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, "<u>https://www.youtube.com/NewLondonAccess</u>" 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/85097759467?pwd=M0wwbVpqWk85Q3lhZHhuMjNvOUR2UT09

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: 850 9775 9467, 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.

MEETING NOTICE

Planning Commission Agenda

Thursday, Aug 25th, 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 July 28, 2022 meeting minutes
- 5. Discuss re-zoning 113 E. Hancock Street from R-2 to R-3 (currently non-conforming).
- 6. Site-Plan review for First State Bank
- 7. Final Plat for Beckert Road/Retzlaff Development
- 8. Comprehensive Plan update: **A**. Update on Citizen Opinion Survey. **B**. Review of Draft Chapter 7-Intergovernmental Cooperation Element. **C**. Review of Draft 4-Community Facilities Element.
- 9. Building Dept./Code Enforcement update and budget review
- 10. Discuss upcoming agenda items
- 11. Review next meeting date: Tentative, Sept. 15, 2022 (to accommodate S.C. Swiderski)
- 12. 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 CommissionFROM:Dave Vincent-Zoning AdministratorRE:August 25, 2022 Planning Commission MeetingDATE:August 18, 2022

The first action item on the agenda is discussion for approval to re-zone a residential R-2 (single family and duplex) to and R-3 (multi-family with a much less intense use more compatible with R-1 and R-2 zoning designations). This property is commonly known as 113. E. Hancock St. It was built as a 3 unit (which makes it a non-conforming dwelling based on current ordinance) and the owner is selling. There is an ordinance which would not permit the 3 unit to be reconstructed if damaged to an extent where repairs would exceed 50% of its current value. The property next door is much larger and zoned R-4 (multi-family). The Zoning Administrator would recommend approval as this would remove the property from a list of non-conforming properties and also would have little impact to neighboring R-2 properties in its current state or if it had to be reconstructed due to catastrophic damage. The current 3 unit has more value than a single family or duplex and the lending institution would want to protect the asset.

UNDED

The second action item for discussion is First State Bank has submitted a site plan for review and is seeking approval. Although there is a lot of detailed information, all department heads have reviewed and determined the information provided will meet requirements for construction. Minor adjustments may arise and will be remediated as they occur. The Zoning Administrator recommends approval of the site plan as submitted.

The third action item would be to discuss whether or not to approve the final plat submittal for the Beckert Road Retzlaff Development. The Plat has been vetted by our consulting firm, McMahon and Associates and all departments with an interest from the city of New London including Utilities. The Plat is in order and the Zoning Administrator recommends approval.

The fourth item is continuation on updating the Comprehensive Plan. We will receive an update on the progress and some of the feedback from the Citizen Survey in process. We will also receive draft forms of Chapter #7 (Intergovernmental Cooperation Element) and Chapter #4 (Community Facilities Element). Eric Fowle will be on hand to lead the discussion and take questions.

Respectfully submitted by Dave Vincent: Zoning Administrator.

City of New London Planning Commission Minutes Thursday, July 28, 2022

Roll Call

Meeting was called to order at 05:15 p.m. Those in attendance were Chairman Bob Besaw, Jason Bessette, Dona Gabert, Susie Steingraber, Mayor Mark Herter (started out in zoom and joined group at 05:30 p.m.) and Jamie Walbruck

Others in attendance: Building Inspector/Zoning Administrator: David Vincent, City Administrator: Chad Hoerth, Balynda Croy (District 2), Mike Barrington (District 5) and from the public; Lee M. Shaw (representative from Town of Mukwa), Jordan Brost (representing Point of Beginning) and Justin Diem (no affiliation listed).

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

Group participated in the Pledge of Allegiance.

A motion was made by Gabert to "Adopt the Agenda" and seconded by Bessette, carried by all.

The April 28, 2022 meeting minutes were reviewed. A motion to accept the minutes was made by Bessette and seconded by Steingraber, carried by all.

The first item on the agenda was a detachment (de-annexation) of a property with a current address of 1905 Starlight Drive and a parcel number of 33-14-71151. A motion was made to recommend the approval of the detachment to council for consideration. The motion was made by Gabert and seconded by Steingraber, carried by all.

The proposed C.S.M. (Certified Survey Map) for the First State Bank project was presented by Dave Vincent. The proposal would combine 4 existing lots on Lincoln and Waupaca streets (with a 50 foot or so section of the southern portion of the southernmost parcel split off to create a separate parcel). A motion was made by Walbruck to approve the C.S.M. and seconded by Steingraber, carried by all.

The next item was a proposal to adopt a new Well-head Protection Plan and move it from the Utilities Code to the Zoning Code. Jay Bessette explained the process and goal of the Plan to protect wells within the city from contamination, etc. The Plan was generated by a representative of the Wisconsin Rural Water Association of which New London is a member. A motion to recommend approval to send to council for consideration was made by Gabert, seconded by Steingraber, carried by all with the exception of Bessette (abstained).

A facade improvement proposal was submitted to the commission for replacing existing mirrored panels along the street side of the building at 401 W. North Water Street (Living Water Assembly of God). The owner provided a mock up to represent the finished covering for consideration. The Zoning Administrator stated the proposal would fit within the guidelines specified in the Zoning Ordinance. A motion to approve the facade improvement was made by Gabert, seconded by Steingraber, carried by all.

The next topic was a discussion about creating an ordinance that would allow chickens in residentially zoned parcels. The Zoning Administrator was tasked with creating an ordinance for consideration.

Future agenda items are continuance of Comprehensive Plan project, site plan for First State Bank and a continued discussion of creating a chicken ordinance.

A motion was made to adjourn by Gabert, seconded by Steingraber, carried by all.

Meeting adjourned by Chairman Besaw at approximately 05:54 p.m.

Respectively submitted by David Vincent-Zoning Administrator









AN ORDINANCE REZONING PROPERTY (113 E. Hancock St.)

ORDINANCE NO. _____

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

Section 1. That the following described property be rezoned from the current R-2 (One and Two Family Residential) to R-3 (Multi Family Residential max floor area not to exceed 33.3% of lot area).

Legal Description:

LT9&10 BLK33 REEDER SMITH ADD EX W 30FT OF LT10 | V470P179 V485P553 EX V501P274 V527P187 V529P445 V554P233 V632P134 V777P891&892

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

By:_____ Mark Herter, Mayor

Attest: ______ Nicole Lemke, City Clerk

1 st Reading: <u>WAIVED</u>	
--	--

2nd Reading: September 20, 2022

Published: September 29, 2022

SHEET INDEX

- C1.0 SITE PLAN A1.0 FLOOR PLAN
- A1.1 SECOND FLOOR PLAN
- A1.2 TRASH ENCLOSURE A2.0 ELEVATIONS
- A3.0 SECTIONS
- A7.0 REFLECTED CEILING PLAN
- S1.0 FOUNDATION PLAN

BUILDING & FIRE AREA SQUARE FOOTAGES

EXISTING	NEW	SUB-TOTAL
S.F.	3,851 S.F.	3,851 S.F.
S.F.	5,122 S.F.	5,122 S.F.
S.F.	810 S.F.	810 S.F.
S.F.	S.F.	S.F.
S.F.	8,973 S.F.	8,973 S.F.
S.F.	S.F.	S.F.
S.F.	8,973 S.F.	8,973 S.F.
	EXISTING S.F. S.F. S.F. S.F. S.F. S.F.	EXISTING NEW S.F. 3,851 S.F. S.F. 5,122 S.F. S.F. 810 S.F. S.F. S.F. S.F. 8,973 S.F. S.F. S.F. S.F. 8,973 S.F. S.F. 8,973 S.F.

DLF RIVER PLZ

NOLF RIVER PL

3.8.4

WOLF, RIVER

BUILDING CODE ANALYSIS

PROJECT ADDRESS WAUPACA STREET, NEW LON	DON, WI	, 54961
APPLICABLE CODES 2015 International Building Code ASHRE Standard 90.1-2013	(w/ WI Ai	mendments)
OCCUPANCY B-BUSINESS Accessory Use NONE Incidental Use NONE High-Piled Combustible Storage Hazardous Materials Multiple Control Areas		NO NO NO
HEIGHT & AREA		
Building Height: 29'-0" Number of Stories: 2 Total Building Area: 5,122 S.F. Total Fire Area: 9,783 S.F. Mixed Occupancies Unlimited Area Building	Maximu Maximu Maximu Maximu NO	m Allowed: 55'-0" m Allowed: 3 m Allowed: 40,250 S.F m Allowed: 40,250 S.F
CONSTRUCTION TYPE		
Construction Classification Fire Separation Distance	2B 30'-0" +	
FIRE PROTECTION SYSTEMS Assumed Sprinkler Type Fire Alarm System MEANS OF EGRESS	NONE NO	
Occupant Load 90 Panic Hardware NO		
STRUCTURAL DESIGN		
Risk Category Live Loads Roof Live Load Second Floor/Mezz Live Collateral Load Snow Load Ground Snow Load Exposure Factor Thermal Factor Wind Loads Wind Load Exposure Category Earthquake Loads Seismic Site Class	Load	2 20 psf 50 psf 5 psf 40 psf 1.0 115 MPH B D
PLUMBING SYSTEMS		
Mens WC Required Womens WC Required Drinking Fountain Other Source	2 2 1 	
MECHANICAL SYSTEMS		

SITE INFORMATION

NO SINGLE PIECE OF EQUIPMENT OVER 400,000 BTU

71 Stalls

SITE CONTENT

Building Size
Hard Surface
Green Space
Parcel Size (Approx
Parking Provided

Area of Disturbance

5,122 S.F. 6.0% 57,664 S.F. 67.3% 22,827 S.F. 26.7% ox.) 85,613 S.F. 1.96 Acres 62,786 S.F.

ZONING Property Zoning Setbacks Hard Surface Setback Coverage Limit Greenspace Requirement Parking Required Refuse Enclosure **RTU SCREENING**

B-1 FY 0'-0" SY 0'-0" RY 0'-0" 10'-0" 85% 15% (45+16) 61 Stalls YES YES/NO







711 Lois Dr. Sun Prairie, WI 53590 PHONE (608) 318-2336 PHONE (920) 766-5795 / FAX (608) 318-2337 605 Lilac Av Wausau, WI 54401 Germantown, WI 53022 PHONE (715) 849-3141 PHONE (262) 250-9710 FAX (715) 849-3181 www.kellerbuilds.com WISCONSIN LONDON 500 NEW "COPYRIGHT NOTICE" This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to

8 02.22.2022 J.R.S. J.R.S. J.R.S. J.R.S. J.R.S. 12 05.17.2022 13 05.27.2022 J.R.S. V. NYSTROM **R. LINDSTROM** J.R.S. -----_____ P20249 08.31.2021 SHEET: **C**1



ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM. BENCHMARK #1 BURY BOLT ON HYDRANT

LOCATED ON THE WEST SIDE OF LINCOLN COURT, APPROXIMATELY 110 FEET SOUTH OF THE INTERSECTION OF LINCOLN COURT AND WEST WAUPACA STREET. ELEVATION = 761.75

BENCHMARK #2 BURY BOLT ON HYDRANT LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF SAINT JOHNS PLACE AND WEST WAUPACA STREET. ELEVATION = 761.69

UTILITY DISCLAIMER:

THE LOCATIONS, SIZES, AND TYPES OF UNDERGROUND PUBLIC AND PRIVATE UTILITIES OR SUBSTRUCTURES SHOW HEREON WERE OBTAINED FROM VISUAL INSPECTION, FIELD MEASUREMENTS, AND/OR AS-BUILT PLANS. SANITARY SEWER AND STORM SEWER PIPE SIZES, INVERTS DIRECTION, AND LOCATIONS BETWEEN MANHOLES ARE SUPPLEMENTED BY AS-BUILT PLANS AND/OR ESTIMATED BASED ON FIELD OBSERVATIONS. PRIOR TO CONSTRUCTION IN THE VICINITY OF ANY UTILITIES SHOWN HEREON, IT IS RECOMMENDED THAT THE LOCATIONS, DEPTHS, AND SIZES BE FIELD VERIFIED. THE LOCATIONS SHOWN HEREON ARE ONLY APPROXIMATE, WITH POSSIBILITY THAT ADDITIONAL UTILITY LINES NOT DISCOVERED, OR MARKED, DURING THE SEARCH OF RECORDS AND THE FIELD SURVEY MAY EXIST. ANY CONTRACTOR USING THE INFORMATION SHOWN HEREON IS HEREBY FOREWARNED THAT ANY EXCAVATION UPON THIS SITE MAY RESULT IN THE DISCOVERY OF ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN HEREON. IN GENERAL, UNDERGROUND UTILITY LOCATIONS ARE SHOWN FROM UTILITY MARKINGS, BY OTHERS, AND/OR AS-BUILT PLANS, PROVIDED BY OTHERS. POINT OF BEGINNING MAKES NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, WITH RESPECT TO THE EXISTING UTILITIES SHOWN HEREON, AND BELIEVES THAT THE INFORMATION CONTAINED HEREIN IS RELIABLE AND GENERALLY ACCURATE FOR THE PURPOSE INTENDED.

GENERAL NOTES:

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- FOR THOSE ITEMS NOTED TO BE SALVAGED, WHICH SHOULD BE TURNED OVER TO THE OWNER.
- START OF DEMOLITION/CONSTRUCTION, IN ACCORDANCE WITH THE LOCAL AND STATE GOVERNING AUTHORITIES. 4. BIDDERS SHALL VISIT THE SITE AND REVIEW EXISTING CONDITIONS PRIOR TO THE BID DATE.
- SITE PRIOR TO THE START OF WORK.
- ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
- 7. ANY EXISTING UTILITIES NOT EXPRESSLY LABELED FOR DEMOLITION/REMOVAL ON THIS DOCUMENT SHALL BE LEFT
- 8. STRIP TOPSOIL WITHIN THE PROJECT LIMITS IN ACCORDANCE WITH THE PROJECT MANUAL SPECIFICATIONS.
- STOCKPILE TO PREVENT SEDIMENT TRANSPORT. 10. PRIOR TO PERFORMING WORK WITHIN PUBLIC RIGHT OF WAYS, NOTIFY AND COORDINATE WORK WITH THE LOCAL
- MUNICIPALITY. 11. MAINTAIN TRAFFIC CIRCULATION TO ALL RETAIL AND COMMERCIAL BUILDINGS SHOWN ON THIS DOCUMENT. COORDINATE ALL WORK WITH SAID BUSINESSES.

KEYNOTES: $\langle x x \rangle$

1.	SAWCUT EXISTING CONCRETE CURBING	17.	REMOVE EX
2.	REMOVE EXISTING CONCRETE CURBING		ELECTRICAL
3.	SAWCUT EXISTING BITUMINOUS PAVEMENT	18.	MAINTAIN E
4.	SAWCUT EXISTING CONCRETE WALK	19.	REMOVE EX
5.	MAINTAIN EXISTING CONCRETE WALK	20.	maintain e
6.	MAINTAIN EXISTING CONCRETE CURBING		COORDINAT CABLE TV
7.	REMOVE EXISTING BOLLARDS	21.	MAINTAIN E
8.	CLEAR & GRUB EXISTING TREE	22.	REMOVE E
9.	REMOVE AIR CONDITIONING UNIT	23.	maintain e
10.	REMOVE EXISTING STORM SEWER STRUCTURE	24.	REMOVE EX
11.	MAINTAIN EXISTING STORM SEWER PIPE	25.	REMOVE EX
12.	REMOVE EXISTING STORM SEWER PIPE	26.	REMOVE EI
13.	REMOVE EXISTING CANOPY	27.	REMOVE EI
14.	REMOVE EXISTING RETAINING WALL	28.	REMOVE E
15.	MAINTAIN EXISTING RETAINING WALL	29.	REMOVE G
16.	REMOVE EXISTING LANDSCAPE AREA: SHRUBS, MULCH AND FILTER FABRIC	30.	REMOVE G

DEMOLITION HATCH PATTERNS:

BITUMINOUS REMOVAL	
CONCRETE REMOVAL	
GRAVEL REMOVAL	
BUILDING REMOVAL	

2. ALL DEMOLITION MATERIALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER EXCEPT 3. INSTALL AND MAINTAIN ALL REQUIRED EROSION CONTROL MEASURES FOR PERIMETER PROTECTION PRIOR TO THE 5. COORDINATE WITH THE OWNER AND LOCAL UTILITY COMPANIES TO LOCATE ANY EXISTING UTILITIES ON

6. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED, AND/OR

IN PLACE AND IN THEIR CURRENT STATE OF OPERATION. CONTACT ENGINEER WHEREVER CLARIFICATION IS NEEDED. 9. IF STRIPPED TOPSOIL IS STOCKPILED ON SITE, SILT FENCE SHALL BE INSTALLED AROUND THE BASE OF THE

EXISTING POWER/LIGHT POLE ATE REMOVAL/RELOCATION OF TRANSFORMER WITH ELECTRIC

EXISTING ELECTRICAL LINE

EXISTING ELECTRICAL LINE

EXISTING OVERHEAD POWER TE REMOVAL OF UNDERGROUND LINE WITH CABLE COMPANY

EXISTING FIBER OPTIC LINE

EXISTING FIBER OPTIC LINE

EXISTING GAS LINE

EXISTING GAS LINE

EXISTING DEPOSIT TUBE

LECTRICAL METER

ELECTRIC TRANSFORMER

ELECTRICAL PEDESTAL

GAS VALVE

GAS METER

CIVIL SHEET INDEX:

C1.0 DEMOLITION PLAN C2.0 LAYOUT PLAN C3.0 GRADING PLAN C4.0 EROSION CONTROL PLAN C5.0 UTILITY PLAN C6.0 DETAILS C6.1 DETAILS L1.0 LANDSCAPE PLAN







P.O. Box 620 Kaukauna, WI 54130 PHONE (608) 318–2336 Phone (920)766-5795 FAX (608) 318-2337 1-800-236-2534 Fax (920)766-5004

MILWAUKEE W204 N11509 Goldendale Rd

WAUSAU 5605 Lilac Ave Wausau, WI 54401 Germantown, WI 53022 Phone (715)849-3141 Phone (262)250-9710 Fax (715)849-3181 1-800-236-2534 Fax (262)250-9740

www.kellerbuilds.com







ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM. BENCHMARK #1 BURY BOLT ON HYDRANT

LOCATED ON THE WEST SIDE OF LINCOLN COURT, APPROXIMATELY 110 FEET SOUTH OF THE INTERSECTION OF LINCOLN COURT AND WEST WAUPACA STREET. ELEVATION = 761.75

BENCHMARK #2 BURY BOLT ON HYDRANT LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF SAINT JOHNS PLACE AND WEST WAUPACA STREET. ELEVATION = 761.69

UTILITY DISCLAIMER:

THE LOCATIONS, SIZES, AND TYPES OF UNDERGROUND PUBLIC AND PRIVATE UTILITIES OR SUBSTRUCTURES SHOW HEREON WERE OBTAINED FROM VISUAL INSPECTION, FIELD MEASUREMENTS, AND/OR AS-BUILT PLANS. SANITARY SEWER AND STORM SEWER PIPE SIZES, INVERTS DIRECTION, AND LOCATIONS BETWEEN MANHOLES ARE SUPPLEMENTED BY AS-BUILT PLANS AND/OR ESTIMATED BASED ON FIELD OBSERVATIONS. PRIOR TO CONSTRUCTION IN THE VICINITY OF ANY UTILITIES SHOWN HEREON, IT IS RECOMMENDED THAT THE LOCATIONS, DEPTHS, AND SIZES BE FIELD VERIFIED. THE LOCATIONS SHOWN HEREON ARE ONLY APPROXIMATE, WITH POSSIBILITY THAT ADDITIONAL UTILITY LINES NOT DISCOVERED, OR MARKED, DURING THE SEARCH OF RECORDS AND THE FIELD SURVEY MAY EXIST. ANY CONTRACTOR USING THE INFORMATION SHOWN HEREON IS HEREBY FOREWARNED THAT ANY EXCAVATION UPON THIS SITE MAY RESULT IN THE DISCOVERY OF ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN HEREON. IN GENERAL, UNDERGROUND UTILITY LOCATIONS ARE SHOWN FROM UTILITY MARKINGS, BY OTHERS, AND/OR AS-BUILT PLANS, PROVIDED BY OTHERS. POINT OF BEGINNING MAKES NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, WITH RESPECT TO THE EXISTING UTILITIES SHOWN HEREON, AND BELIEVES THAT THE INFORMATION CONTAINED HEREIN IS RELIABLE AND GENERALLY ACCURATE FOR THE PURPOSE INTENDED.

GENERAL NOTES:

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER. 3. ALL REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
- 4. SEE SHEET C4.0 FOR ALL REQUIRED EROSION CONTROL ELEMENTS. 5. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE
- BASE BID CONTRACT. 6. VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION. BIDDERS SHALL VISIT THE SITE AND REVIEW EXISTING CONDITIONS PRIOR TO THE BID DATE. 8. PRIOR TO STARTING WORK, VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE
- BEEN ACQUIRED.
- 9. COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH THE LOCAL AUTHORITIES. 10. PROVIDE PROPER BARRICADES, SIGNS, AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC ALONG ADJACENT STREETS IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. 11. SIDEWALK JOINTS SHALL BE INSTALLED AS INDICATED OR AS APPROVED BY THE CONSTRUCTION MANAGER 12. ALL CONCRETE SAWCUTS SHALL BE AT AN EXISTING JOINT. 13. ALL NEW CONCRETE PAVEMENT AND CURB ON ADJACENT STREET SHALL BE TIED IN ACCORDANCE WITH

8

C6.0

C6.0

C6.0

C6.0

5

C6.0

C6.0

C6.0

4

C6.0

4

C6.0

C6.0

- DETAIL 5 AND DETAIL 6 ON SHEET C6.0.
- 14. ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDED, FERTILIZED, AND CRIMP HAY MULCHED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

\otimes **KEYNOTES:**

- 1. THICKENED EDGE WALK 2A. 18" CURB AND GUTTER 2B. 18" CURB AND GUTTER REJECT 2C. 24" CURB AND GUTTER 2D. 1.5' CURB HEAD TAPER 2E. DRIVEWAY CURB AND GUTTER 3. ADA PARKING STALL 4. ADA PARKING SIGN 5. ADA CURB RAMP 6. FLAG POLE 7. LIGHT POLE (SEE ELECTRICAL) 8. PARKING LOT STRIPING 9. DUMPSTER ENCLOSURE (SEE ARCHITECTURAL) 10. BOLLARD (SEE ARCHITECTURAL DRAWING) 11. 7'X7' TRANSFORMER PAD
- (BY UTILITY COMPANY)
- 12. PROPOSED SIGN

PAVEMENT HATCH PATTERNS:

PROPOSED 3.5" ASPHALT PAVEMENT W/ 6" BASE COURSE W/12" BREAKER RUN PROPOSED 4" CONCRETE

PROPOSED 6" REINFORCED CONCRETE PAVEMENT

PAVEMENT







FOX CITIES N216 State Road 55 711 Lois DriveMiddletor P.O. Box 620 Kaukauna, WI 54130 PHONE (608) 318-2336 Phone (920)766-5795 FAX (608) 318-2337 1-800-236-2534 Fax (920)766-5004

MILWAUKEE W204 N11509 Goldendale Rd

5605 Lilac Ave Wausau, WI 54401 Germantown, WI 53022 Phone (715)849-3141 Phone (262)250-9710 Fax (715)849-3181 1-800-236-2534

Fax (262)250-9740 www.kellerbuilds.com WISCONSIN REE ō WAUP ONDOI WES' NEW "COPYRIGHT NOTICE" This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS PROJECT MANAGER: V. NYSTROM DESIGNER: R. LINDSTROM DRAWN BY: J. LUNDBERG







Point of Beginning

SHEET:



ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM. BENCHMARK #1 BURY BOLT ON HYDRANT

LOCATED ON THE WEST SIDE OF LINCOLN COURT, APPROXIMATELY 110 FEET SOUTH OF THE INTERSECTION OF LINCOLN COURT AND WEST WAUPACA STREET. ELEVATION = 761.75

BENCHMARK #2 BURY BOLT ON HYDRANT LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF SAINT JOHNS PLACE AND WEST WAUPACA STREET. ELEVATION = 761.69

UTILITY DISCLAIMER:

THE LOCATIONS, SIZES, AND TYPES OF UNDERGROUND PUBLIC AND PRIVATE UTILITIES OR SUBSTRUCTURES SHOW HEREON WERE OBTAINED FROM VISUAL INSPECTION, FIELD MEASUREMENTS, AND/OR AS-BUILT PLANS. SANITARY SEWER AND STORM SEWER PIPE SIZES, INVERTS DIRECTION, AND LOCATIONS BETWEEN MANHOLES ARE SUPPLEMENTED BY AS-BUILT PLANS AND/OR ESTIMATED BASED ON FIELD OBSERVATIONS. PRIOR TO CONSTRUCTION IN THE VICINITY OF ANY UTILITIES SHOWN HEREON, IT IS RECOMMENDED THAT THE LOCATIONS, DEPTHS, AND SIZES BE FIELD VERIFIED. THE LOCATIONS SHOWN HEREON ARE ONLY APPROXIMATE, WITH POSSIBILITY THAT ADDITIONAL UTILITY LINES NOT DISCOVERED, OR MARKED, DURING THE SEARCH OF RECORDS AND THE FIELD SURVEY MAY EXIST. ANY CONTRACTOR USING THE INFORMATION SHOWN HEREON IS HEREBY FOREWARNED THAT ANY EXCAVATION UPON THIS SITE MAY RESULT IN THE DISCOVERY OF ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN HEREON. IN GENERAL, UNDERGROUND UTILITY LOCATIONS ARE SHOWN FROM UTILITY MARKINGS, BY OTHERS, AND/OR AS-BUILT PLANS, PROVIDED BY OTHERS. POINT OF BEGINNING MAKES NO WARRANTY OF ANY KIND. EXPRESS OR IMPLIED, WITH RESPECT TO THE EXISTING UTILITIES SHOWN HEREON, AND BELIEVES THAT THE INFORMATION CONTAINED HEREIN IS RELIABLE AND GENERALLY ACCURATE FOR THE PURPOSE INTENDED.

GENERAL NOTES:

- ARCHITECTURAL FINISH FLOOR ELEVATION OF 100.00'
- AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
- PLANTING BED AREAS.
- 6. SEE SHEET C4.0 FOR ALL REQUIRED EROSION CONTROL ELEMENTS CONTRACT
- SIGNAGE).
- 9. INSTALL WISDOT TYPE HR FILTER FABRIC BENEATH ALL RIP RAP. USE. SILT FENCE SHALL BE PLACED AROUND STOCKPILE.

- OR UNLESS OTHERWISE NOTED.

GRADING LEGEND:

EXISTING CONTOUR PROPOSED CONTOUR PROPOSED SPOT ELEVATION PROPOSED RIM ELEVATION PROPOSED TOP OF CURB ELEVATION PROPOSED FLOW LINE ELEVATION PROPOSED MATCH ELEVATION (CONTRACTOR TO VERIFY) PROPOSED STORM SEWER CLEANOUT PROPOSED STORM SEWER INLET PROPOSED STORM SEWER CURB INLET PROPOSED SANITARY SEWER CLEANOUT

PROPOSED ROOF DRAIN CONNECTION

PROPOSED BIO-INFILTRATION BASIN

CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION. 2. THE PROPOSED SITE PLAN FINISH FLOOR ELEVATION OF 762.9' EQUALS THE PROPOSED BUILDING GRADE, LINE, AND LEVEL SHALL BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER. 4. INSTALL AND MAINTAIN ALL REQUIRED EROSION CONTROL MEASURES IN ACCORDANCE WITH LOCAL MUNICIPAL

5. 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LAWN AREAS AND 12" SHALL BE PROVIDED IN ALL

7. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED, AND/OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID

8. COORDINATE ALL EARTHWORK ACTIVITIES WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND

10. EXCESS TOPSOIL SHALL BE REMOVED FROM SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER. COORDINATE WITH OWNER FOR LOCATION OF STOCKPILE IF THE OWNER CHOOSES TO SALVAGE EXCESS TOPSOIL FOR FUTURE 11. THE ENGINEERED SOIL SHALL NOT BE PLACED IN THE BIORETENTION AREAS UNTIL THE SURROUNDING DRAINAGE AREA HAS BEEN FULLY STABILIZED. ALL CONSTRUCTION SITE SEDIMENT SHALL BE REMOVED FROM THE SUBGRADE OF THE BIORETENTION AREA PRIOR TO PLACEMENT OF THE ENGINEERED SOIL.

12. ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21. 13. THE LOCAL MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY. 14. THE CONTRACTOR SHALL HAVE HIS TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING. 15. GRADES AT BUILDING EDGE SHALL BE 6" BELOW FINISHED FLOOR ELEVATION EXCEPT AT DOOR WAY ENTRANCES

16. A TYPE B HDPE LINER, IN APPENDIX D OF THE WDNR TECHNICAL STANDARD 1001, SHALL BE INSTALLED WITH A MINIMUM THICKNESS OF 40 MIL, ACCORDING TO THE CRITERIA IN TABLE 3 OF THE NRCS 313, WASTE STORAGE FACILITY TECHNICAL STANDARD, AND ACCORDING TO NRCS WISCONSIN CONSTRUCTION SPECIFICATION 202, POLYETHYLENE GEOMEMBRANE LINING. THE CONTRACTOR MAY USE OTHER LINER METHODS, IF APPROVED BY THE CIVIL ENGINEER.







FOX CITIES N216 State Road 55 711 Lois DriveMiddletor P.O. Box 620 Kaukauna, WI 54130 PHONE (608) 318–2336 Phone (920)766-5795 FAX (608) 318-2337 1-800-236-2534 Fax (920)766-5004

MILWAUKEE WAUSAU W204 N11509 5605 Lilac Ave Goldendale Rd Wausau, WI 54401 Germantown, WI 53022|Phone (715)849-3141 Phone (262)250-9710 Fax (715)849-3181 1-800-236-2534 Fax (262)250-9740

www.kellerbuilds.com











ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM. BENCHMARK #1 BURY BOLT ON HYDRANT

LOCATED ON THE WEST SIDE OF LINCOLN COURT, APPROXIMATELY 110 FEET SOUTH OF THE INTERSECTION OF LINCOLN COURT AND WEST WAUPACA STREET ELEVATION = 761.75

BENCHMARK #2 BURY BOLT ON HYDRANT LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF SAINT JOHNS PLACE AND WEST WAUPACA STREET. ELEVATION = 761.69

UTILITY DISCLAIMER:

THE LOCATIONS, SIZES, AND TYPES OF UNDERGROUND PUBLIC AND PRIVATE UTILITIES OR SUBSTRUCTURES SHOW HEREON WERE OBTAINED FROM VISUAL INSPECTION, FIELD MEASUREMENTS, AND/OR AS-BUILT PLANS. SANITARY SEWER AND STORM SEWER PIPE SIZES, INVERTS DIRECTION, AND LOCATIONS BETWEEN MANHOLES ARE SUPPLEMENTED BY AS-BUILT PLANS AND/OR ESTIMATED BASED ON FIELD OBSERVATIONS. PRIOR TO CONSTRUCTION IN THE VICINITY OF ANY UTILITIES SHOWN HEREON, IT IS RECOMMENDED THAT THE LOCATIONS, DEPTHS, AND SIZES BE FIELD VERIFIED. THE LOCATIONS SHOWN HEREON ARE ONLY APPROXIMATE, WITH POSSIBILITY THAT ADDITIONAL UTILITY LINES NOT DISCOVERED, OR MARKED, DURING THE SEARCH OF RECORDS AND THE FIELD SURVEY MAY EXIST. ANY CONTRACTOR USING THE INFORMATION SHOWN HEREON IS HEREBY FOREWARNED THAT ANY EXCAVATION UPON THIS SITE MAY RESULT IN THE DISCOVERY OF ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN HEREON. IN GENERAL, UNDERGROUND UTILITY LOCATIONS ARE SHOWN FROM UTILITY MARKINGS, BY OTHERS, AND/OR AS-BUILT PLANS, PROVIDED BY OTHERS. POINT OF BEGINNING MAKES NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, WITH RESPECT TO THE EXISTING UTILITIES SHOWN HEREON, AND BELIEVES THAT THE INFORMATION CONTAINED HEREIN IS RELIABLE AND GENERALLY ACCURATE FOR THE PURPOSE INTENDED.

GENERAL NOTES:

- ONE TIME. MAINTAIN EXISTING VEGETATION AS LONG AS POSSIBLE.
- FEET IN LENGTH BY THE WIDTH OF THE DRIVEWAY.
- METHODS.
- TO RUN INTO RECEIVING WATERS. EACH WORK DAY.
- PROJECT CIVIL ENGINEER.
- ESTABLISHED AND THEN BE REMOVED AS PART OF THE BASE BID. ACCORDANCE WITH WI DNR TECHNICAL STANDARD 1061 TO PREVENT SEDIMENT DISCHARGE TO THE MAXIMUM EXTENT
- PRACTICABLE.
- 14. PROVIDE RIP RAP AT ALL CULVERT OUTFLOW ENDWALL STRUCTURES TO PREVENT WASHOUT AND EROSION.
- 15. INSTALL WISDOT TYPE HR FILTER FABRIC BENEATH ALL RIP RAP. OCCUR PRIOR TO SNOWFALL OR GROUND FREEZE.
- 17. SILT FENCE SHALL BE INSTALLED AROUND THE TOPSOIL STOCKPILE ENGINEERED SOIL TO PROTECT IT FROM SILT CONTAMINATION.
- BIO-RETENTION AREA PRIOR TO PLACEMENT OF THE ENGINEERED SOIL CONSTRUCTION SPECIFICATIONS.

EROSION CONTROL LEGEND:

EXISTING CONTOUR

PROPOSED CONTOUR

PROPOSED SILT FENCE

PROPOSED INLET PROTECTION

EROSION CONTROL BLANKET

ROCK CONSTRUCTION ENTRANCE

RIP RAP AREA (WISDOT LIGHT)

EROSION CONTROL SEQUENCING:

- INSTALL PERIMETER EROSION CONTROL ACCORDANCE WITH DNR TECHNICAL STANDARD 1063 2.1. SEDIMENT TRAP BASIN BOTTOM ELEVATION SHALL BE CONSISTENT WITH THE BOTTOM
- 2.2. EXCAVATE TEMPORARY SWALES AWAY FROM THE BASIN TO DIRECT AND MAXIMIZE 2.3 STORMWATER RUNOFF TO THIS BASIN DURING CONSTRUCTION.
- 3. BEGIN DEMOLITION 4. BEGIN ROUGH GRADING AND UTILITY INSTALLATION
- 6. TEMPORARY STABILIZATION ACTIVITY SHALL COMMENCE WHEN LAND DISTURBING
- PERIOD EXCEEDING 14 CALENDAR DAYS.
- PROPOSED BIO-RETENTION AREA AFTER THE SURROUNDING AREA HAS BEEN FULLY STABILIZED.
- INSTALLATION OF THE ENGINEERED SOIL
- DETAILS.

CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION. NOTIFY THE LOCAL MUNICIPALITY AT LEAST 2 WORKING DAYS PRIOR TO THE START OF SOIL DISTURBING ACTIVITIES. 3. INSTALL ALL TEMPORARY EROSION CONTROL ELEMENTS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION. 4. ALL ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ANY

5. CRUSHED ROCK DRIVES FOR SEDIMENT TRACKING UTILIZING 3" CRUSHED ROCK SHALL BE MAINTAINED AT ALL CONSTRUCTION ENTRANCES TO THE SITE. THE ROCK DRIVE SHALL BE A MINIMUM OF 12" THICK AND BE A MINIMUM OF 50

6. OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORK DAY. ALL OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES, INCLUDING SOIL TRACKED BY CONSTRUCTION TRAFFIC, SHALL AT A MINIMUM BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED IMMEDIATELY. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM ADJACENT STREETS BY THE USE OF MECHANICAL OR MANUAL SWEEPING OPERATIONS ONCE A WEEK AT A MINIMUM AND BEFORE IMMINENT RAIN EVENTS. DISTURBED GROUND OUTSIDE OF THE EVERYDAY CONSTRUCTION AREAS, INCLUDING SOIL STOCKPILES, THAT ARE LEFT

INACTIVE FOR MORE THAN 7 DAYS SHALL BE TEMPORARILY STABILIZED BY SEEDING/MULCHING OR OTHER APPROVED

8. WASTE MATERIAL THAT IS GENERATED ON THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED 9. EROSION CONTROL DEVICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE END OF

10. INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE A WEEK AND AFTER ANY RAINFALL OF 0.5" OR MORE. MAKE NEEDED REPAIRS AND DOCUMENT ALL ACTIVITIES AS PER THE REQUIREMENTS OF THE NOTICE OF INTENT SUBMITTED BY THE

11. ALL TEMPORARY EROSION CONTROL ELEMENTS SHALL REMAIN IN PLACE UNTIL A SUFFICIENT GROWTH OF VEGETATION IS 12. IF SEDIMENT LADEN WATER NEEDS TO BE REMOVED FROM THE SITE, FILTER BAGS OR SCREENING SHALL BE USED IN

13. COORDINATE ALL EARTHWORK ACTIVITIES WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).

16. IF BARE SOIL IS EXPOSED DURING THE WINTER MONTHS, STABILIZATION BY MULCHING OR ANIONIC POLYACRYLAMIDE SHALL

18. SILT FENCE SHALL BE INSTALLED AROUND THE BIO-RETENTION AREA IMMEDIATELY FOLLOWING INSTALLATION OF THE

19. THE ENGINEERED SOIL SHALL NOT BE PLACED IN THE BIO-RETENTION AREAS UNTIL THE SURROUNDING DRAINAGE AREA HAS BEEN FULLY STABILIZED. ALL CONSTRUCTION SITE SEDIMENT SHALL BE REMOVED FROM THE SUBGRADE OF THE

20. THE CONTRACTOR SHALL PERFORM INSPECTIONS AND MONITORING OF EROSION CONTROL PRACTICES IN ACCORDANCE WITH THE WI DNR "CONSTRUCTION SITE INSPECTION REPORT" FORM 3400-187. THIS FORM CAN BE FOUND IN THE



2. EXCAVATE A TEMPORARY SEDIMENT TRAP AT THE PROPOSED BIO-RETENTION AREA IN

DESIGN ELEVATION OF THE BIO-RETENTION BASIN. SEE DETAIL. INSTALL STONE OUTLET/OVERFLOW WEIR WHEREVER INDICATED ON PLANS

5. DURING GRADING ACTIVITIES EXISTING GRASS AND VEGETATION, TO BE REMOVED, SHALL REMAIN IN PLACE FOR AS LONG AS POSSIBLE, TO AVOID SEDIMENT TRANSPORT CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED AND WILL NOT RESUME FOR A

7. FINAL STABILIZATION ACTIVITY SHALL COMMENCE WHEN LAND DISTURBING ACTIVITIES CEASE AND FINAL GRADE HAS BEEN REACHED ON ANY PORTION OF THE SITE. 8. PER GENERAL NOTE #19, THE SEDIMENT TRAP SHALL BE RECONSTRUCTED INTO THE

8.1. ANY CONSTRUCTION SITE SEDIMENT BUILD UP SHALL BE REMOVED FROM THE PROPOSED BIO-RETENTION BASIN BEFORE EXCAVATION TO THE FINAL DEPTH AND

9. IF DISTURBED AREAS MUST BE LEFT OVER WINTER, AN ANIONIC POLYACRYLAMIDE SHALL BE APPLIED TO ALL DISTURBED AREAS PRIOR TO GROUND FREEZE. SEE SPECIFICATIONS FOR











FOX CITIES N216 State Road 55 711 Lois DriveMiddleto P.O. Box 620 Kaukauna, WI 54130 Nu Prairie, WI 53590 PHONE (608) 318-2336 Phone (920)766-5795 FAX (608) 318-2337 1-800-236-2534 Fax (920)766-5004

MILWAUKEE WAUSAU W204 N11509 5605 Lilac Ave Wausau, WI 54401 Goldendale Rd Germantown. WI 53022 Phone (715)849-314 Phone (262)250-9710 Fax (715)849-3181 1-800-236-2534 Fax (262)250-9740

www.kellerbuilds.com



Point of Beginning



ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM. BENCHMARK #1 BURY BOLT ON HYDRANT

LOCATED ON THE WEST SIDE OF LINCOLN COURT, APPROXIMATELY 110 FEET SOUTH OF THE INTERSECTION OF LINCOLN COURT AND WEST WAUPACA STREET. ELEVATION = 761.75

BENCHMARK #2 BURY BOLT ON HYDRANT LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF SAINT JOHNS PLACE AND WEST WAUPACA STREET. ELEVATION = 761.69

UTILITY DISCLAIMER:

THE LOCATIONS, SIZES, AND TYPES OF UNDERGROUND PUBLIC AND PRIVATE UTILITIES OR SUBSTRUCTURES SHOW HEREON WERE OBTAINED FROM VISUAL INSPECTION, FIELD MEASUREMENTS, AND/OR AS-BUILT PLANS. SANITARY SEWER AND STORM SEWER PIPE SIZES, INVERTS, DIRECTION, AND LOCATIONS BETWEEN MANHOLES ARE SUPPLEMENTED BY AS-BUILT PLANS AND/OR ESTIMATED BASED ON FIELD OBSERVATIONS. PRIOR TO CONSTRUCTION IN THE VICINITY OF ANY UTILITIES SHOWN HEREON, IT IS RECOMMENDED THAT THE LOCATIONS, DEPTHS, AND SIZES BE FIELD VERIFIED. THE LOCATIONS SHOWN HEREON ARE ONLY APPROXIMATE. WITH POSSIBILITY THAT ADDITIONAL UTILITY LINES NOT DISCOVERED, OR MARKED, DURING THE SEARCH OF RECORDS AND THE FIELD SURVEY MAY EXIST. ANY CONTRACTOR USING THE INFORMATION SHOWN HEREON IS HEREBY FOREWARNED THAT ANY EXCAVATION UPON THIS SITE MAY RESULT IN THE DISCOVERY OF ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN HEREON. IN GENERAL, UNDERGROUND UTILITY LOCATIONS ARE SHOWN FROM UTILITY MARKINGS, BY OTHERS, AND/OR AS-BUILT PLANS, PROVIDED BY OTHERS. POINT OF BEGINNING MAKES NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, WITH RESPECT TO THE EXISTING UTILITIES SHOWN HEREON, AND BELIEVES THAT THE INFORMATION CONTAINED HEREIN IS RELIABLE AND GENERALLY ACCURATE FOR THE PURPOSE INTENDED.

GENERAL NOTES:

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION. GRADE, LINE, AND LEVEL SHALL BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
- RESPONSIBILITY OF THE SITE GRADING CONTRACTOR.
- SANITARY SEWER AND WATER LATERALS.
- ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE). 6. COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY WITH THE LOCAL MUNICIPALITY.
- 7. ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21. 8. THE PROPOSED WATER MAIN SHALL HAVE A MINIMUM COVER OF 7'-6" TO THE TOP OF PIPE FROM PROPOSED FINISHED GRADE. SEE SHEET
- C3.0 FOR PROPOSED FINISHED GRADE. 9. THE MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY, AND PRIOR TO CONNECTING SANITARY SEWER AND WATER LATERALS TO THE PUBLIC MAINS.
- 10. THE CONTRACTOR SHALL HAVE A TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING. 11. THE MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES, IF NEEDED.
- 12. FIELD VERIFY INVERT ELEVATION OF THE SANITARY SEWER AND WATER PUBLIC MAIN, AT THE LOCATION OF THE SERVICE LATERAL CONNECTIONS, PRIOR TO CONNECTING THE LATERALS TO THE PUBLIC MAIN. 13. INSTALL WISDOT TYPE HR FILTER FABRIC BENEATH PROPOSED RIP RAP.

UTILITY LEGEND:

PROPOSED STORM SEWER	st
PROPOSED SANITARY SEWER	ss
PROPOSED WATER MAIN	w
PROPOSED STORM SEWER INLET	$ \begin{array}{c} $
PROPOSED STORM SEWER CURB INLET	
PROPOSED STORM SEWER CLEANOUT	
PROPOSED SANITARY CLEANOUT	$ \bigcirc \qquad - \qquad 6 \\ \hline \qquad C6.1 \\ \hline \ C6.$
PROPOSED WATER VALVE	8 - 7 C6.1
ROOF DRAIN CONNECTION	\triangleright
PROPOSED RIP RAP AREA (WISDOT LIGHT)	
PROPOSED BIO-RETENTION BASIN	4 5 C6.1 C6.1

CLEAN OUT SCHEDULE:

STRUCTURE #	STRUCTURE DETAILS
CO#1	RIM = 759.50 INV (E) = 757.00
CO#2	RIM = 758.10 INV (NW) = 756.10 INV (SE) = 756.73
CO#3	RIM = 758.10 INV (N) = 756.10
CO#4	RIM = 760.27 INV (E) = 754.59 INV (W) = 754.59

ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE 4. REFER TO THE PROPOSED BUILDING MECHANICAL/PLUMBING PLANS TO VERIFY EXACT CONNECTION LOCATIONS AND SIZES OF PROPOSED 5. COORDINATE ALL UTILITY WORK WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND





FOX CITIES N216 State Road 55 711 Lois DriveMiddletor P.O. Box 620 Kaukauna, W 54130 Phone (920)766-5795 1-800-236-2534 Fax (920)766-5004

MILWAUKEE WAUSAU W204 N11509 5605 Lilac Ave Goldendale Rd Wausau, WI 54401 Germantown, WI 53022 Phone (715)849-3141 Phone (262)250-9710 Fax (715)849-3181 1-800-236-2534 Fax (262)250-9740

www.kellerbuilds.com



REVISIONS \square PROJECT MANAGER: V. NYSTROM DESIGNER: R. LINDSTROM DRAWN BY: J. LUNDBERG EXPEDITOR: SUPERVISOR: PRELIMINARY NO: P20249 CONTRACT NO: DATE: 06.28.2022 SHEET

STORM MANHOLE SCHEDULE:

STRUCTURE #	STRUCTURE DETAILS
ot#4	RIM = 759.52 INV (S) = 756.52 DEPTH = 3.00'
ST#1	24" X 36" PRECAST STRUCTURE W/ NEENAH R—3067 CASTING W/ TYPE "L" GRATE
ST#2	$\begin{array}{llllllllllllllllllllllllllllllllllll$
	36" I.D. PRECAST MANHOLE W/ NEENAH R–2553 CASTING W/ TYPE "G" GRATE
ST#3	$\begin{array}{llllllllllllllllllllllllllllllllllll$
	36" I.D. PRECAST MANHOLE W/ NEENAH R–2560–EA CASTING W/ BEEHIVE TYPE GRATE
ST#4	RIM = 759.10 INV (SE) = 756.10 INV (NW) = 756.10 DEPTH = 3.00'
"	36" I.D. PRECAST MANHOLE W/ NEENAH R—2560—EA CASTING W/ BEEHIVE TYPE GRATE













ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM. BENCHMARK #1 BURY BOLT ON HYDRANT LOCATED ON THE WEST SIDE OF LINCOLN COURT, APPROXIMATELY 110 FEET SOUTH OF THE

INTERSECTION OF LINCOLN COURT AND WEST WAUPACA STREET. ELEVATION = 761.75

BENCHMARK #2 BURY BOLT ON HYDRANT LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF SAINT JOHNS PLACE AND WEST WAUPACA STREET. ELEVATION = 761.69

UTILITY DISCLAIMER:

THE LOCATIONS, SIZES, AND TYPES OF UNDERGROUND PUBLIC AND PRIVATE UTILITIES OR SUBSTRUCTURES SHOW HEREON WERE OBTAINED FROM VISUAL INSPECTION, FIELD MEASUREMENTS, AND/OR AS-BUILT PLANS. SANITARY SEWER AND STORM SEWER PIPE SIZES, INVERTS, DIRECTION, AND LOCATIONS BETWEEN MANHOLES ARE SUPPLEMENTED BY AS-BUILT PLANS AND/OR ESTIMATED BASED ON FIELD OBSERVATIONS. PRIOR TO CONSTRUCTION IN THE VICINITY OF ANY UTILITIES SHOWN HEREON, IT IS RECOMMENDED THAT THE LOCATIONS, DEPTHS, AND SIZES BE FIELD VERIFIED. THE LOCATIONS SHOWN HEREON ARE ONLY APPROXIMATE, WITH POSSIBILITY THAT ADDITIONAL UTILITY LINES NOT DISCOVERED, OR MARKED, DURING THE SEARCH OF RECORDS AND THE FIELD SURVEY MAY EXIST. ANY CONTRACTOR USING THE INFORMATION SHOWN HEREON IS HEREBY FOREWARNED THAT ANY EXCAVATION UPON THIS SITE MAY RESULT IN THE DISCOVERY OF ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN HEREON. IN GENERAL, UNDERGROUND UTILITY LOCATIONS ARE SHOWN FROM UTILITY MARKINGS, BY OTHERS, AND/OR AS-BUILT PLANS, PROVIDED BY OTHERS. POINT OF BEGINNING MAKES NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, WITH RESPECT TO THE EXISTING UTILITIES SHOWN HEREON, AND BELIEVES THAT THE INFORMATION CONTAINED HEREIN IS RELIABLE AND GENERALLY ACCURATE FOR THE PURPOSE INTENDED.

GENERAL NOTES:

- EXCEPT AREAS NOTED ON THIS DOCUMENT TO BE SODDED.
- ASSOCIATION FOR THE SIZES GIVEN.
- 5. ALL TREES SHALL BE STAKED WITH A MINIMUM OF THREE STAKES.
- BARK MULCH. BE PLACED AROUND ALL LANDSCAPE BEDS.
- 8. 3" OF SHREDDED BARK MULCH SHALL BE PLACED IN ALL GROUND COVER PLANTING BEDS.
- MAXIMUM, RIVER ROCK, OR APPROVED EQUAL.
- INSTALLATION OF SAID UTILITIES.

PLANTING SCHEDULE:

TREES SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
AR	ACER X FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	2" CAL.	40'-60'TX40'-60'W	3
SHRUBS SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
SP	SPIRAFA 'SNOW STORM'	SNOW STORM SPIREA	24"	3'_5'T_3'_5'W	9

\otimes **KEYNOTES:**

- 1. LANDSCAPE STONE
- 2. LANDSCAPE EDGING

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION. 2. 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SPECIFIED PLANTING SOIL DEPTH IS PRESENT PRIOR TO PLANTING. 3. SEED/FERTILIZE/CRIMP HAY MULCH ALL GENERAL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION, 4. ALL PLANT MATERIALS LISTED SHALL MEET THE STANDARDS OF THE AMERICAN NURSERY & LANDSCAPE

6. ALL TREES IN THE TURF AREA SHALL HAVE A 5' DIAMETER CIRCLE OF 4" DEPTH SHREDDED HARDWOOD

7. CURV-RITE LANDSCAPE EDGING (SERIES 3000, 3/16" X 4", WITH MILL FINISH) OR APPROVED EQUAL SHALL

8. 3" DEPTH OF 1-1/2" DIAMETER STONE MULCH SHALL BE PLACED IN ALL SHRUB PLANTING BEDS. STONE FOR LANDSCAPE BEDS TO BE NATURALLY ROUNDED AND WASHED, GRADUATION FROM 1" TO 1-1/2" . DEWITT WEED BARRIER-20 YEAR SHALL BE PLACED BENEATH ALL LANDSCAPE STONE IN PLANTING AREAS.

11. PRE-EMERGENT HERBICIDE SHALL BE PLACED BENEATH ALL LANDSCAPE STONE. 12. COORDINATE ALL LANDSCAPE WORK WITH GAS, ELECTRIC, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES FOR THE





FOX CITIES MADISON N216 State Road 55 P.O. Box 620 Kaukauna, WI 54130 Phone (920)766-5795 1-800-236-2534 Fax (920)766-5004

MILWAUKEE WAUSAU W204 N11509 5605 Lilac Ave Goldendale Rd Wausau, WI 54401 Germantown, WI 53022 Phone (715)849-3141 Phone (262)250-9710 Fax (715)849-3181 1-800-236-2534 Fax (262)250-9740

www.kellerbuilds.com









	_
Utility	Ea

SBC, Grantee, and

Randall B. Retzlaff, Member

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 Waupaca County, and under the direction of RanIngrid, LLC, owners of said land, I have surveyed divided and mapped Celestial Hills; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in All of Lot 3 Certified Survey Map 8023, located in 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 453,715 Sq Ft (10.4157 Ac) of land, subject to all easements and restrictions of record.

Given under my hand this _____ day of _____, 20____.

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 said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

RanIngrid, LLC, does 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 Department of Administration

Dated this _____ day of _____ , 20 .

In the presence of: RanIngrid, LLC

Randall B. Retzlaff

State of Wisconsin)

_County) ss

_, 20__ Personally came before me this _ _ day of _ ___, 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

Randall B. Retzlaff, Member

Date

Celestial Hills

All of Lot 3 Certified Survey Map 8023, located in 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

Utility Easement Provisions

An easement for electric, natural gas, and communications service is hereby granted by

RanIngrid, LLC, Grantor, to:

New London Utilities,

Wisconsin Electric Power Company and Wisconsin Gas, LLC, Wisconsin corporations doing business as We Energies, Grantee,

Charter Communications, Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, theron, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

RanIngrid, LLC,

Date

Treasurer's Certificate

We, being the duly elected, qualified and acting Treasurer's of the City of New London and Waupaca County, do hereby certify that in accordance with the records in our office, there are no unredeemed tax sales and unpaid taxes, or special assessments on and of the land included in this plat.

City of New London Treasurer Date

County Treasurer

Date

Date

City of New London Approval

Resolved, that the plat of Celestial Hills in the City of New London, Waupaca County, RanIngrid, LLC, owner, is hereby approved by the Common Council of the City of New London.

Mayor

I hereby certify that the foregoing is a copy of a resolution adopted by the the Common Council of the City of New London.

Clerk

Date

This Final Plat is contained wholly within the property described in the following recorded instruments:

the property owner of record: RanIngrid, LLC

Recording Information: Doc No. 895327

April 8, 2022 Certified Department of Administration

File: 6798Final.dwg Date: 02/28/2022 Drafted By: Jim Sheet: 2 of 2

Parcel Number(s): 33 13 34 33

4. Utilities and Community Facilities

Efficient provision of high-quality community facilities and services impacts property values, taxes, and economic opportunities, and contributes to the quality of life in the City of New London. Local features such as parks, schools, utilities, and protective services help define a community. These facilities and services require substantial investment as supported by the local tax base, user fees, and impact fees. As a result, their availability is determined both by public demand for those facilities and services, and by a community's ability to pay for them. Therefore, potential impacts on the cost and quality of utilities and community facilities need to be considered when making decisions concerning the future conservation and development of the City of New London.

Understanding potential impacts on the supply and demand of utilities and community facilities on a community-wide scale begins with a thorough assessment of the existing conditions. This element of the comprehensive plan provides an inventory and assessment of the existing utilities and community facilities of the City of New London.

4.1 City Administrative Facilities and Services

Public Buildings

The following public buildings are owned and operated by the City of New London and are the primary sites where City government services are conducted. Refer to Map 4-1 for the locations of municipal buildings and administrative facilities.

City Hall/Municipal Building

The City's main administrative functions are conducted at the City Hall/Municipal building located at 215 N. Shawano Street.

Police Station

The City of New London Police Department is located at 700 Shiocton Street, to the immediate west of the City Hall/Municipal building.

Fire Station(s)

The New London Fire Department has its facility in the same building as City Hall at 215 N. Shawano Street.

Public Works/Highway Garage

The New London Highway Department Garage is located at 1006 W. Wolf River Drive. There are three departments within the Public Works Department, Engineering, Street and Wastewater. These departments take care of street maintenance, wastewater facility, sewer system, snow plowing and other such items. Water and Electric is maintained by the New London Utilities.

4.2 **Protective Services**

Police Services

The New London Police Department has 17 sworn officers. The officers fill positions that include Supervisory Staff, Detective, SWAT, Police School Liaison, Drug Unit Investigator, Field Training Officers, Firearms Instructor, DAAT Instructor and ICAC Investigator. New hires are required to complete a 3-month Field Training Program before they are allowed to patrol on their own.

Fire Protection Services

The New London Fire Department provides fire protection to the City of New London, portions of the Towns of Liberty and Maple Creek in Outagamie County, and portions of the Towns of Caledonia, Lebanon, and Mukwa in Waupaca County. The New London Fire Department consists of 30 members including one chief, one assistant chief, two captains, four lieutenants, eight engineers, and 14 firefighters. All members of the department are trained to a minimum of Firefighter II and receive CPR and Automatic External Defibrillator (AED) training. In addition, one member is trained as an EMT, and 13 members are trained as first responders. In addition to fire protection, the New London Fire Department also has a jaws of life unit, air bags and other rescue tools for extrication of victims of motor vehicle accidents, farm accidents, and industrial accidents. Water and ice rescue is also provided by use of a fire department boat and ice rescue sled. Other department equipment includes four pumpers, a 75-foot aerial ladder, two brush trucks, two tankers, and various other rescue and firefighting equipment. A new 104-foot platform aerial ladder was delivered in 2005 to replace an older aerial ladder.

Emergency Medical Service

New London/Bear Creek Ambulance

The New London/Bear Creek Ambulance serves the City of New London, the Town of Mukwa, and portions of the Towns of Lebanon, Caledonia, and Fremont. The New London Family Medical Center provides the service at a subsidized cost to the communities. Two ambulances are located in the city, and a third ambulance is stored and staffed by Bear Creek.

First Responders

Portions of the City are served by first responders. First responders are volunteers who live and work in the area and are trained to respond to emergency situations. First responders are paged along with ambulance personnel and are often the first on the scene of an automobile accident to stabilize patients.

Emergency Medical Flight Services

Emergency medical flight services are available from the following providers.

• Eagle III, St. Vincent's/Bellin/Brown County, Green Bay

- Flight For Life, Milwaukee Medical Center, Milwaukee
- Med Flight, University of Wisconsin, Madison
- Spirit of Marshfield, St. Joseph's Hospital, Marshfield
- Theda Star, Theda Clark Regional, Neenah

4.3 School Facilities

School District of New London

The School District of New London is located in East Central Wisconsin on the border of Waupaca and Outagamie counties. It covers 144 square miles in three counties with an approximate population of 18,000 and a tax base of just over one billion dollars (Map 4-2).

The School District serves the City of New London and portions of the Towns of Lebanon, Bear Creek, Mukwa, Fremont, Caledonia, Maple Creek, Liberty, and Hortonia. The district's facilities include Lincoln Elementary, New London High School, New London Intermediate/Middle School, Parkview Elementary, Readfield Elementary, and Sugar Bush Elementary.

The district is a Unified District which serves approximately 2500 students and is comprised of a white (90%), Hispanic (7%) and other (3%) student population. Bilingual programs are offered at Lincoln Elementary School, Parkview Elementary School, Intermediate/Middle School, and the High School.

In 2018 the School District of New London proposed a \$13 million facilities referendum which passed. The 10-year referendum will collect \$1.3 million per year from district residents to fund projects at the six main school buildings falling into the categories of maintenance, safety and security, and energy efficiency. Some of the top-priority investments that referendum dollars would fund over the next decade include:

- Updating the roofs at New London High School, Lincoln Elementary School, and Sugar Bush Elementary School.
- Replacing aging boilers at NLHS.
- Converting the four elementary schools to LED lighting.
- Improving HVAC systems at three elementary schools and New London Intermediate/Middle School.
- Upgrading fire alarms to the latest technology at all six schools.
- Configuring rooms as needed to meet today's learning needs.
- Constructing an addition to Parkview Elementary School that contains restrooms, staff collaboration space and storage space.

Other Educational Facilities

Precious Blood Catholic School

Precious Blood Catholic School is a parochial school located at 120 W. Washington Street in New London.

Emanuel Lutheran School

Emanuel Lutheran School is a parochial school located at 200 E. Quincy Street in New London.

Next Generation Academy

Hosted by the School District of New London, and located within the city, The Next Generation Academy is a blended learning academy that offers the best elements of online and face-to-face learning.

Catalyst Academy

An alternative charter school located in New London that provides a caring non-traditional learning community which offers opportunities for students to become productive and responsible lifelong learners.

<u>Fox Valley Technical College</u> The technical college currently maintains course offerings at centers in Waupaca and Clintonville.

Rawhide Boys Ranch

Rawhide Boys Ranch is located near New London. This 700-acre ranch provides a traditional home atmosphere for boys referred by juvenile courts. Donated vehicles are repaired by the boys and sold at an annual auction to fund the program.

4.4 Quasi-Public Facilities

New London Library

The current New London Library is located at 406 S. Pearl Street and provides library services for the entire community. The library participates in the OWLSnet shared automation network and works cooperatively with other OWLSnet libraries to maintain borrower's records and lend materials.

In early 2022 it was announced that the First State Bank will donate its current N. Water Street building to the city for use as a new library facility as they are building a new corporate headquarters at a different location. The bank will transfer ownership of the building to the library when the bank opens its new corporate headquarters in spring of 2023. With the bank's donation, the library will shift from its plan to build a separate library to redeveloping the two floors of the bank building into the library's future home.

New London Public Museum

The current New London Museum shares space with the library and is located at 406 S. Pearl Street. The museum is one of only five public, multi-disciplinary museums within Wisconsin and has exhibits related to the local, natural, and Native American history. With the recent announcement of the library relocation, the city will be assessing plans for the expansion of the museum into space formerly occupied by the library.

Churches and Cemeteries

Over a dozen different churches exist within the City of New London which accommodate a variety of religious backgrounds and beliefs. In addition, two cemeteries exist within the southwest portion of the city: The Floral Hill Cemetery located south of Beckert Road, and the Most Precious Blood Cemetery located nearby off of Bean City Road. Both cemeteries are privately owned, and the city has no ownership or maintenance involvement in these facilities.

Post Offices

The US Post Office has a New London facility located at 208 S Pearl St, near the Wolf River. This facility provides all of the typical postal services for the City's residents.

Private Recreation Facilities

The only privately owned recreation facility is a golf course located outside the City limits. Shamrock Heights Golf Course lies approximately 1 mile north of the city, along Highway 45 in the Town of Lebanon. Facilities include a driving range and clubhouse.

2.4 Parks, Recreation, and Open Space

Comprehensive recreational planning has guided the growth and development of New London's park system for some 45 years with the first New London Recreation Plan and Program being developed in 1975. Periodic updates to this plan occurred over the years and in 1999 an official "Open Space & Recreation Plan" was developed and adopted by the city. This plan was updated several times over recent decades with the last Comprehensive Outdoor Recreation Plan being prepared and adopted in 2021. These plans have been a useful tool to monitor changing recreational needs and undertake projects needed to maintain and upgrade the city's park system.

In recent years, plans have reflected the increasing awareness of local citizens in the value of protecting and utilizing the City's extensive riverfront. They have also provided the City with an opportunity to compete for matching funds through DNR-administered (Stewardship) grant programs, enabling the City to undertake park and open space acquisition and development projects.

City-Owned Parks

The 2021 Comprehensive Outdoor Recreation Plan contains detailed information about the City's current park system and its needs. Overall, the plan's Vision recognizes the multi-faceted values associated with park and recreation areas:

New London's system of well-designed and maintained parks, waterway, and recreation facilities are central elements to the community's wellbeing, active lifestyles, and identity. These places and the experiences they offer provide wide ranging benefits for residents and visitors, while preserving green space and strengthening the local economy.

Based on the 2021 Comprehensive Outdoor Recreation Plan, a total of 16 park facilities exist within the city encompassing just over 280 acres. Table 4-1 and Map 4-3 list out and illustrate the locations of these facilities. The Plan does not call for any new major facilities as the city technically has over double the number of park acres necessary to meet population standards. However, a variety of needed improvements are outlined for each park site.

Name	Acres	Class
Hatten Park	120.00	СР
Krostue Park	23.00	СР
Memorial Park	13.00	СР
Pfeifer Park	9.40	СР
Anchor Park	0.20	MP
Mini Park	0.20	MP
St. John's Park	0.40	MP
Taft Park	0.40	MP
New London Nature Area	94.00	NA
Abraham Park	3.30	NP
Franklin Park	1.30	NP
Bernegger River Walk	1.10	SF
Jaycee's Dog Park	3.00	SF
Old Settlers Park	5.50	SF
River Trail Park	1.80	SF
Riverside Park	5.00	SF
TOTAL ACRES:	281.60	

Table 4-1: City of New London Parks

MP = Mini Park / NP = Neighborhood Park / CP = Community Park / SF = Special Facility Source: East Central Wisconsin Regional Planning Commission, 2021.

Source:

Parks created from parcel data and trails provided by the City of New London. Boat access sites provided by Wisconsin DNR. Building footprints downloaded from OpenStreetMap. Base data provided by Regional Counties 2020.

This data was created for use by the East Central Wisconsin Regional Planning Commission Geographic Information System. Any other use/application of this information is the responsibility of the user and such use/application is at their own risk. East Central Wisconsin Regional Planning Commission disclaims all liability regarding fitness of the information for any use other than for East Central Wisconsin Regional Planning Commission business.

PREPARED JUNE 2020 BY:

Other Parks

Several other regional park and recreation facilities exist near the City of New London and are likely utilized by City residents, including:

- <u>Mosquito Hill Nature Center</u>: This is an Outagamie County park but serves as an important recreational resource for the New London area. Mosquito Hill is the highest point in the New London area. This 430-acre environmental education site is located two miles east of New London off County Highway S at the end of Rogers Road in Outagamie County. The facility offers hiking and snowshoe trails, indoor exhibits, a variety of weekend programs and workshops, as well as field trip opportunities for groups. The center is open year-round.
- <u>Waupaca County Dog Park</u> opened in March of 2003 and is located approximately 20 miles from the City of New London. The dog park offers a safe, secure area for owners to take their normally leashed or house bound pets to get exercise running and playing with other dogs. Dogs are allowed to run and play off leash and socialize with other dogs in a large, fenced-in area.
- <u>Waupaca County Fairgrounds</u> are located in the City of Weyauwega. The 40-acre site includes a racetrack, a covered grandstand, several livestock and exposition buildings, picnic tables, and playground equipment. The fairgrounds are used for the Waupaca County Fair, winter storage, and numerous special events.

Boat Landings/Public Access

The following local boat landings and public access points are found in or near the City of New London.

- Riverside Park located in New London has five boat-launching ramps
- Shaw's Boat Landing located in the Town of Mukwa has two boat-launching ramps

State Managed Parks and Recreation Areas

Four separate WDNR State Natural Areas (SNA's) exist close to New London: Shaky Lake, Mukwa Bottomland Forest, Poppy's Rock, and Hortonville Bog. Refer to the Agricultural, Natural, and Cultural Resources element for more information on these SNAs.

Campgrounds

There are numerous private and public campgrounds in Waupaca/Outagamie County area; however, none exist within the City of New London. The two nearest private campgrounds are Huckleberry Acres, located about 2.5 miles to the southwest of the city, and Wolf River Trips & Camping is located approximately 4.0 miles west of the city.

Trails

Local Trails

The City of New London maintains an extensive pedestrian and bicycle trail system. New trail connections have been completed recently to extend a trail to the New London High School and to connect the city's highway commercial district (constructed in the early 1990s) with its existing sidewalk system. The city is currently developing a plan to connect the Mosquito Hill Nature Center (located two miles outside of the city limits) with the city via a pedestrian and bicycle trail.

County Trails

The Sturgeon Trail is a one-half mile blacktop surface trail along the shoreline of the Wolf River between New London and Northport, adjacent to County Highway X. This site has been a favorite place for sturgeon to spawn and for people to get an up-close view of Wisconsin's oldest and largest fish. Future plans for the Sturgeon Trail might include continuation of the trail, improved parking, and tying the trail into a plan for a county-wide trail system.

Waupaca County is a partner in a four-county trail system known as the WIOUWASH Trail (Winnebago, Outagamie, Waupaca & Shawano Counties). This 27.7-mile-long trail is part of a statewide trail system, and it connects the trail systems of Southeastern Wisconsin with the Mountain-Bay State Trail that runs from Green Bay to Wausau through Shawano. The County has a committee in place and is creating its portion of the trail that will run along the eastern side of Waupaca County.

The trail runs south from Hortonville and connects to the Winnebago County portion at the Winnebago/Outagamie County line. An unconnected north segment of the trail also runs between Split Rock and Aniwa in Shawano County. Long-term plans call for this trail be extended between Hortonville and New London, and to Clintonville prior to connecting with the Shawano County segment. No official routes or timeframes for these connections are in place.

Newton Blackmour State Trail

The Newton Blackmour State Trail is a multipurpose trail which runs between New London, Shiocton, Black Creek, and Seymour in Outagamie County. This former railroad grade now has 24 miles of trail between New London and Seymour, running almost parallel to Hwy 54. This trail is open year-round and can be used by hikers, bikers, horseback riders, and snowmobiles during the winter months. No ATV's or motorized vehicles are allowed on the trail. Newton Blackmour parking is located in Black Creek on North Maple St. In 2020, the City was awarded federal Community Development Block Grant (CDBG) funds for extending the Newton-Blackmour State Trail from House Road on the far east side of the City to the City's Pfeifer Park along the west side of the Wolf River. This includes a segment of multi-use trail going through the USH 45/STH 54 interchange area. Coordination between the City and WisDOT staff has occurred throughout the design process for the trail project, and in March 2022, the city applied to WisDOT for a state highway connection permit for the establishment of the trail through the Interchange ROW. Construction on the trail is scheduled to start in summer 2022 and be completed in fall 2022

Snowmobile Trails

Waupaca and Outagamie Counties offer hundreds of miles of signed and well-groomed snowmobile trails. These trails wind through the rural areas of the counties, connecting all of the communities into a regional network of trails. Convenient trail access points, corridors, and connector trails are located throughout Waupaca and Outagamie Counties.

4.7 Solid Waste Management and Recycling

There are no licensed landfills within the City of New London, nor does the city provide solid waste collection. In an effort to keep property taxes down, the City government long ago decided to let the private sector handle refuse removal services for all classes of property – residential, commercial, and industrial. Therefore, all residents (including landlords for rental properties) are required to contract directly with a private garbage hauler to have their garbage removed on a regular basis. There are a number of private sector providers of solid waste and recycling services. Primary private sector providers include Graichen Sanitation, GFL and Waste Management.

The City of New London participates in the Outagamie County recycling program with collection handled by Orion Waste Solutions. Recycling is picked up at no cost to residents on a bi-weekly basis, Wednesdays and Fridays depending on location.

The Department of Public Works picks up brush in April and October of each year. Notices are posted in the local newspaper, City Website and Facebook page. Leaves are picked up using a vacuum suction device and brush should be bundled to set standards. During non-pickup times, residents can take lawn debris to the Wastewater Treatment Plant on West Wolf River Avenue, which in turn is disposed of by the city at the MCC quarry. The yard waste drop-off site is open May-November, weekdays from 7 a.m. to 2:30 p.m. and on Saturday mornings from 7 a.m. to 11 a.m.

4.8 Communication and Power Facilities

Electric Service

Electric service is provided by New London Utilities. New London Utilities was founded in 1904 and provides customers with some of the lowest electric rates in the area - rates significantly lower than those in territories that are served by most investor-owned utilities. New London Utilities is a member of WPPI Energy, a Sun Prairie-based power company serving 51 customer-owned electric utilities. Together, WPPI Energy's member utilities purchase all of their electric requirements from WPPI Energy and supply power to more than 192,000 customers in Wisconsin, Iowa, and Michigan. New London Utilities is part of WPPI and hence, power purchase agreements include the use renewable energy where possible from various sites across the state.

Telephone Service

Telephone service is provided by AT&T or Charter Communications, while cellular providers are numerous.

Internet & Broadband

Internet and broadband services are available throughout the city and are provided by ATT, Charter Spectrum or Star Communications. According to the PSC's Wisconsin Broadband Map, a majority of the city has available fixed internet speeds of 100+ Mbps download and 20+ Mbps upload which should meet most residential and business needs.

Gas Service

WE Energies provides natural gas fuel throughout the City of New London with its service territory relying on supplies from a nearby ANR pipeline.

4.9 Sanitary Sewer Service

New London Wastewater Treatment Facility

The New London Wastewater Facility was built in 1954 and renovated during 1987 and 1988. The city operates 2.131 million gallons per day (max design flow) advanced wastewater treatment facility using anaerobic digestion that treats both domestic and industrial wastewater generated within the city. The city also accepts septage from the surrounding area and no pre-treated industrial waste exists within the system. Following treatment, the effluent is discharged to the Wolf River. The average annual loading for the facility in 2021 was 0.915 million gallons per day, or roughly 50% of its capacity. WPDES permit parameters have been met consistently over recent years with no exceedances of designed BOD loading or effluent limits on Total Suspended Solids (TSS) and Phosphorus. Biosolids are land applied to area agricultural fields.

Main concerns with the existing treatment and collection system include:

- Clearwater inflow and infiltration (I&I). I&I into the sanitary sewer system can result in unnecessary treatment costs. Rainwater from leaky manholes, broken pipe joints, or the connection of downspouts and sump pumps can be contributors to I&I. The city has an ongoing program for sewer line inspection, as well as the planned replacement and repair of various sewer mains.
- Upgrade of Secondary Treatment: The City is looking to make approximately \$9M in improvements and upgrades to the secondary treatment system in about 5 years (2028). There is also the potential to add a tertiary filter system to meet WPDES permit limits.

4.10 Public Water Supply

New London Utilities

New London Utilities is a municipally owned and operated electric and water utility, serving more than 3,500 customers in New London. New London Utilities provides its customers with clean, high-quality water that meets or exceeds all state and federal standards. Water quality and capacity are monitored every day by well-trained system operators. The utility was organized in 1904 and is governed by a five-member board. Over 2,800 customers consume 500+ million gallons of water annually Groundwater is the sole source of the water supply used by the utility with chlorine and fluoride being added to the water supply.

New London's water system now consists of three separate pressure zones, seven wells, three water towers, two booster stations, and two control valve stations. The water system is operated by a computer driven system called a SCADA. Auxiliary power is not provided at any of the wells or at the booster station, however, the city is provided with power from two independent power sources. Water loss in the system is well under the recommended allowable loss of 10%.

The high-level pressure zone is located south of Cook Street from the west end of the city to Division Street, and south of Douglas Street. The primary pressure zone is everything north of Cook and Douglas Streets, and east of Mill Street including all parts of the city north of the Wolf River up to Jeanne St. The third zone is everything north of Jeanne St. A third zone has been established for the new Northeast New London Business Center. There are three water storage facilities in service with storage capacities of 300,000 gallons, 400,000 gallons, and 500,000 gallons.

An investigation of the public water supply system is performed annually by the Department of Natural Resources. Every fifth year an entire system review is performed as well. New London Utilities has consistently had good reviews by the DNR, and overall maintenance and operation were found to be in excellent shape. Annual recommendations and requirements requested by the DNR are reviewed and updated/repaired, as necessary.

Wellhead Protection

Wellhead protection is a preventive program designed to protect public water supply wells. The goal of wellhead protection is to prevent contaminants from entering public water supply wells by managing the land that contributes water to the wells. The City of New London has voluntarily prepared and adopted Wellhead Protection Plans and their associated ordinances which define and regulate the use of land and/or materials within the designated wellhead protection areas. In 2022 the city reviewed and updated these plans, and they are in the process of being approved by the Council.

4.11 Stormwater Management

The goal of stormwater management is to prevent runoff from delivering pollutants or sediment to lakes, rivers, streams, or wetlands. Commonly applied stormwater management tools include ditches, culverts, grassed waterways, rock chutes, retention basins or settling ponds, curb and gutter, storm sewer, and construction site erosion control.

State law currently requires certain construction sites, municipalities, and industries to obtain a Stormwater Discharge Permit from the WDNR. Construction sites with more than five acres of bare soil and non-metallic mine sites of any size must obtain a permit.

The City of New London has an extensive storm sewer system and some on-site stormwater management facilities such as detention ponds. Approximately 90% of the city is served by storm sewer, and the remaining 10% is served by ditches, culverts, and topography. The northwest part of the city is located in the floodplain of the Wolf River, but no major floods have occurred since the 1970's. Minor flooding has been a problem in some older portions of the city.

The city's stormwater management facilities need on-going maintenance and improvement, for which funds are budgeted annually. The city requires new developments to submit stormwater management plans and provide for all stormwater retention needs (ponds, etc.).

4.12 Health Care Facilities

Local Hospitals

There is one hospital facility within the City of New London, the ThedaCare Medical Center located on Mill Street in the southeastern portion of the City

This 35-bed facility offers a broad range of in-patient and out-patient services, medical and surgery specialties including behavioral, occupational, and orthopedic care, a 24-hour physician staffed emergency department, over 50 sub-specialty physician consultants, and access to regional health care systems.

Regional Hospitals

Other hospitals located within the region are also utilized by City residents and include:

Appleton Medical Center	Appleton
Bellin Hospital	Green Bay
Shawano Medical Center	Shawano
St. Elizabeth Hospital	Appleton
St. Mary's Hospital	Green Bay
St. Vincent Hospital	Green Bay
Theda Clark Hospital	Neenah

Local General Practice Medical Clinics

There are several additional general and specialty practice medical clinics in the City of New London including:

Orthopedic & Sports Institute of the Fox Valley	1370 N. Shawano St.
Valley Family Medicine	1505 Mill St.
Ascension Medic Group Wisconsin	1420 Algoma St.
Maiman Chiropractic Center, LLC	501 S. Pearl St.
Witkowski Chiropractic	315 Burton Rd

Residential and Elder Care Facilities

Nursing homes, assisted living, and other residential care facilities found in the City of New London include the following.

- Kindred Hearts of New London
- Clarity Care
- Beacon House Group Home
- St. Joseph Residence
- Trinity Terrace at St. Joseph Residence
- Washington Center (assisted living for 32 units provided by St. Joseph Residence),

State Facilities

Wisconsin Veterans Home at King

The Wisconsin Veterans Home at King, located on Rainbow Lake in the Town of Farmington, is the state's largest nursing care facility. Facilities include four licensed nursing care buildings, cottages for married couples able to care for themselves, chapels, bowling alley, post office, theater, museum, and library. Veterans who meet criteria for military service and state residency may be admitted if they apply income and resources to the cost of their care as required by Medicaid. Members receive complete medical and nursing care as well as social services and recreational activities. Many members participate in work therapy programs, which allow them to earn extra money while providing valuable services to their fellow members.

4.13 Day Care Facilities

Under Wisconsin law, no person may for compensation provide care and supervision for four or more children under the age of seven for less than 24 hours a day unless that person obtains a license to operate a childcare center from the Wisconsin Department of Health and Family Services. There are two categories of state licensed childcare depending upon the number of children in care. Licensed family childcare centers provide care for up to eight children while licensed group childcare centers provide care for nine or more children. Day care facilities located in the City of New London include:

Day Care Center of New London (non-profit)	1825 Division St.
New London Head Start Center	709 W. Pine St.
Robins Nest Learning Center	112 W. Wolf River Ave.
Babes of New London	102 Northridge Dr.

4.14 Utilities and Community Facilities Trends and Outlook

The following utilities and community facilities trends are likely to be experienced in the City of New London over the next 20 to 25 years. The following statements are based on recent trends that are expected to continue well into the future or the opinions of municipal staff who deal with these facilities and services.

Administrative Facilities and Services

• Government budget constraints at all levels will drive the need for intergovernmental cooperation in the delivery of services and programs.

Public Buildings

• Local government budget constraints will result in increased interest in the use of shared facilities, multi-purpose facilities, and creative use of existing public buildings.

Protective Services

• The desire for the availability of state-of-the art emergency medical service will likely increase as the City's and Counties' population ages.

Schools

- Schools and school districts will continue to seek new ways to share services and reduce expenses in order to deal with continued declining enrollment.
- School districts will continue to face the challenges related to the potential closing of smaller schools and the potential consolidation of school districts.

Parks, Recreation, and Open Space

- Lands near existing public outdoor recreation areas will continue to be most attractive for potential future public acquisition.
- City park lands will continue to be more than adequate in land area to serve the population. The continued focus is likely to be on improving existing park facilities rather than on acquiring new parklands.
- Passive recreation and trail usage will increase partly due to the experiences seen during the Covid-19 pandemic.

Solid Waste and Recycling

• The desire to control costs will make increased coordination and regionalization of solid waste and recycling services more attractive.

Communication and Power

- Growing demand for wireless communication services will lead to the construction of additional 5G communication towers, especially near densely populated areas and along major transportation corridors.
- Electricity demand continues to grow in Wisconsin, as does the number of renewable energy projects.
- Electric vehicle charging stations will be in higher demand as automakers transition to electric vehicle man
- An aging power infrastructure will result in a continued need for new and upgraded power transmission lines and power plants.

Sanitary Sewer & Wastewater Treatment

• Aging sewer system and wastewater treatment infrastructure components will need to be replaced at substantial community costs.

Public Water

• Aging water system infrastructure components will need to be replaced at substantial community costs.

Stormwater Management

• Design options for on-site stormwater management facilities will advance to incorporate better use of natural systems like native vegetation and become more aesthetically pleasing and functional for multiple purposes.

Health Care

• The demand for local health care and elder care facilities is likely to rise as the City's and surrounding communities' population ages.

4.15 Utilities and Community Facilities Plan

Efficient provision of high-quality community facilities and services impacts property values, taxes, and economic opportunities, and contributes to the quality of life in the City of New London. Local features such as parks, schools, utilities, and protective services help define a community. These facilities and services require substantial investment as supported by the local tax base, user fees, and impact fees. As a result, their availability is determined both by public demand for those facilities and services, and by a community's ability to pay for them. Therefore, potential impacts on the cost and quality of utilities and community facilities need to be considered when making decisions concerning the future conservation and development of the City of New London.

The City of New London's plan for utilities and community facilities is to continue to maintain and improve existing facilities. Planned maintenance and improvements to public buildings are a key concern.

The city's sanitary sewer system is another important community investment and is another focus of the city's plan for utilities and community facilities. One of the city's top concerns in the area of community facilities, groundwater quality, crosses the element boundary into the *Natural Resources* element. Groundwater is both a natural resource and a community facility in that it supplies drinking water through municipal wells. Protection of groundwater quality and quantity will continue to be a challenge as the city and surrounding area's pattern of land use changes over time.

The development and maintenance of parks and recreational spaces is another top priority and a 5-year action plan for improvements is contained within the City's Comprehensive Outdoor Recreation Plan. A summary of these priorities is shown in Table 4-2.

Planned Utility and Community Facility Improvements

Comprehensive planning includes identifying the need for expansion, construction, or rehabilitation of utilities and community facilities. In addition to infrastructure needs, there are also service level needs that may arise in the community. For example, additional police service, need for firefighting equipment, or additional park and recreation services may become necessary.

The City of New London has determined that the following utilities, facilities, and services will need expansion, construction, rehabilitation, or other improvement over the planning period. Projects are identified as short-term (1-5 years) and long-term (6-20 years).

Administrative Facilities and Services

Long Term

- Remove old buildings (old park shop) from Hatten Park.
- Provide a 30-40 person training room.

Police Services

Short Term

• Provide an evidence storage yard that is fenced along with a cold storage facility for police purposes.

Fire Protection and EMT/Rescue Services

Long Term

• Maintain and replace equipment as needed.

Schools

Short Term

• Share facilities and equipment with the school district and county.

Libraries, Cemeteries, and Other Quasi-Public Facilities

Long Term

• Improvements to the former library to accommodate an expanded museum.

Parks and Recreation

Short and Long term priorities are illustrated in the CORP's 5-Year Action Plan in Table 4-2.

Needed Now 2021-22 Short-Term 2023 Long Term 2024-25	Rationale	2021	2022	2023	2024	2025
GENERAL IMPROVEMENTS FOR ALL PARKS						
ADA Accessible Compliance for all facilities	Goal 1	X		x	x	x
Play apparatus assessment for all parks - update/phase out unsafe pieces	Goal 1 X		X	X	x	x
Continue with the video and social media marketing plan	Goals 1 & 2 X		x	x	x	X
Create a map of kayaking launches and routes and rentals	Goal 5 Recommendation		x			
Develop a lighting plan (includes ball diamonds)	Recommendation				х	X
Develop an Economic Impact Study to measure the value of parks	Recommendation			x		
Create more pet friendly and increase walkability in the City	Recommendation Survey			x	x	
Consider a schedule to update all restrooms within the parks system	Survey		x	x		
Add a new programs and activities for all age groups	Survey	X				
Subtotal of General Priorities: (number of projects)		4	4	6	5	4
TRAILS						
Create a City Bicycle and Pedestrian Plan	Goal 3 Recommendation	x	x			
Consider low maintenance trail linkages to all parks throughout the City – connecting the parks system (fill in gaps)	Survey			X	x	x
Add mile markers/directional arrows to next destination where pertinen (Newton-Blackmour Trail, inner city routes, Hatten Park)	Recommendation Goal 3		x	X		
Work with surrounding communities to create regional connections	Goal 5 Recommendation X X Survey		x	x	x	x
Consider adding a pump single track trails to the area behind the Flora Hill Cemetery	Recommendation	Recommendation X X				
Subtotal of Trail Priorities: (number of projects)		3	4	3	2	2

Table 4-2: City of New London CORP – 5-Year Action Plan

Solid Waste and Recycling

No short or long term needs

Communication and Power Facilities

Existing facilities are anticipated to be adequate to meet the needs of the city over the planning period.

Sanitary Sewer Service

Short Term

• Continue to implement Inflow & Infiltration (I&I) program to reduce the amount of unnecessarily treated clearwater.

Long Term

• Continue to reduce total phosphorus discharges to comply with new permit limits.

Public Water

Short Term

• Water and electric expansion.

Stormwater Management

Short Term

• Prepare for future federal regulations regarding storm water retention/treatment which may call for the establishment of a stormwater utility and associated fees.

Health Care and Child Care Facilities

No short term or long-term recommendations have been identified. Existing health care and childcare facilities and services are anticipated to be adequate to meet the needs of the city over the planning period.

Local Roads and Bridges

Short Term

• Continue to coordinate with the counties and neighboring communities on joint road projects as needed.

4.16 Utilities and Community Facilities Goals and Objectives

Community goals are broad, value-based statements expressing public preferences for the long term (20 years or more). They specifically address key issues, opportunities, and problems that affect the community. Objectives are more specific than goals and are more measurable statements usually attainable through direct action and implementation of plan recommendations. The accomplishment of objectives contributes to fulfillment of the goal.

Goal 1 Provide high quality and cost-effective community facilities and services that meet the existing and projected future needs of residents, landowners, businesses, and visitors.

Objectives

- 1.a. Actively pursue and maintain the highest levels of service from solid waste, natural gas, electrical, telephone, cable, telecommunications, and other technology providers.
- 1.b Consider the impacts of development proposals on community facilities and services and balance the need for community growth with the cost of providing services.
- 1.c. Pursue additional cooperation between communities to avoid duplication of facilities and increase the cost effectiveness of services provided to residents.
- 1.d. Monitor the need for new, expanded, or rehabilitated services and local government facilities.
- 1.e. Increase coordination of utility and community facility planning with the location of future service areas as guided by the comprehensive plan, environmental considerations, economic development, and growth management policies.

- 1.f. Maintain an adequate level of properly trained staff and volunteers.
- *Goal 2* Ensure proper disposal of wastewater to protect public health, groundwater quality, and surface water quality while meeting the needs of current and future residents and businesses.

Objectives

- 2.a. Plan sewer extensions and treatment facility improvements so that they can be made incrementally as needed in a cost-effective manner.
- 2.b. Encourage the use of existing collection infrastructure and treatment capacity prior to the extension of new infrastructure or construction of new facilities.
- 2.c. Consider the use of sewer assessment policies that will encourage compact development and discourage scattered development.

Goal 3 Promote stormwater management practices in order to reduce property and road damage and to protect water quality.

Objectives

- 3.a. Maintain a community stormwater management system that addresses stormwater quality.
- 3.b. Support the preservation of natural open spaces that minimize flooding, such as wetlands and floodplains.
- 3.c. Require the use of stormwater management practices to abate non-point source pollution and address water quality.
- 3.d. Reduce the number of stormwater outfalls (drains) that discharge unmanaged stormwater into wetlands, aquifers, or other environmentally sensitive areas.

Goal 4 Ensure that the water supply for the community has sufficient capacity, remains drinkable, and is available to meet the needs of current and future residents and businesses.

Objectives

- 4.a. Continue to monitor groundwater quality and potential contamination issues.
- 4.b. Ensure that water treatment facilities are properly maintained, and plan ahead for major improvements in order to reduce the financial impact on the community.
- 4.c. Consider impacts to groundwater when reviewing proposed development in the community and in areas of extraterritorial jurisdiction.

Goal 5 Promote effective solid waste disposal and recycling services and systems that protect the public health, natural environment, and general appearance of land uses within the community.

Objectives

5.a. Increase community and citizen involvement in decisions involving the type, location, and extent of disposal facilities and services.

- 5.b. Require major developments to adequately address solid waste disposal and recycling needs.
- 5.c. Increase collection opportunities for the proper recycling and disposal of unique and/or hazardous wastes (e.g., tires, white goods, etc.).

Goal 6 Maintain and enhance recreational opportunities in the community.

Objectives

- 6.a. Recognize the need to accommodate all age groups and abilities in recreational pursuits.
- 6.b. Pursue state, federal, and private funding programs that can aid in the acquisition and development of parks, trails, and scenic and environmentally sensitive areas.
- 6.c. Seek stable funding sources to provide maintenance and operation of community parks and recreational areas.
- 6.d. Identify areas where recreational opportunities should be improved.
- 6.e. Maintain existing, and seek additional, public access to waterways in the community.

Goal 7 Ensure the provision of reliable, efficient, and well-planned utilities to adequately serve existing and future development.

Objectives

- 7.a. Cooperate with other agencies and jurisdictions in the planning and coordination of utilities in order to efficiently serve local and regional growth.
- 7.b. Direct new utility transmission and distribution lines to planned and existing public rights-of-way whenever feasible.
- 7.c. Seek to balance desired service levels with potential negative community impacts when reviewing the proposed design and location of telecommunication, wind energy, or other utility towers.

Goal 8 Encourage improved access to health and childcare facilities.

Objectives

- 8.a. Support requests for the development of properly located and operated childcare facilities.
- 8.b. Support school districts or local community organizations in their sponsorship of childcare programs and early development programs.
- 8.c. Support the development of local health care facilities.
- 8.d. Support improved transportation options to and from regional health care facilities.

Goal 9 Provide a level of police, fire, and emergency services that meets existing and projected future needs of residents and development patterns.

Objectives

9.a. Maintain and improve the ISO rating of the fire department.

- 9.b. Increase resident education on ways to reduce the risks of fire (i.e., forest and grass fire prevention) and improve access and response time of emergency vehicles to local residences (i.e., driveway design that eases emergency vehicle access).
- 9.c. Maintain the quality of emergency service equipment and facilities and address needs where appropriate.
- 9.d. Maintain beneficial and effective police, fire, and EMS cooperative service agreements.
- 9.e. Maintain a good relationship with Waupaca County and neighboring communities for utilization of additional emergency services when needed.

Goal 10 Promote quality schools and access to educational opportunities.

Objectives

- 10.a. Coordinate planning efforts with the local School District to allow it to anticipate future growth and demographic changes and respond with appropriate facilities.
- 10.b. Maintain support for local libraries in their efforts to increase community education.

4.17 Utilities and Community Facilities Policies and Recommendations

Policies and recommendations build on goals and objectives by providing more focused responses to the issues that the city is concerned about. Policies and recommendations become primary tools the city can use in making land use decisions. Many of the policies and recommendations cross element boundaries and work together toward overall implementation strategies.

Policies identify the way in which activities are conducted in order to fulfill the goals and objectives. Policies that direct action using the word "shall" are advised to be mandatory and regulatory aspects of the implementation of the comprehensive plan. In contrast, those policies that direct action using the words "will" or "should" are advisory and intended to serve as a guide. "Will" statements are considered to be strong guidelines, while "should" statements are considered loose guidelines. The city's policies are stated in the form of position statements (City Position), directives to the city (City Directive), or as criteria for the review of proposed development (Development Review Criteria).

Recommendations are specific actions or projects that the city should be prepared to complete. The completion of these actions and projects is consistent with the city's policies, and therefore will help the city fulfill the comprehensive plan goals and objectives.

Policies: City Position

UCF1 Maintaining the reliability of the community's existing utility infrastructure should be the first priority for capital expenditures.

- UCF2 Substantial capital expenditures (such as the establishment of new facilities or services, or the major expansion or rehabilitation of existing facilities or services) will be supported by an approved Capital Improvement Plan.
- UCF3 New utility systems should be required to locate in existing rights-of-way whenever possible.
- UCF4 On-site stormwater management facilities (e.g., detention basins, swales, ponds, etc.) required for installation by the community should be owned and maintained by private property owners.
- UCF5 If private property owners fail to conduct necessary maintenance to approved stormwater management facilities, the community will conduct the required maintenance at the cost of the property owner.
- UCF6 In locations consistent with the comprehensive plan, the city should support efforts to expand public recreational resources such as parks, trails, waterway access, public hunting and fishing areas, wildlife viewing areas, and the like.
- UCF7 Development of future park sites in the city should consider the following: lighting, walkways, playgrounds, landscaping, playing fields, and restrooms.
- UCF8 Trail development projects supported by the community will have a long-term development plan that addresses ongoing maintenance and funding, presents solutions for possible trail use conflicts, and enhances opportunities for interconnected trail networks.
- UCF9 Municipal utilities and services shall not be extended into farmland or other green spaces unless a plan for their immediate use (e.g., a plot of land division, an area development plan, etc.) is in place.
- UCF10 Utility assessment policies should encourage compact growth and discourage scattered development.
- UCF11 A proposed land division in or near the sewer, water and electric service area will not be approved by the community unless the sewer, water, and electric connection feasibility analysis has been completed and confirmation has been received from the Public Works Committee and Utility Manager.
- UCF12 The cost of a feasibility analysis by the city's engineer and Utility Manager will be the responsibility of the applicant.
- UCF13 Existing on-site sewage treatment systems within the urban area shall be regularly inspected and connected to municipal sewer when available.
- UCF14 New private wells will not be permitted within the urban area.

- UCF15 As public water service becomes available, existing private wells shall be properly abandoned in accordance with local and state regulations and the property connected to the municipal water system.
- UCF16 In order to accommodate increasing childcare needs, licensed in-home day care facilities should be approved by the city in locations consistent with the comprehensive plan and applicable ordinances.

Policies: City Directive

- UCF17 The community will maintain a current, comprehensive outdoor recreation plan in order to plan for park, open space, and trail needs and to maintain eligibility for grant funding programs.
- UCF19 The city will work with water and electric utilities to coordinate expansion of the utilities to accommodate development in the designated areas.
- UCF20 Funding for parkland acquisition and improvement should be budgeted annually.
- UCF21 The community shall make infrastructure investments in the Downtown Commercial areas to maintain property values, encourage in-fill development, and encourage rehabilitation of existing structures.
- UCF22 The city should support managed growth and development in order to avoid significant increases in the demand for community services or facilities.
- UCF23 The city should increase staffing and professional service levels relative to planning, ordinance development and enforcement, and other governmental services as growth takes place and need warrants.
- UCF24 The city should increase administrative facility and public building space as growth takes place and need warrants.
- UCF25 The city should improve emergency service staffing, training, space, and equipment in order to achieve desired response times and increase the quality of service as growth takes place and need warrants.
- UCF26 Suitable lands for neighborhood parks should be incorporated into the design of new, residential subdivisions.
- UCF27 The city should support efforts of local school districts to improve educational services and facilities as growth takes place and need warrants.
- UCF28 The city shall support efforts to improve local library facilities and services as growth takes place and need warrants.

Policies: Development Review Criteria

- UCF29 Planned utilities, public facilities, and roads shall be designed to limit the potential negative impacts to natural resources such as shoreline areas, wetlands, floodplains, wildlife habitat, woodlands, existing vegetation, and existing topography.
- UCF30 Planned utilities, public facilities, and streets shall be designed to limit the potential negative impacts on attractive community entrance points, historic sites, and archeological sites.
- UCF31 New development shall include community approved stormwater management facilities.
- UCF32 New developments should install on-site stormwater management facilities (e.g., detention basins, swales, ponds, etc.) in order to reduce the need for costly expansions of the storm sewer system.
- UCF33 Public parking areas should be designed to limit the potential negative impacts on small town character as defined by attractive community entrance points, safe, well-kept neighborhoods, abundant natural resources and green space, and vital downtown.
- UCF34 Where possible, parking lots should be placed to the rear or side of buildings and screened with landscape features to reduce their visual impact on the community.
- UCF35 The landowner or applicant requesting a land division shall meet with the city's engineer and Utilities Manager if a proposed land division occurs within or in close proximity (guideline 500 feet) to the sewer or water service area.
- UCF36 A proposed land division in or near the sewer, water, and electrical service area shall be reviewed by the city's engineer and Utility Manager to estimate the feasibility and cost of extending utility service to the land division.
- UCF37 New development will not be approved unless it is first determined that adequate public facilities and services are currently available, are planned for the future, or are proposed for expansion or improvement as part of the development.
- UCF38 Unsewered subdivisions approved in extraterritorial areas shall be designed to protect the immediate groundwater supply through the proper placement and operation of private wells and on-site wastewater treatment systems.
- UCF39 Solid and hazardous waste handling and disposal sites shall be located and designed to protect surface water and groundwater quality. They should be located outside of municipal wellhead protection areas and in areas of low to moderate groundwater contamination risk.

- UCF40 Solid or hazardous waste disposal, transfer, or handling facilities shall be located in areas where conflicts with existing or planned land uses can be minimized or mitigated.
- UCF41 Telecommunication, wind energy, and other utility towers should be designed to be as visually unobtrusive as possible, support multi-use and reuse, and be safe to adjacent properties.
- UCF42 Proposed telecommunication, wind energy, and other utility towers shall address potential impacts on surrounding residential properties, alternative tower locations, setbacks from highways and other structures, provisions for abandonment, property access, lighting, and site security.
- UCF43 New development near school facilities shall be limited to land uses that do not pose threats to public health or safety, produce little noise, generate minimal traffic, and are consistent with the applicable area development plan.

Recommendations

- 1. Annually review intergovernmental agreements for their effectiveness and efficiency.
- 2. Evaluate and provide constructive feedback to Waupaca and Outagamie Counties on services provided to the community.
- 3. Utilize intergovernmental efficiencies to provide needed service and facility improvements.
- 4. Assess capacity and needs regarding administrative facilities and services and public buildings every five years.
- 5. Assess staffing needs and employee retention strategies, equipment, and training levels annually.
- 6. Assess staffing and professional service needs relative to planning, ordinance development and enforcement, and other governmental services on an annual basis.
- 7. Evaluate police, fire, and rescue service staffing, training, and equipment needs annually.
- 8. Determine which lands within the community would enhance the park and open space system based on overall recommendations of the comprehensive plan, particularly along the riverfront. Attempt to acquire these lands.
- 9. Review land divisions in the extraterritorial area and evaluate their impact on planned parks and rights-of-way.

- 10. Coordinate the development of comprehensive outdoor recreation plans based on the comprehensive planning effort.
- 11. Develop or update the Sewer, Water and Electrical Service Area plan based on the results of the comprehensive plan.
- 12. Require major land divisions, conditional uses, and other substantial development projects to submit an assessment of potential natural resources impacts, including impacts on groundwater quality and quantity, as part of the development review process.
- 13. Utilize site planning and limits of disturbance regulations to protect groundwater recharge areas.
- *14.* Modify local building codes and applicable land division and zoning ordinances to include improved stormwater management and construction site erosion control requirements.
- *15.* Implement procedures to ensure that public and private stormwater collection, retention/detention, and treatment systems are properly maintained. Require financial assurance for necessary maintenance activities.

4.15 Utilities and Community Facilities Plans and Programs Currently in Use

The following plans and implementation programs are currently available for use in the City of New London with regard to utilities and community facilities.

Local Plans and Programs

2020-2024 Capital Projects Schedule

These five-year plans are completed to identify major projects, provide estimated costs, and allow for appropriate budgeting of funds. A capital projects schedule was completed most recently in 2020 and includes street projects and park and recreation facility improvements.

<u>City of New London Open Space and Recreation Plan, 2021-2025 (adopted in Dec. 2020)</u> This plan inventoried the city's existing park and recreation facilities, assessed recreational needs, and provided goals, objectives, and recommendations for the future. To maintain eligibility for state parkland acquisition funds, an outdoor recreation plan must be completed or updated within the last five years.

Wellhead Protection Plans

These plans (and ordinances) are produced to meet the WDNR requirements for wellhead protection planning. The plans delineate the approximate location of a well's recharge area and zone of groundwater contribution. Potential sources of contamination are also inventoried and regulated.

County Plans

Waupaca County Outdoor Recreation Plan, 2021

The *Waupaca County Outdoor Recreation Plan* dates back at least to 1971 with the most up to date plan being adopted in 2021. The purpose of the plan is to identify changing recreational needs, assess potential opportunities, evaluate the status of the county's natural and cultural resources, and to present appropriate recommendations that will provide a planned system of parks and recreation areas that contain a diversity of recreational activities while preserving scenic and valuable resources important to the ecological, sociological, and economic life of Waupaca County.

Outagamie County Outdoor Recreation Plan, 2021

The 2022-2026 Outagamie County Outdoor Recreation Plan was recently updated and adopted 2021. The purpose of the plan is to identify changing recreational needs, assess potential opportunities, evaluate the status of the county's natural and cultural resources, and to present appropriate recommendations that will provide a planned system of parks and recreation areas that contain a diversity of recreational activities while preserving scenic and valuable resources important to the ecological, sociological, and economic life of Outagamie County.

Regional Plans

Outdoor Recreation and Open Space Plan Component of the East Central Wisconsin Regional Planning Commission's Regional Comprehensive Plan - 2008

This document describes the natural and recreational resources of East Central Wisconsin, identifies the problems and issues of open space planning, and offers a set of goals, objectives, policies, standards, and recommendations to meet the region's recreational needs and protect it resources. The report also summarizes techniques for regulating and acquiring open space areas for recreational purposes, and lists funding programs available for implementation of the plan. This plan component is in the process of being updated out to a time horizon of 2045.

Federal Programs

Assistance to Firefighting Grant Program

The program is administered by the U.S. Fire Administration (USFA), part of the Federal Emergency Management Agency (FEMA). The program assists rural, urban, and suburban fire departments to increase the effectiveness of firefighting operations, expand firefighting health and safety programs, purchase new equipment, and invest in EMS programs. For information regarding the grant contact FEMA Grant Program staff at 1-866-274-0960. For the most current information regarding grant awards and any other USFA projects, visit www.usfa.fema.gov.

State Programs

Community Development Block Grant for Public Facilities (CDBG-PF)

The Wisconsin CDBG Public Facilities Program is designed to assist economically distressed smaller communities with public facility improvements. Eligible projects include, but are not limited to, publicly owned utility system improvements, streets, sidewalks, community centers. Federal grant funds are available annually. The maximum grant for any single applicant is \$1M. Grants are only available up to the amount that is adequately justified and documented with engineering or vendor estimates.

Community Development Block Grant Public Facilities for Economic Development (CDBG-PFED)

The CDBG Public Facilities for Economic Development Program helps underwrite the cost of municipal infrastructure necessary for business development that retains or creates employment opportunities. Eligible activities are improvements to public facilities such as water systems, sewerage systems, and roads that are owned by a general or special purpose unit of government, and which will principally benefit businesses, and which as a result will induce businesses to create jobs and invest in the community.

Tax Incremental Financing (TIF)

TIF can help a municipality undertake a public project to stimulate beneficial development or redevelopment that would not otherwise occur. It is a mechanism for financing local economic development projects in underdeveloped and blighted areas. Taxes generated by the increased property values pay for land acquisition or needed public works. The original Tax Incremental Financing (TIF) program was created in 1975. Changes over the decades have generally expanded the program and added additional flexibility and opportunity. TIF is authorized under 66.1105 Wis. Stats. for cities and villages and under 60.85 Wis. Stats. for towns. A TIF is based on two working principles:

- New private development expands the municipality's tax base, thereby increasing property tax revenues.
- If the municipality must provide public improvements to attract the development, the overlying tax districts that benefit from the resulting increase in the community's tax base should share in the cost of the public improvements.

A city or village can designate a specific area within its boundaries as a TIF district and create a plan to develop it. TIF district creation should begin by determining financial feasibility and completing a cash flow analysis. If the project proves to be financially feasible then a project plan must be completed.

Meetings with local governing bodies and the Joint Review Board, including a public hearing, are then required. Assuming all approvals have been met, a proposed TIF can be submitted to the Wisconsin Department of Revenue (WDOR) for approval. For more detailed information on developing a district and meeting statutory requirements, contact the WDOR.

City of New London 2045 Comprehensive Plan NOTE: ITEM IN YELLOW STILL NEED TO BE VERIFIED

Wisconsin Department of Public Instruction (DPI)

The Wisconsin Department of Public Instruction offers several grants, programs, and aid to communities with respect to school facilities, services, and education improvement. Through the DPI web-site, www.dpi.state.wi.us, a link titled Grant Information offers a comprehensive listing of available grants (ordered alphabetically with ID number, description, and type of grant). Links are provided to pages with grant details, special requirements, and contact information.

State Infrastructure Bank Program

The State Infrastructure Bank Program is a revolving loan program that helps communities provide transportation infrastructure improvements to preserve, promote, and encourage economic development and/or to promote transportation efficiency, safety, and mobility. Loans obtained through SIB funding can be used in conjunction with other programs. Contact Dennis Leong, Department of Transportation, 608/266-9910.

Aids for the Acquisition and Development of Local Parks

Funds are available to assist local communities acquiring and developing public outdoor recreation areas as per s. 23.09 (20), Wis. Stats. Counties, towns, cities, villages, and Indian Tribes with an approved Comprehensive Outdoor Recreation Plan are eligible to apply. The program is offered from the WDNR, Bureau of Community Financial Assistance. There is a 50% local match required. Awards are granted on a competitive basis. Acquisition and development of public outdoor recreation areas are eligible projects. Priority is given to the acquisition of land where a scarcity of outdoor recreation land exists.

All-Terrain Vehicle Program (ATV)

Funds are available to accommodate all-terrain vehicles through the acquiring, insuring, developing, and maintaining of all-terrain vehicle trails and areas, including routes as per s. 23.33, Wis. Stats. Counties, towns, cities, and villages are eligible to apply. The program is offered from the WDNR, Bureau of Community Financial Assistance. Assistance is provided for the following, in priority order: 1) maintenance of existing approved trails and areas, including routes; 2) purchase of liability insurance; 3) acquisition of easements; 4) major rehabilitation of bridge structures or trails; and 5) acquisition of land in fee and development of new trails and areas.

Clean Water Fund Program

Funds are available to protect water quality by correcting existing wastewater treatment and urban storm water problems and preventing future problems as per s. 281.58 and 281.59, Wis. Stats. Cities, towns, villages, counties, town sanitary districts, public inland lake protection and rehabilitation districts, metropolitan sewerage districts, and federally recognized tribal governments are eligible to apply. Eligible projects include construction of treatment works, sewer systems, interceptors, and urban stormwater runoff treatment systems. Projects that are necessary to prevent violation of discharge permits, meet new or changed discharge limits, or correct water quality or human health problems in unsewered areas may receive priority for funding. Low interest loans are available for planning, design, and construction of wastewater treatment projects and urban storm water runoff projects approved by the Department. The program is offered by the WDNR, Bureau of Community

Financial Assistance.

Safe Drinking Water Loan Program

Funds are available to plan, design, construct, or modify public water systems. Counties, towns, cities, and villages are eligible to apply. Low interest loans are provided at 55% of the Clean Water Fund Program market interest rate. Under certain circumstances, a municipality may be eligible for a loan at 33% of the Clean Water Fund Program's market interest rate. A municipality must send the department a notice of its intent to apply for assistance by December 31 of the fiscal year preceding its application. Applications must be submitted on or before April 30. Applications are approved following a project priority ranking, eligibility determination, and a determination by the Department of Administration that the applicant meets financial conditions. For more information contact the WDNR.

Recreational Boating Facilities

Funds are available for the construction of capital improvements to provide safe recreational boating facilities and for feasibility studies related to the development of safe recreational facilities. Counties, towns, cities, villages, sanitary districts, public inland lake protection and rehabilitation districts, and qualified lake associations are eligible to apply. Cost sharing is provided up to 50% for feasibility studies, construction costs, and certain types of acquisition costs. An additional 10% may be available if a municipality conducts a boating safety enforcement and education program approved by the WDNR.

Household Hazardous Waste Collection Grant (Clean Sweep)

Funds are available to municipalities to create and operate local "clean sweep" programs for the collection and disposal of household hazardous waste. Any type of program for the collection and disposal of household hazardous wastes, including permanent collection programs, are eligible. The program is offered from the WDNR, Bureau of Community Financial Assistance.

Municipal Flood Control Grant Program

This program provides 70% cost-sharing grants to cities, villages, towns, and metropolitan sewerage districts to acquire or floodproof structures, purchase easements, restore riparian areas, or construct flood control structures. Applications would be ranked based on avoided flood damages, restoration, or protection of natural and beneficial functions of water bodies, use of natural flood storage techniques or environmentally sensitive detention ponds and enhanced recreational opportunities.

Recycling Grants to Responsible Units

Funds are available to provide financial assistance to local units of government to establish and operate effective recycling programs. "Responsible units" (the local unit of government responsible for implementing the recycling program) are eligible to apply. A responsible unit with an effective recycling program is eligible for grant assistance to cover the cost of the program, minus the revenues derived from the sale of recovered materials, which are reasonable and necessary for planning or operating a recycling and yard waste management program. The program is offered from the WDNR, Bureau of Community Financial Assistance.

Urban Non-point Source and Stormwater Grants (UNPS and SW)

Governmental units are eligible for grants to improve urban water quality by limiting or ending sources of urban non-point source (run-off) pollution. Funded projects are sitespecific and targeted to address high-priority problems in urban project areas. Two types of programs are available for UNPS and SW projects, planning grants and construction grants.

Stormwater planning projects must currently be in an urban area, or an area projected to be urban within 20 years to be eligible for funding. An "urban project area" must meet one of four criteria. Governmental units can be reimbursed up to 70% for eligible planning activities (awards not to exceed \$85,000). Eligible activities include, but are not limited to, stormwater planning, preparation of local ordinances, and evaluating financing options for stormwater programs including utilities.

Construction projects designed to control storm water runoff rates, volumes, and discharge quality from non-point sources within existing development are eligible for UNPS and SW construction grant funding. Governmental units can be reimbursed up to 50% to construct Best Management Practices (BMP). The maximum possible grant is \$200,000. A project must be located in an urban area to be eligible for BMP cost sharing. Eligible activities include, but are not limited to, construction of BMPs, engineering design, land acquisition, and shoreland stabilization.

All projects are selected for funding based on a competitive process. For further information on these grants contact the WDNR Bureau of Watershed Management or Bureau of Community Financial Assistance.

7. Intergovernmental Cooperation

7.1 Intergovernmental Cooperation Plan

From cooperative road maintenance to fire protection service districts, to shared government buildings, the City of New London and its surrounding communities have a long history of intergovernmental cooperation. As social, economic, and geographic pressures affect change in the City of New London, cooperative strategies may be required for creative and cost-effective solutions to the problems of providing public services and facilities.

Intergovernmental cooperation is any arrangement by which officials of two or more jurisdictions coordinate plans, policies, and programs to address and resolve issues of mutual interest. It can be as simple as communicating and sharing information, or it can involve entering into formal intergovernmental agreements to share resources such as equipment, buildings, staff, and revenue. Intergovernmental cooperation can even involve consolidating services, consolidating jurisdictions, modifying community boundaries, or transferring territory.

The City of New London's plan for intergovernmental cooperation is to continue to encourage and maintain positive and mutually beneficial relationships with its neighboring Towns of Mukwa, Lebanon, Hortonia, Liberty, and Maple Creek and with Waupaca and Outagamie Counties. Intergovernmental cooperation efforts will center on the efficient delivery of community services. Currently, the city shares fire protection services and recreational facilities and programs with surrounding towns. The city will also concentrate on cooperative planning and intergovernmental agreements in the extraterritorial growth areas, as expansion of the existing municipal boundary is expected over the long term.

7.2 Inventory of Existing Intergovernmental Agreements

The following recorded intergovernmental agreements apply to the city currently:

• Agreement between Waupaca County Department of Health and Human Services and City of New London – Senior Center

This agreement between the city and Waupaca County was originally developed in 2004 and allows the county Department of Health and Human Services to utilize the city's community center to house senior programs and services. The city is responsible for maintaining the building, and the county is responsible for all equipment and supplies needed to administer its programs. This agreement will be reviewed in 2022 by the city for any potential changes or updates.

• Agreements for Fire Protection, City of New London, and the Towns of Mukwa, Lebanon, Caledonia, Hortonia, Liberty, and Maple Creek

These agreements document the reliance on the New London Fire Department by several neighboring towns and were originally developed in 2003. Portions of the Towns of Mukwa, Caledonia, Lebanon, Hortonia, Maple Creek, and Liberty are covered by the agreement are included. The agreements establish town costs, based on property values for the participating areas and will be reviewed and updated in 2022.

7.3 Analysis of the Relationship with School Districts and Adjacent Local Governmental Units

School Districts

The City of New London is located within the New London School District. The city maintains cooperative relationships with the school districts, particularly in terms of the use of school athletic facilities that are open for use by community members.

Adjacent Local Governments

The City of New London actively participates in intergovernmental coordination with adjacent local governments. Shared agreements for fire protection are in place with the Towns of Mukwa, Caledonia, Liberty, Hortonia, Maple Creek, and Lebanon. Opportunities for additional cooperative efforts could stem from the comprehensive planning process. The city has had a strained relationship with its neighboring communities and will seek to improve that with additional shared service agreements where applicable. When the need to expand municipal boundaries arise over the long term, it is the city's desire to do this in a cooperative manner with the Towns of Mukwa, Lebanon, Hortonia, Maple Creek, and Liberty.

7.4 Intergovernmental Opportunities, Conflicts, and Resolutions

The intent of identifying the intergovernmental opportunities and conflicts shown below is to stimulate creative thinking and problem solving over the long term. Not all of the opportunities shown are ready for immediate action, and not all of the conflicts shown are of immediate concern. Rather, these opportunities and conflicts may further develop over the course of the next 20 to 25 years, and this section is intended to provide community guidance at such time. The recommendation statements found in each element of this plan specify the projects and tasks that have been identified by the community as high priorities for action.

Opportunities

- 1. Develop plan implementation ordinances and other tools simultaneously
- 2. Utilize a coordinated process to update and amend the comprehensive plan
- 3. Work with the school district to anticipate future growth, facility, and busing needs
- 4. Share the use of school district recreational and athletic facilities
- 5. Share excess space at the city hall
- 6. Share excess space at the city garage
- 7. Share excess space at the library
- 8. Share community staff
- 9. Share office equipment

- 10. Share construction and maintenance equipment
- 11. Coordinate shared services or contracting for services such as police protection, solid waste and recycling, recreation programs, etc.
- 12. Analyze revenue collected for services utilized by other communities and attempt to achieve equity between services utilized and fees paid
- 13. Improve the management of lands in planned extraterritorial growth areas through annexation, extraterritorial authority, or boundary agreements
- 14. Improve the attractiveness of community entrance points

Potential Conflicts and Resolutions

Potential Conflict	Process to Resolve
Siting of large livestock farms near incorporated areas.	 Towns to consider establishing an Agriculture/Urban Interface area that prevents new farms over 500 animal units from locating within ½ mile of incorporated areas Waupaca County to administer ACTP51 performance standards for livestock operations over 500 animal units
Annexation conflicts between the city and the adjacent towns.	Joint community Plan Commission meetings
Residential development at rural densities in areas planned for the expansion of city utilities.	 Joint community Plan Commission meetings Use of extraterritorial land division review Distribution of plans and plan amendments to adjacent and overlapping governments
Low quality commercial or industrial building and site design along highway corridors or community entrance areas.	 Joint community Plan Commission meetings Cooperative design review ordinance development and administration
Development or land use that threatens groundwater quality in municipal well recharge areas.	Joint community Plan Commission meetings
Cooperative planning and implementation of wellhead protection areas.	Joint community Plan Commission meetings
Construction of buildings or other improvements in areas planned for future parks, street extensions, or other public infrastructure.	 Distribution of plans and plan amendments to adjacent and overlapping governments Joint community Plan Commission meetings Cooperative planning and implementation of official mapping
Concern over poor communication between the city and the school district.	Distribution of plans and plan amendments to adjacent and overlapping governments
Concern over too much intervention by Waupaca and Outagamie Counties and state relative to local control of land use issues.	 Adopt a local comprehensive plan Take responsibility to develop, update, and administer local land use ordinances and programs Maintain communication with Counties on land use issues Provide ample opportunities for public involvement during land use planning and ordinance development efforts
Increasing cost of providing services and amenities such as parks, recreation programs, libraries, museums, etc., that benefit the surrounding region.	 Cooperative planning for revenue sharing, shared service agreements, impact fees, level of service standards, etc.

7.5 Intergovernmental Cooperation Goals and Objectives

Community goals are broad, value-based statements expressing public preferences for the long term (20 years or more). They specifically address key issues, opportunities, and problems that affect the community. Objectives are more specific than goals and are more measurable statements usually attainable through direct action and implementation of plan recommendations. The accomplishment of objectives contributes to fulfillment of the goal.

Goal 1 Foster the growth of mutually beneficial intergovernmental relations with other units of government.

Objectives

- 1.a. Continue communicating and meeting with other local governmental units to encourage discussion and action on shared issues and opportunities.
- 1.b. Work cooperatively with surrounding communities in the comprehensive plan development, adoption, and amendment processes to encourage an orderly, efficient development pattern that preserves valued community features and minimizes conflicts between land uses along community boundaries.
- 1.c. Pursue opportunities for cooperative agreements with neighboring towns regarding annexation, expansion of public facilities, sharing of services, and density management.

Goal 2 Seek opportunities to reduce the cost and enhance the provision of coordinated public services and facilities with other units of government.

Objectives

- 2.a. Continue the use of joint purchasing and shared service arrangements with county and local governments to lower the unit cost of materials and supplies for such things as office supplies, road salt, fuel, roadwork supplies, and machinery.
- 2.b. Seek mutually beneficial opportunities for joint equipment and facility ownership with neighboring communities.
- 2.c. Monitor opportunities to improve the delivery of community services by cooperating with other units of government.

7.6 Intergovernmental Cooperation Policies and Recommendations

Policies and recommendations build on goals and objectives by providing more focused responses to the issues that the city is concerned about. Policies and recommendations become primary tools the city can use in making land use decisions. Many of the policies and recommendations cross element boundaries and work together toward overall implementation strategies.

Policies identify the way in which activities are conducted in order to fulfill the goals and objectives. Policies that direct action using the word "shall" are advised to be mandatory and

regulatory aspects of the implementation of the comprehensive plan. In contrast, those policies that direct action using the words "will" or "should" are advisory and intended to serve as a guide. "Will" statements are considered to be strong guidelines, while "should" statements are considered loose guidelines. The city's policies are stated in the form of position statements (City Position), directives to the city (City Directive), or as criteria for the review of proposed development (Development Review Criteria).

Recommendations are specific actions or projects that the city should be prepared to complete. The completion of these actions and projects is consistent with the city's policies, and therefore will help the city fulfill the comprehensive plan goals and objectives.

Policies: City Position

- IC1 The city should support the consolidation or shared provision of community services where the desired level of service can be maintained, where the public supports such action, and where sustainable cost savings can be realized.
- IC2 Transportation issues that affect the city and neighboring communities should be jointly discussed and evaluated with those communities and with the Waupaca and Outagamie County Highway Departments and the Wisconsin Department of Transportation, if necessary.
- IC3 Educational efforts regarding planning, land use regulation, implementation, or resource management should be discussed as a joint effort with neighboring communities.
- IC4 Opportunities for sharing community staff or contracting out existing staff will be pursued should the opportunity arise.
- IC5 Community facilities that have available capacity should be considered for joint use with neighboring communities or community organizations.
- IC6 A joint planning area should be developed with neighboring communities in areas where there is common interest, potential for conflicts, or where regulatory authority overlaps.
- IC7 Unless the terms of an intergovernmental agreement dictate otherwise, annexation requests within planned extraterritorial growth areas shall generally be accepted by the city.
- IC8 Unless the terms of an intergovernmental agreement dictate otherwise, the city shall utilize its extraterritorial jurisdiction in planned growth areas in order to preserve the character of community entrance points, highway corridors, and boundary areas, and to preserve a pattern of development that is conducive to the extension of city utilities and services.

Policies: City Directive

- IC9 The city shall work toward recording all intergovernmental agreements in writing including joint road maintenance agreements.
- IC10 The community should pursue a cooperative boundary plan with the neighboring towns within the planning period.
- IC11 The city shall work cooperatively with neighboring towns to address land use, building and site design, and development density in areas along the city boundary, along highway corridors, and at community entrance points.
- IC12 The city will participate in county-initiated efforts to inventory and assess existing and future needs for public facilities and services as part of an overall program to increase cost-effectiveness and efficiency through consolidation and other cooperative opportunities.
- IC13 The city should consider intergovernmental and other cooperative options (e.g., trading, renting, sharing, contracting, etc.) before establishing, reinstating, expanding or rehabilitating community facilities, utilities, or services, or before purchasing new community facilities or equipment.

Policies: Development Review Criteria

- IC14 Development proposals in planned expansion or extraterritorial growth areas shall be reviewed cooperatively with the neighboring town(s).
- IC15 New residential lots proposed in planned expansion or extraterritorial growth areas that are more than twice the city's minimum residential lot size shall be designed and dimensioned in a fashion that allows the lot to be further divided into smaller parcels that meet the intent of the city zoning ordinance.

Recommendations

- Continue to exercise extraterritorial land division review authority. Annually notify the surrounding towns and Waupaca and Outagamie Counties of this exercise of jurisdiction.
- Pursue the establishment of a cooperative site plan and architectural design review ordinance and committee with the surrounding townships to jointly review and regulate development in community entrance and other key extraterritorial areas.

8-17-2022 04:10 PM

CITY OF NEW LONDON EXPENDITURES REPORT (UNAUDITED) AS OF: JULY 31ST, 2022

1

101-GENERAL FUND ASSESSOR - INSPECTOR

.

	CURRENT	CURRENT	YEAR TO DATE	% OF	BUDGET
DEPARTMENTAL EXPENDITURES	BUDGET	PERIOD	ACTUAL	BUDGET	BALANCE
	2.590 71,472.0	0			
101-51107-119 SALARIES	69,6 80 .00	8,040.54	39,858.46	57.23	29,785.54
101-51107-129 WAGES	0.00	0.00	0.00	0.00	0.00
101-51107-139 OVERTIME	0.00	0.00	0.00	0.00	0.00
101-51107-151 LONGEVITY	0.00	0.00	0.00	0.00	0.00
101-51107-191 CONTRACTUAL SERVICES	28,900.00	11,744.58	40,491.84	140.11 (11,591.84)
101-51107-192 ASSMT ASSISTANT	1,300.00- (0.00	0.00	0.00	1,300.00
101-51107-193 COMMERCIAL BUILDING INSP H	E 0.00	0.00	0.00	0.00	0.00
101-51107-195 FRINGE BENEFITS	13,111.00	1,070.90	7,693.59	58.68	5,417.41
101-51107-199 BOARD OF REVIEW	750.00	0.00	511.98	68.26	238.02
101-51107-202 POSTAGE	300.00	1.63	17.00	5.67	283.00
101-51107-203 DUES AND SUBSCRIPTIONS	800.00	0.00	106.69	13.34	693.31
101-51107-204 PUBLICATIONS	1,000.00	630.00	710.32	71.03	289.68
101-51107-212 TRAINING	1,500.00	0.00	923.96	61.60	576.04
101-51107-219 MEETINGS AND MILEAGE	-1,000.00 5	00.00 0.00	50.00	5.00	950.00
101-51107-222 TELEPHONE	1,000.00	69.76	418.59	41.86	581.41
101-51107-223 STATE STAMP	500.00	0.00	0.00	0.00	500.00
101-51107-232 INSURANCE	100.00	100.00	100.00	100.00	0.00
101-51107-249 DEPARTMENTAL SUPPLIES	200.00	0.00	57.22	28.61	142.78
101-51107-253 MANUFACTURING ASSMT	3,000.00	0.00	2,774.80	92.49	225.20
101-51107-271 GASOLINE	600.00	130.55	487.58	81.26	112.42
101-51107-310 PLAN COMMISSION	1,500.00	0.00	0.00	0.00	1,500.00
101-51107-356 REVALUATION	0.00	0.00	0.00	0.00	0.00
101-51107-535 MARKET DRIVE UPGRADE	2,000.00	0.00	1,238.13	61.91	761.87
TOTAL ACCECCOD - INCREATOD	127 205 00	21 787 05	95 440 16	75.03	31 764 84
TUTAL ASSESSOR - INSPECTOR	127,205.00	21, /8/.96	95,440.16	15.03	31,704.84