	20,000	(20,000)	(20,000)	2022
2023		0				2,000	2,000	(2,000)	(22,000)	2023
2024	15,395	15,395	7,700	4,800	895	2,000	15,395	0	(22,000)	2024
2025	15,395	15,395	7,700	4,800	895	2,000	15,395	0	(22,000)	2025
2026	15,395	15,395	7,700	4,800	895	2,000	15,395	0	(22,000)	2026
2027	21,055	21,055	10,530	7,200	1,325	2,000	21,055	0	(22,000)	2027
2028	21,055	21,055	10,530	7,200	1,325	2,000	21,055	0	(22,000)	2028
2029	21,055	21,055	10,530	7,200	1,325	2,000	21,055	0	(22,000)	2029
2030	21,055	21,055	10,530	7,200	1,325	2,000	21,055	0	(22,000)	2030
2031	21,055	21,055	10,530	7,200	1,325	2,000	21,055	0	(22,000)	2031
2032	21,055	21,055	10,530	7,200	1,325	2,000	21,055	0	(22,000)	2032
2033	21,055	21,055	10,530	7,200	1,325	2,000	21,055	0	(22,000)	2033
2034	21,055	21,055	10,530	7,200	1,325	2,000	21,055	0	(22,000)	2034
2035	21,055	21,055	10,530	7,200	1,325	2,000	21,055	0	(22,000)	2035
2036	21,055	21,055	10,530	7,200	1,325	2,000	21,055	0	(22,000)	2036
2037	21,055	21,055	10,530	7,200	1,325	2,000	21,055	0	(22,000)	2037
2038	21,055	21,055	10,530	7,200	1,325	2,000	21,055	0	(22,000)	2038
2039	21,055	21,055	540	15,500	3,015	2,000	21,055	0	(22,000)	2039
2040	21,055	21,055		13,700	3,397	2,000	19,097	1,958	(20,042)	2040
2041	21,055	21,055				2,000	2,000	19,055	(986)	2041
2042	21,055	21,055				2,000	2,000	19,055	18,069	2042
2043	21,055	21,055				2,000	2,000	19,055	37,124	2043
Total	404,124	404,124	150,000	130,000	25,000	62,000	367,000			Total
Notes:										

## **Financing and Implementation**

**Table 3.** provides a summary of the District’s financing plan. The City plans to utilize 50% of annual tax increment for an incentive payment to the Company until the total incentive of \$150,000 has been reached. The City will cash fund the \$130,000 for storm water improvements and \$25,000 for road repairs and reimburse those funds over the life of the District as revenues are available.

Based on the Project Cost expenditures as included within the cash flow exhibit (**Table 3**), the District is projected to accumulate sufficient funds by the year 2042 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

## **SECTION 10:**

### **Annexed Property**

---

None of the property within the proposed District boundary was annexed during the past three years.

## **SECTION 11:**

### **Estimate of Property to Be Devoted to Retail Business**

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

## **SECTION 12:**

### **Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances**

---

#### **Zoning Ordinances**

The proposed Plan is in general conformance with the City's current zoning ordinances. Individual properties may require rezoning at the time of development. Land within the District zoned industrial at the time of District creation will remain in a zoning classification suitable for industrial sites for the life of the District.

#### **Master (Comprehensive) Plan and Map**

The proposed Plan is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for industrial development.

#### **Building Codes and Ordinances**

Development within the District will be required to conform to State Building Codes and will be subject to the City's permitting and inspection procedures. The proposed Plan conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

## **SECTION 13:**

### **Statement of the Proposed Method for the Relocation of any Persons to be Displaced**

---

Should implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

## **SECTION 14:**

### **How Creation of the Tax Incremental District Promotes the Orderly Development of the City**

---

Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the City by supporting existing industrial sites, providing necessary public infrastructure improvements, and providing appropriate financial incentives for private development projects. Through use of tax increment financing, the City can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as increased employment opportunities.



## **SECTION 15:**

### **List of Estimated Non-Project Costs**

---

No improvements to be made within the District will benefit property outside the District. Furthermore, there will be no improvements made outside the District that will only partially benefit the District.

**SECTION 16:**  
**Legal Opinion Advising Whether the Plan is Complete  
and Complies with Wis. Stat. § 66.1105(4)(f)**

---

Legal Opinion Found on Following Page.

Mayor

City of New London  
215 N Shawano St  
New London, Wisconsin 54961

**RE: Project Plan for Tax Incremental District No. 6**

Dear Mayor:

Wisconsin Statute 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the City Attorney advising as to whether the plan is complete and complies with Wisconsin Statute 66.1105.

As City Attorney for the City of New London, I have been asked to review the above-referenced project plan for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the Project Plan for the City of New London Tax Incremental District No. 6 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,

City Attorney



**RESOLUTION DESIGNATING PROPOSED BOUNDARIES  
AND APPROVING A PROJECT PLAN  
FOR TAX INCREMENTAL DISTRICT NO. 6,  
CITY OF NEW LONDON, WISCONSIN**

WHEREAS, the City of New London (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 6 (the "District") is proposed to be created by the City as an industrial district in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Outagamie County, the New London School District, and the Fox Valley Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on March 24, 2022 held a public hearing concerning the project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the City of New London that:

1. It recommends to the Common Council that Tax Incremental District No. 6 be created with boundaries as designated in Exhibit A of this Resolution.
2. It approves and adopts the Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.

3. Creation of the District promotes orderly development in the City.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_ 2022.

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Chair Planning Commission

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Mark Herter, Mayor

---

Nicole Lemke, City Clerk

**LEGAL BOUNDARY DESCRIPTION  
OR  
MAP OF  
TAX INCREMENTAL DISTRICT NO. 6  
CITY OF NEW LONDON**

THIS CAN BE FOUND IN THE PROJECT PLAN

**PROJECT PLAN**

THIS WILL BE HANDED OUT SEPARATELY



# COMBINATION CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING ALL OF LOTS 5 AND 7 AND PART OF LOTS 3, 4, AND 6, ALL IN  
BLOCK 15, TAFT & MILLERD'S PLAT OF NEW LONDON, LOCATED IN  
AND BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4,  
SECTION 12, TOWNSHIP 22 NORTH, RANGE 14 EAST, CITY OF NEW  
LONDON, WAUPACA COUNTY, WISCONSIN.

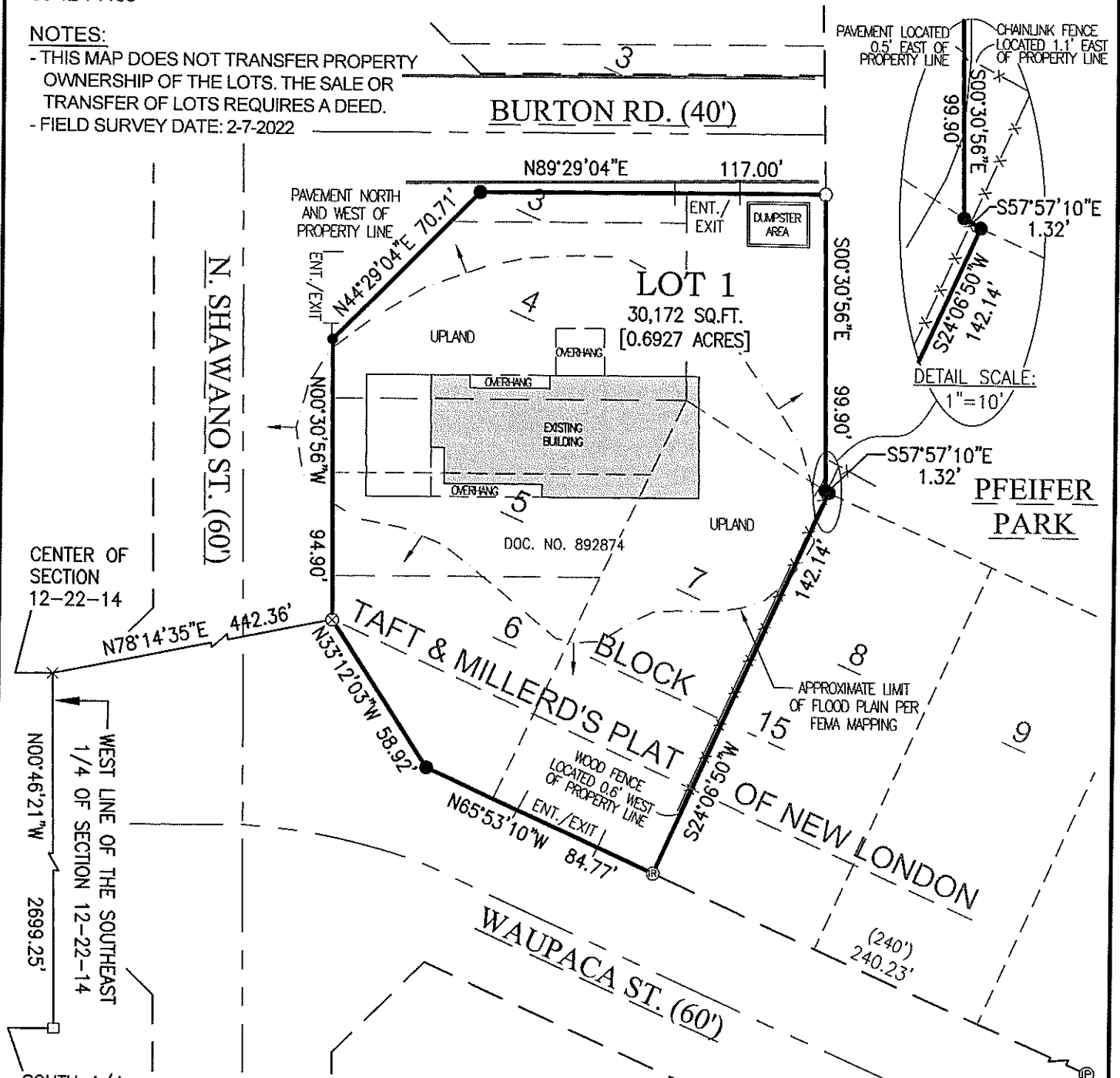
OWNER(S) OF RECORD:  
LYNERS LLC

PARCEL NO.(S):  
33 12 71164  
33 12 71165  
33 12 71166

NOTES:  
- A PORTION OF THE SUBJECT PROPERTY IS  
LOCATED WITHIN THE FLOODPLAIN AS PER  
FEMA MAPPING - DFIRM MAP PANEL:  
55135C0413D, EFFECTIVE JANUARY 19, 2010

NOTES:

- THIS MAP DOES NOT TRANSFER PROPERTY  
OWNERSHIP OF THE LOTS. THE SALE OR  
TRANSFER OF LOTS REQUIRES A DEED.  
- FIELD SURVEY DATE: 2-7-2022



LEGEND:

- = 1" X 18" I.D. ROUND IRON PIPE SET,  
WEIGHING 1.13 LBS. PER LIN. FT.
- = 1" DIAMETER DRILL HOLE SET IN CONCRETE
- ⊗ = 3/4" SOLID ROUND IRON REBAR FOUND
- ⊙ = 1" I.D. ROUND IRON PIPE FOUND
- = 1" O.D. ROUND IRON PIPE FOUND
- = EXISTING P.K. NAIL
- ⊗ = CUT CROSS SET
- × = EXISTING CHISEL CROSS
- x- = EXISTING FENCE

GRAPHIC SCALE: 1" = 50'



CHRISTOPHER E. PERREAULT, PLS-2249 DATED  
CAROW LAND SURVEYING CO., INC.  
615 N. LYNDALE DR., P.O. BOX 1297  
APPLETON, WISCONSIN 54912-1297  
PHONE: (920)731-4168  
A2201.6 DATED: 2-23-2022  
DRAFTED BY: jdb-btl MRH

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

## COMBINATION CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING ALL OF LOTS 5 AND 7 AND PART OF LOTS 3, 4, AND 6, ALL IN BLOCK 15, TAFT & MILLERD'S PLAT OF NEW LONDON, LOCATED IN AND BEING PART OF THE SOUTHWEST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  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, COMBINED AND MAPPED ALL OF LOTS 5 AND 7 AND PART OF LOTS 3, 4, AND 6 ALL IN BLOCK 15, TAFT & MILLERD'S PLAT OF NEW LONDON, LOCATED IN AND BEING PART OF THE SOUTHWEST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 12, TOWNSHIP 22 NORTH, RANGE 14 EAST, CITY OF NEW LONDON, WAUPACA COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH  $\frac{1}{4}$  CORNER OF SECTION 12; THENCE N00°46'31"W, 2699.25 FEET ALONG THE WEST LINE OF THE SOUTHEAST  $\frac{1}{4}$  OF THE SECTION 12 TO THE CENTER OF SECTION 12; THENCE N78°14'35"E, 442.36 FEET TO AN EAST RIGHT-OF-WAY LINE OF N. SHAWANO STREET AND THE POINT OF BEGINNING; THENCE N00°30'56"W, 94.90 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE N44°29'04"E, 70.71 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO A SOUTH RIGHT-OF-WAY LINE OF BURTON ROAD; THENCE N89°29'04"E, 117.00 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A WEST LINE OF PFEIFER PARK; THENCE S00°30'56"E, 99.90 FEET ALONG SAID WEST LINE TO A SOUTHERLY LINE OF PFEIFER PARK; THENCE S57°57'10"E, 1.32 FEET ALONG SAID SOUTHERLY LINE TO THE EASTERLY LINE OF LOT 7, BLOCK 15, TAFT & MILLERD'S PLAT; THENCE S24°06'50"W, 142.14 FEET ALONG SAID EASTERLY LINE TO A NORTHERLY LINE OF WAUPACA STREET; THENCE N65°53'10"W, 84.77 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO AN EASTERLY RIGHT-OF-WAY LINE OF N. SHAWANO STREET; THENCE N33°12'03"W, 58.92 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE MADE SUCH SURVEY UNDER THE DIRECTION OF CDA PIZZA, ATTENTION NOEL CZYGAN, 1401 N. 26<sup>TH</sup> STREET, SUITE 219, ESCANABA, MICHIGAN 49829.

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. LYNNDAL DRIVE, P.O. BOX 1297

APPLETON, WISCONSIN 54912-1297

PHONE: (920)731-4168

A2201.6 (RFR) 2-23-2022

### SUBDIVISION ADMINISTRATOR'S CERTIFICATE:

I, MARK HERTER, MAYOR 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

\_\_\_\_\_  
MARK HERTER, MAYOR

**COMBINATION CERTIFIED SURVEY MAP NO.**

BEING ALL OF LOTS 5 AND 7 AND PART OF LOTS 3, 4, AND 6, ALL IN BLOCK 15, TAFT & MILLERD'S PLAT OF NEW LONDON, LOCATED IN AND BEING PART OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 12, TOWNSHIP 22 NORTH, RANGE 14 EAST, CITY OF NEW LONDON, WAUPACA 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

## OWNER'S CERTIFICATE

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

IN THE PRESENCE OF:

BY: LYNERS LLC.

SIGNATURE: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
 )SS  
\_\_\_\_\_ COUNTY)

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

CHRISTOPHER E. PERREAULT, PLS-2249 DATED  
CAROW LAND SURVEYING CO., INC.  
615 N. LYNNDAL DRIVE, P.O. BOX 1297  
APPLETON, WISCONSIN 54912-1297  
PHONE: (920)731-4168  
A2201.6 (RFR) 2-23-2022

**PLAN COMMISSION RESOLUTION No. PC-2022-\_\_\_\_\_**

**RECOMMENDATION OF THE CITY OF NEW LONDON PLANNING COMMISSION TO ADOPT AND  
AMENDMENT TO THE CITY OF NEW LONDON YEAR 2030 COMPREHENSIVE PLAN**

WHEREAS, the Wisconsin Legislature has established a "Comprehensive Planning Law" which requires a local governmental unit to develop a Comprehensive Plan in accordance with Wisconsin Statutes s.66. 1001, and

WHEREAS, the City of New London Plan Commission has been delegated the responsibility by the City Council of the City of New London to update and/or amend as required, the existing Comprehensive Plan consistent with the requirements specified by law, and

WHEREAS, the City of New London has deemed in the best interest of the City, to amend its Comprehensive Plan to address the needs of the City of New London, and

WHEREAS, the City of New London has requested the assistance of Cedar Corporation in the preparation of amendments to the City of New London Year 2030 Comprehensive Plan, and

WHEREAS, the amendments to the City of New London Year 2030 Comprehensive Plan were developed with input from City staff, the City of New London Plan Commission, interested residents and property owners of the City of New London, and other interested agencies, and

WHEREAS, copies of the City of New London Year 2030 Comprehensive Plan have been made available to the residents and property owners of the City of New London at the City Hall, and

WHEREAS, the Comprehensive Plan amendments better identify the location of land use within the City and makes recommendations for future development in the City of New London through the use of text, tables, and maps, and

WHEREAS, Wisconsin Statutes s.66.1001(4)(b) requires that the Plan Commission or other body of a local governmental unit recommend adoption or amendment of a Comprehensive Plan by adopting a Resolution by majority vote of the entire Commission;

NOW, THEREFORE BE IT RESOLVED by the City of New London Plan Commission to recommend to the City of New London Council, approval of the amendments to the City of New London Year 2030 Comprehensive Plan for its inclusion by ordinance.

Adopted this 24 th day of March, 2022

Motion for adoption moved by: \_\_\_\_\_

Motion for adoption seconded by: \_\_\_\_\_

Voting Aye: \_\_\_ Nay: \_\_\_\_\_

## RESOLUTION 2022-\_\_\_\_\_

### ADOPTING AN UPDATED PUBLIC PARTICIPATION PLAN FOR THE YEAR 2040 COMPREHENSIVE PLAN UPDATE FOR THE CITY OF NEW LONDON, WISCONSIN

#### PURPOSE

In an effort to address the guidelines for adopting comprehensive plans under the Smart Growth Legislation, the City of New London has drafted this public participation plan. While no specific dates are given in this plan, the document serves as a general guideline on what groups will be utilized during the plan's preparation, which hearings will be held, and the procedures for submitting written and oral comments. This Public Participation Plan will be forwarded to the City Council via the Planning Commission for approval and revisions, as necessary.

Comments and questions regarding the Comprehensive Plan Update can be forwarded to David Vincent, Building/Zoning Inspector at (920)-250-5612 or by email at [bldginsp@newlondonwi.org](mailto:bldginsp@newlondonwi.org)

#### PUBLIC PARTICIPATION PROCESS

Wisconsin State Statutes 66.1001 (4) outlines the procedures for adopting a comprehensive plan. As such, a local governmental unit shall comply with all of the following before its comprehensive plan may take effect:

*“(a) The governing body of a local governmental unit shall adopt written procedures that are designed to foster public participation, including open discussion, communication programs, information services and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan. The written procedures shall provide for wide distribution of proposed, alternative or amended elements of a comprehensive plan and shall provide an opportunity for written comments on the plan to be submitted by members of the public to the governing body and for the governing body to respond to such written comments.”*

The following represents the approaches the City may take to inform and involve the public:

- Public hearings
- Web-based and traditional surveys
- City's website
- Public Open House meetings
- Public Planning Commission meetings
- Media and press releases
- One-on-one meetings with government and public service officials,
- Intergovernmental correspondence with area municipalities, Winnebago County and State agencies
- Recent feedback from past/ongoing planning projects.

Each of these public engagement opportunities are discussed in more detail below, and where required meetings will be properly posted and noticed.

### **Public Hearings**

One public hearing will be held by the Planning Commission and will be announced through a published 30-day Class 1 notice, as well as being posted on the City's website ([www.newlondonwi.org](http://www.newlondonwi.org)). All public hearings will be open to the public and written and oral testimony will be taken. The public notice shall at minimum state the:

- Date, time, and place of the hearing;
- Provide a summary, which may include a map, of the proposed comprehensive plan update or amendment to the plan;
- The name of an individual employed by the City who may provide additional information regarding the proposed plan and ordinance; and
- Information relating to where and when the proposed comprehensive plan update or amendment to such plan may be inspected before the hearing, and how a copy of the plan or amendment may be obtained.

Minutes will be kept by recording secretary and filed with the City Clerk. If persons planning on attending the public hearings or any other meeting associated with this planning process have specialized needs (language interpreter, handicap accessibility, etc.) please call City Clerk, Nicole Lemke at (920) 982-8500 with any questions regarding accommodations.

### **City's Website**

Information will be provided through the City's website, [www.newlondonwi.org](http://www.newlondonwi.org). Information will include meeting and hearing notices and summaries, maps, and drafts of chapters of the Comprehensive Plan document as they are prepared

### **Surveys**

A web-based, on-line survey of the citizens of the City will be conducted during the initial portions of the planning process. Hardcopies of the survey will also be made available upon request at the City Hall. Citizens electing to use the hardcopy survey will be responsible for hand-delivering, mailing, or faxing the survey back to the City Hall, or e-mailing the survey to the City Clerk.

### **Public Open House Meetings**

In addition to public hearings, public open house meetings may be held to solicit additional input from the general citizenship and to provide information on the planning project. If held, a draft of the plan, including maps would be available for viewing as well as being posted on the City's website. At all of these meetings, participants would be able to submit written comments regarding the proposed comprehensive plan.

### **Planning Commission Meetings**

The City's Planning Commission shall oversee the process associated with the Comprehensive Plan Update. All meetings will be open to the public and notices will be posted at the City Hall and on the City's internet site. A public comment opportunity shall be placed on each meeting agenda and the Chair shall have the discretion to allow for further public comments and discussion during the Comprehensive Plan Update agenda item. Attendance and minutes will be taken for these meetings. The minutes will be posted on the City's internet site and will be available at the City Hall by contacting the City Administrator.

### **Media and Press Releases**

In addition to required notices being published in the newspaper, it is anticipated that the media will play an active role in the public awareness process. This may occur in the form of newspaper articles or interviews with the City Administrator or Building Inspector/Zoning Administrator or the project's consultant on the status of the project.

### **One-on-One meetings with Government and Public Service Officials**

In addition to various government and public service officials and staff serving the City of New London, meetings may be held with other individuals to gather in-depth recommendations and comments. This may include community leaders, public officials, and agency directors.

### **Recent Feedback from Past/Ongoing Planning Projects**

The City also intends on utilizing any public input which was/has/will be generated from recent and/or ongoing planning studies. This includes, but is not limited to:

- Capital Improvements Plan (2022)
- Chapter 8 – Land Use Element Update of the 2030 Comprehensive Plan (2022)
- City of New London Outdoor Recreation Plan Update (2021)
- City of New London Riverfront Visioning Workshop (2018)

### **Intergovernmental Correspondence**

City outreach to adjacent units of government and other overlying governmental jurisdictions such as school districts and sanitary districts, and potentially impacted state agencies such as the Wisconsin Department of Natural Resources and Wisconsin Department of Transportation will occur. Meetings may occur with elected officials and staff from adjacent municipalities as needed.

## **PLAN ADOPTION**

The Planning Commission will hold a public hearing using proper statutory procedures. The plan update that is recommended by the Planning Commission will not take effect until the City Council enacts an ordinance that adopts the plan. The Planning Commission may recommend the adoption or amendment of the comprehensive plan update only by adopting a resolution by the majority vote of the entire commission. Their vote will be recorded in their official minutes. The recommended plan shall be adopted by the City Council by ordinance which can only be enacted by a majority vote of the Council. The adopted ordinance or summary thereof, shall be enacted upon publication.

Upon adoption, a copy of the comprehensive plan update shall be sent to the governmental bodies located in whole or in part within the boundaries of the City, the clerk of every local governmental unit that is adjacent to the City, the Wisconsin Department of Administration, the East Central Wisconsin Regional Planning Commission, and the local public library.

As adopted by the Planning Commission on

**Add any formal signature lines/format you use in Resolutions here.**