

## NOTICE OF PLAN COMMISSION MEETING

DATE: Wednesday, January 10, 2024

TIME: 6:00pm

LOCATION: Combined Locks Civic Center,  
Council Chambers, 405 Wallace Street

---

### AGENDA

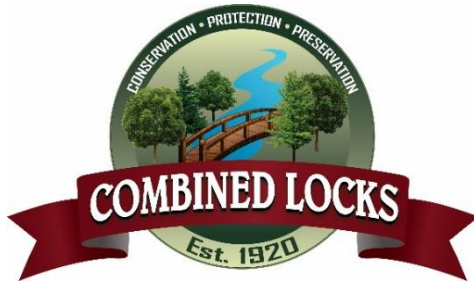
1. Review and consider approval of minutes from 11/08/23 meeting
2. Review proposed TID 3 amendment
3. Review ideas for Lindberg Park redevelopment
4. Schedule next meeting
5. Adjourn

**Public Notice:** Agendas are posted in the following locations: Combined Locks Civic Center main entrance and Village website: [www.combinedlocks.wi.gov](http://www.combinedlocks.wi.gov). 2015 Wisconsin Act 79 allows the publication of certain legal notices on an internet site maintained by a municipality. This law allows these types of legal notices to be posted in one physical location in the jurisdiction (instead of three) if also placed on an internet site maintained by the local government.

**Special Accommodations:** Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made with as much advance notice as possible to the Clerk's Office at 405 Wallace Street, 920-788-7740 extension 203 or email at [gieser@combinedlocks.wi.gov](mailto:gieser@combinedlocks.wi.gov).

**Notice of Possible Quorum:** A quorum of the Board of Review, Zoning Board of Appeals, Plan Commission, or other Village committee may be present at this meeting for the purpose of gathering information and possible discussion on items listed on this agenda. However, unless otherwise noted in this agenda, no official action by the Board of Review, Zoning Board of Appeals, Plan Commission, or other Village committee will be taken at this meeting.

## Item #1



## MINUTES OF PLAN COMMISSION MEETING

DATE: Wednesday, November 8, 2023

TIME: 6:00pm

LOCATION: Combined Locks Civic Center,  
Council Chamber, 405 Wallace Street

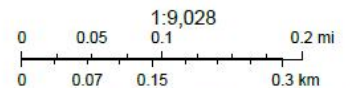
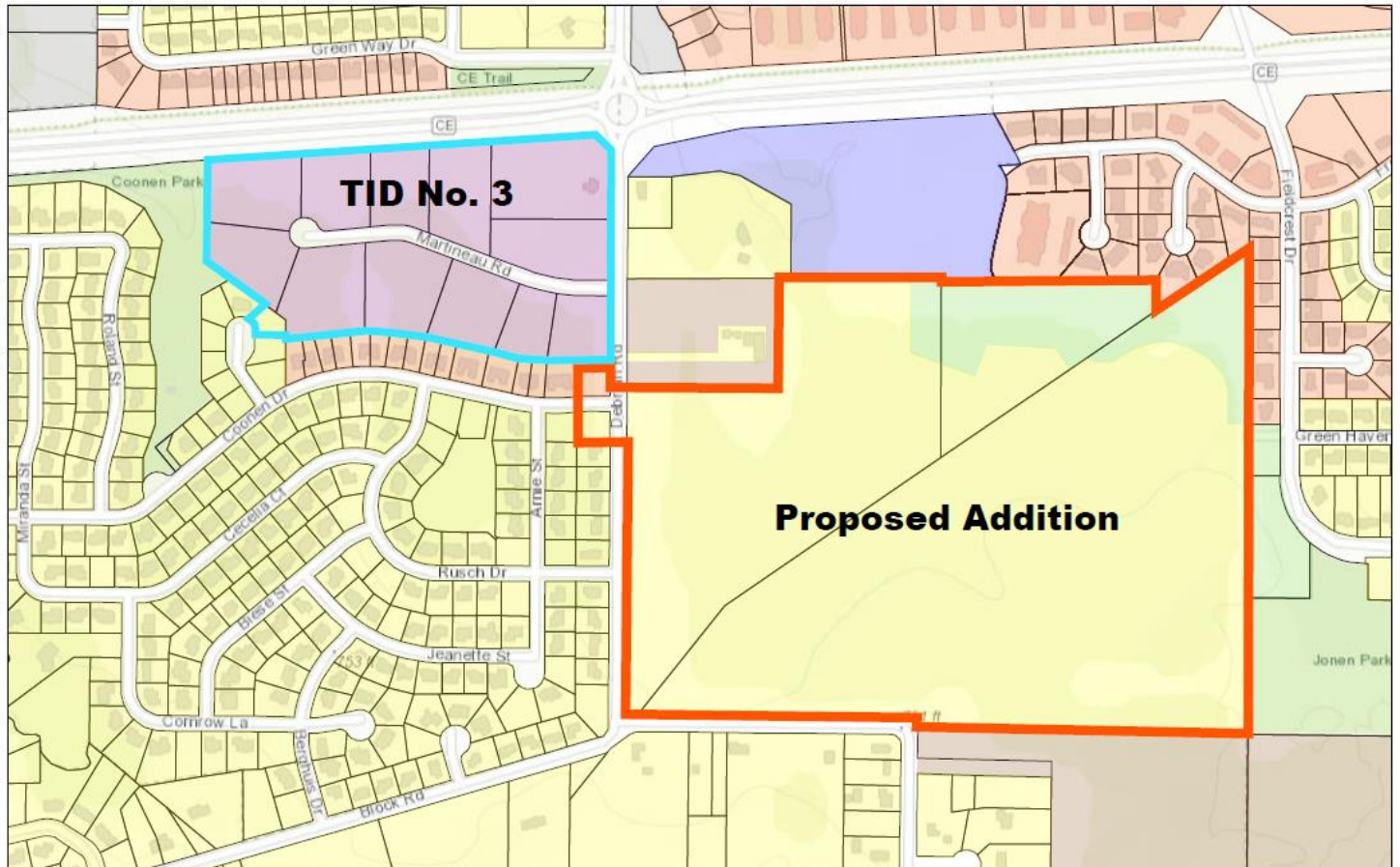
### MINUTES

- A. Call to order:** Meeting called to order by Plan Commission Chair Ken Heckner at 6:00pm.
- B. Attendance:** Plan Commission members present – Heckner, Mulry, Weyenberg, Mader, Carney, and Romberg. Plan Commission members absent – Maynard. Staff present – Administrator Shampo-Giese.
- 1. Review and consider approval of minutes from 08/09/23 meeting:** J. Weyenberg made a motion to approve the minutes as presented.
  - 2. Review suggestions received from property owners living along Coonen Park:** K. Heckner reported that he attempted to speak with all the residents on Carefree Court whose backyards touch Coonen Park to get their opinions and suggestions about tree planting for privacy. Replies were received from three of eight property owners. Both property owners thought some tree planting along the trail would help with privacy as well as keeping people on park property instead of private property. Commission members discussed the potential for an easement between lots 5 and 6 of the Locks Business Park. The easement would be the future site of a trail connecting the business park to Coonen Park. The matter was discussed. Commission member opinion is to delay any plantings until the location of the easement is known, and plans can be made appropriately.
  - 3. Review 2024 budget items:** The Administrator reported the parks items that are included in the draft 2024 General Fund Budget. Item included are: new signs for Coonen Park and Lindberg Park, new multi-person spinner for Lindberg Park and additional shade tree planting in parks.
  - 4. Identify Plan Commission matters for 2024:** The Administrator predicted a somewhat quiet 2024 for Plan Commission but anticipates future review of these matters: TID 3 amendment, special exception request for lots in the Locks Business Park and minor updates to the Outdoor Recreation Plan.
  - 5. Confirm next meeting date:** The next Plan Commission meeting was tentatively scheduled for 12/06/23 but will only occur if there is a specific matter to address. It was noted that there is a fair chance of the meeting being canceled.
  - 6. Adjourn:** T. Mulry made a motion to adjourn the meeting. J. Weyenberg seconded the motion, and it passed unanimously. The meeting adjourned at 7:20pm.

## Item #2

The public hearing for the TID 3 amendment has been postponed, but we can review the proposed amendment ahead of the new public hearing date. Basically, the intent is to add some of the Wolfinger Estates proposed residential development to the TID to help fund the infrastructure, which includes reconstruction of DeBruin Road and Block Road (to the extent of Village boundaries).

### Proposed Land Use

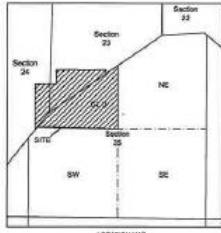


County of Outagamie, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

# WOLFINER ESTATES

PART OF LOT 3 OF BRILL & SANDERS PLAT, SAID PLAT LOCATED IN PART OF GOVERNMENT LOT 7 OF SECTION 24 AND GOVERNMENT LOT 7 AND 9 OF SECTION 25, AND ALSO PART OF LOT 4 OF BRILL & SANDERS PLAT, SAID PLAT LOCATED IN GOVERNMENT LOTS 8 AND 9 OF SECTION 25, AND ALSO PART OF GOVERNMENT LOT 3 OF SECTION 25, ALL OF TOWNSHIP 24N, RANGE 10E, SECTION 24 AND 25, OUTAIME COUNTY, WISCONSIN.

GRAPHIC SCALE  
(SCALE: 1"=20')



LOCATION MAP  
PART OF  
SECTION 24, 25 & 25 TOWNSHIP  
RANGE 10E, SECTION 24 AND 25  
OUTAIME COUNTY, WISCONSIN  
(NOT TO SCALE)

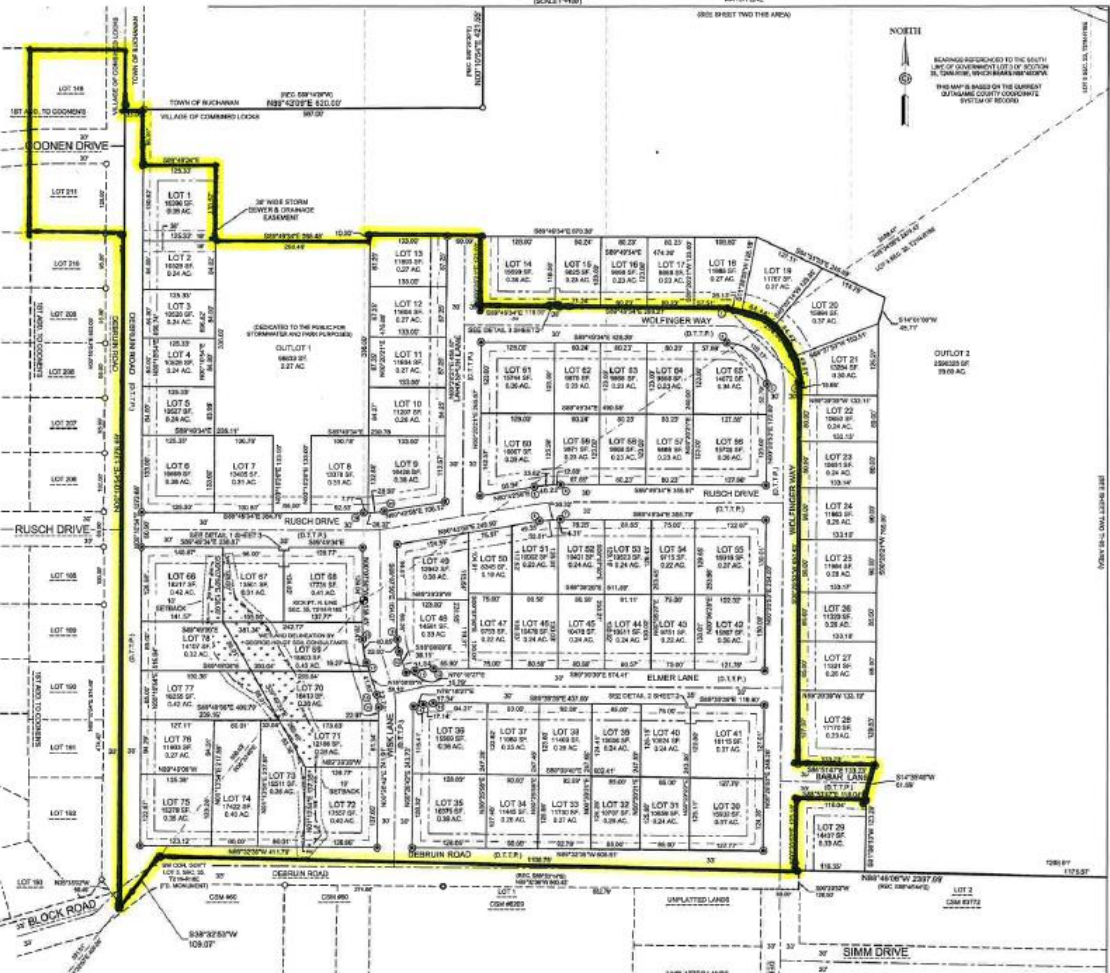
PANEL NUMBERS  
E03000A, E03000B & E03000C

### LEGEND

- 2.50' (0.1 X 1/4") FROM PIPE
- 2.50' (0.1 X 1/4") FROM PIPE
- 5.00' (0.2 X 1/2") FROM PIPE
- 10.00' (0.5 X 1") FROM PIPE
- 15.00' (0.75 X 1.5") FROM PIPE
- 20.00' (1.0 X 2.0") FROM PIPE
- 25.00' (1.25 X 2.5") FROM PIPE
- 30.00' (1.5 X 3.0") FROM PIPE
- 35.00' (1.75 X 3.5") FROM PIPE
- 40.00' (2.0 X 4.0") FROM PIPE
- 45.00' (2.25 X 4.5") FROM PIPE
- 50.00' (2.5 X 5.0") FROM PIPE
- 55.00' (2.75 X 5.5") FROM PIPE
- 60.00' (3.0 X 6.0") FROM PIPE
- 65.00' (3.25 X 6.5") FROM PIPE
- 70.00' (3.5 X 7.0") FROM PIPE
- 75.00' (3.75 X 7.5") FROM PIPE
- 80.00' (4.0 X 8.0") FROM PIPE
- 85.00' (4.25 X 8.5") FROM PIPE
- 90.00' (4.5 X 9.0") FROM PIPE
- 95.00' (4.75 X 9.5") FROM PIPE
- 100.00' (5.0 X 10.0") FROM PIPE
- 105.00' (5.25 X 10.5") FROM PIPE
- 110.00' (5.5 X 11.0") FROM PIPE
- 115.00' (5.75 X 11.5") FROM PIPE
- 120.00' (6.0 X 12.0") FROM PIPE
- 125.00' (6.25 X 12.5") FROM PIPE
- 130.00' (6.5 X 13.0") FROM PIPE
- 135.00' (6.75 X 13.5") FROM PIPE
- 140.00' (7.0 X 14.0") FROM PIPE
- 145.00' (7.25 X 14.5") FROM PIPE
- 150.00' (7.5 X 15.0") FROM PIPE
- 155.00' (7.75 X 15.5") FROM PIPE
- 160.00' (8.0 X 16.0") FROM PIPE
- 165.00' (8.25 X 16.5") FROM PIPE
- 170.00' (8.5 X 17.0") FROM PIPE
- 175.00' (8.75 X 17.5") FROM PIPE
- 180.00' (9.0 X 18.0") FROM PIPE
- 185.00' (9.25 X 18.5") FROM PIPE
- 190.00' (9.5 X 19.0") FROM PIPE
- 195.00' (9.75 X 19.5") FROM PIPE
- 200.00' (10.0 X 20.0") FROM PIPE
- 205.00' (10.25 X 20.5") FROM PIPE
- 210.00' (10.5 X 21.0") FROM PIPE
- 215.00' (10.75 X 21.5") FROM PIPE
- 220.00' (11.0 X 22.0") FROM PIPE
- 225.00' (11.25 X 22.5") FROM PIPE
- 230.00' (11.5 X 23.0") FROM PIPE
- 235.00' (11.75 X 23.5") FROM PIPE
- 240.00' (12.0 X 24.0") FROM PIPE
- 245.00' (12.25 X 24.5") FROM PIPE
- 250.00' (12.5 X 25.0") FROM PIPE
- 255.00' (12.75 X 25.5") FROM PIPE
- 260.00' (13.0 X 26.0") FROM PIPE
- 265.00' (13.25 X 26.5") FROM PIPE
- 270.00' (13.5 X 27.0") FROM PIPE
- 275.00' (13.75 X 27.5") FROM PIPE
- 280.00' (14.0 X 28.0") FROM PIPE
- 285.00' (14.25 X 28.5") FROM PIPE
- 290.00' (14.5 X 29.0") FROM PIPE
- 295.00' (14.75 X 29.5") FROM PIPE
- 300.00' (15.0 X 30.0") FROM PIPE
- 305.00' (15.25 X 30.5") FROM PIPE
- 310.00' (15.5 X 31.0") FROM PIPE
- 315.00' (15.75 X 31.5") FROM PIPE
- 320.00' (16.0 X 32.0") FROM PIPE
- 325.00' (16.25 X 32.5") FROM PIPE
- 330.00' (16.5 X 33.0") FROM PIPE
- 335.00' (16.75 X 33.5") FROM PIPE
- 340.00' (17.0 X 34.0") FROM PIPE
- 345.00' (17.25 X 34.5") FROM PIPE
- 350.00' (17.5 X 35.0") FROM PIPE
- 355.00' (17.75 X 35.5") FROM PIPE
- 360.00' (18.0 X 36.0") FROM PIPE
- 365.00' (18.25 X 36.5") FROM PIPE
- 370.00' (18.5 X 37.0") FROM PIPE
- 375.00' (18.75 X 37.5") FROM PIPE
- 380.00' (19.0 X 38.0") FROM PIPE
- 385.00' (19.25 X 38.5") FROM PIPE
- 390.00' (19.5 X 39.0") FROM PIPE
- 395.00' (19.75 X 39.5") FROM PIPE
- 400.00' (20.0 X 40.0") FROM PIPE
- 405.00' (20.25 X 40.5") FROM PIPE
- 410.00' (20.5 X 41.0") FROM PIPE
- 415.00' (20.75 X 41.5") FROM PIPE
- 420.00' (21.0 X 42.0") FROM PIPE
- 425.00' (21.25 X 42.5") FROM PIPE
- 430.00' (21.5 X 43.0") FROM PIPE
- 435.00' (21.75 X 43.5") FROM PIPE
- 440.00' (22.0 X 44.0") FROM PIPE
- 445.00' (22.25 X 44.5") FROM PIPE
- 450.00' (22.5 X 45.0") FROM PIPE
- 455.00' (22.75 X 45.5") FROM PIPE
- 460.00' (23.0 X 46.0") FROM PIPE
- 465.00' (23.25 X 46.5") FROM PIPE
- 470.00' (23.5 X 47.0") FROM PIPE
- 475.00' (23.75 X 47.5") FROM PIPE
- 480.00' (24.0 X 48.0") FROM PIPE
- 485.00' (24.25 X 48.5") FROM PIPE
- 490.00' (24.5 X 49.0") FROM PIPE
- 495.00' (24.75 X 49.5") FROM PIPE
- 500.00' (25.0 X 50.0") FROM PIPE
- 505.00' (25.25 X 50.5") FROM PIPE
- 510.00' (25.5 X 51.0") FROM PIPE
- 515.00' (25.75 X 51.5") FROM PIPE
- 520.00' (26.0 X 52.0") FROM PIPE
- 525.00' (26.25 X 52.5") FROM PIPE
- 530.00' (26.5 X 53.0") FROM PIPE
- 535.00' (26.75 X 53.5") FROM PIPE
- 540.00' (27.0 X 54.0") FROM PIPE
- 545.00' (27.25 X 54.5") FROM PIPE
- 550.00' (27.5 X 55.0") FROM PIPE
- 555.00' (27.75 X 55.5") FROM PIPE
- 560.00' (28.0 X 56.0") FROM PIPE
- 565.00' (28.25 X 56.5") FROM PIPE
- 570.00' (28.5 X 57.0") FROM PIPE
- 575.00' (28.75 X 57.5") FROM PIPE
- 580.00' (29.0 X 58.0") FROM PIPE
- 585.00' (29.25 X 58.5") FROM PIPE
- 590.00' (29.5 X 59.0") FROM PIPE
- 595.00' (29.75 X 59.5") FROM PIPE
- 600.00' (30.0 X 60.0") FROM PIPE
- 605.00' (30.25 X 60.5") FROM PIPE
- 610.00' (30.5 X 61.0") FROM PIPE
- 615.00' (30.75 X 61.5") FROM PIPE
- 620.00' (31.0 X 62.0") FROM PIPE
- 625.00' (31.25 X 62.5") FROM PIPE
- 630.00' (31.5 X 63.0") FROM PIPE
- 635.00' (31.75 X 63.5") FROM PIPE
- 640.00' (32.0 X 64.0") FROM PIPE
- 645.00' (32.25 X 64.5") FROM PIPE
- 650.00' (32.5 X 65.0") FROM PIPE
- 655.00' (32.75 X 65.5") FROM PIPE
- 660.00' (33.0 X 66.0") FROM PIPE
- 665.00' (33.25 X 66.5") FROM PIPE
- 670.00' (33.5 X 67.0") FROM PIPE
- 675.00' (33.75 X 67.5") FROM PIPE
- 680.00' (34.0 X 68.0") FROM PIPE
- 685.00' (34.25 X 68.5") FROM PIPE
- 690.00' (34.5 X 69.0") FROM PIPE
- 695.00' (34.75 X 69.5") FROM PIPE
- 700.00' (35.0 X 70.0") FROM PIPE
- 705.00' (35.25 X 70.5") FROM PIPE
- 710.00' (35.5 X 71.0") FROM PIPE
- 715.00' (35.75 X 71.5") FROM PIPE
- 720.00' (36.0 X 72.0") FROM PIPE
- 725.00' (36.25 X 72.5") FROM PIPE
- 730.00' (36.5 X 73.0") FROM PIPE
- 735.00' (36.75 X 73.5") FROM PIPE
- 740.00' (37.0 X 74.0") FROM PIPE
- 745.00' (37.25 X 74.5") FROM PIPE
- 750.00' (37.5 X 75.0") FROM PIPE
- 755.00' (37.75 X 75.5") FROM PIPE
- 760.00' (38.0 X 76.0") FROM PIPE
- 765.00' (38.25 X 76.5") FROM PIPE
- 770.00' (38.5 X 77.0") FROM PIPE
- 775.00' (38.75 X 77.5") FROM PIPE
- 780.00' (39.0 X 78.0") FROM PIPE
- 785.00' (39.25 X 78.5") FROM PIPE
- 790.00' (39.5 X 79.0") FROM PIPE
- 795.00' (39.75 X 79.5") FROM PIPE
- 800.00' (40.0 X 80.0") FROM PIPE
- 805.00' (40.25 X 80.5") FROM PIPE
- 810.00' (40.5 X 81.0") FROM PIPE
- 815.00' (40.75 X 81.5") FROM PIPE
- 820.00' (41.0 X 82.0") FROM PIPE
- 825.00' (41.25 X 82.5") FROM PIPE
- 830.00' (41.5 X 83.0") FROM PIPE
- 835.00' (41.75 X 83.5") FROM PIPE
- 840.00' (42.0 X 84.0") FROM PIPE
- 845.00' (42.25 X 84.5") FROM PIPE
- 850.00' (42.5 X 85.0") FROM PIPE
- 855.00' (42.75 X 85.5") FROM PIPE
- 860.00' (43.0 X 86.0") FROM PIPE
- 865.00' (43.25 X 86.5") FROM PIPE
- 870.00' (43.5 X 87.0") FROM PIPE
- 875.00' (43.75 X 87.5") FROM PIPE
- 880.00' (44.0 X 88.0") FROM PIPE
- 885.00' (44.25 X 88.5") FROM PIPE
- 890.00' (44.5 X 89.0") FROM PIPE
- 895.00' (44.75 X 89.5") FROM PIPE
- 900.00' (45.0 X 90.0") FROM PIPE
- 905.00' (45.25 X 90.5") FROM PIPE
- 910.00' (45.5 X 91.0") FROM PIPE
- 915.00' (45.75 X 91.5") FROM PIPE
- 920.00' (46.0 X 92.0") FROM PIPE
- 925.00' (46.25 X 92.5") FROM PIPE
- 930.00' (46.5 X 93.0") FROM PIPE
- 935.00' (46.75 X 93.5") FROM PIPE
- 940.00' (47.0 X 94.0") FROM PIPE
- 945.00' (47.25 X 94.5") FROM PIPE
- 950.00' (47.5 X 95.0") FROM PIPE
- 955.00' (47.75 X 95.5") FROM PIPE
- 960.00' (48.0 X 96.0") FROM PIPE
- 965.00' (48.25 X 96.5") FROM PIPE
- 970.00' (48.5 X 97.0") FROM PIPE
- 975.00' (48.75 X 97.5") FROM PIPE
- 980.00' (49.0 X 98.0") FROM PIPE
- 985.00' (49.25 X 98.5") FROM PIPE
- 990.00' (49.5 X 99.0") FROM PIPE
- 995.00' (49.75 X 99.5") FROM PIPE
- 1000.00' (50.0 X 100.0") FROM PIPE

There are no objections to this plat with respect to  
Sections 236.11, 236.14, 236.29 and 236.21(1) and (2),  
Wis. Stats. as provided by s. 236.12, Wis. Stats.

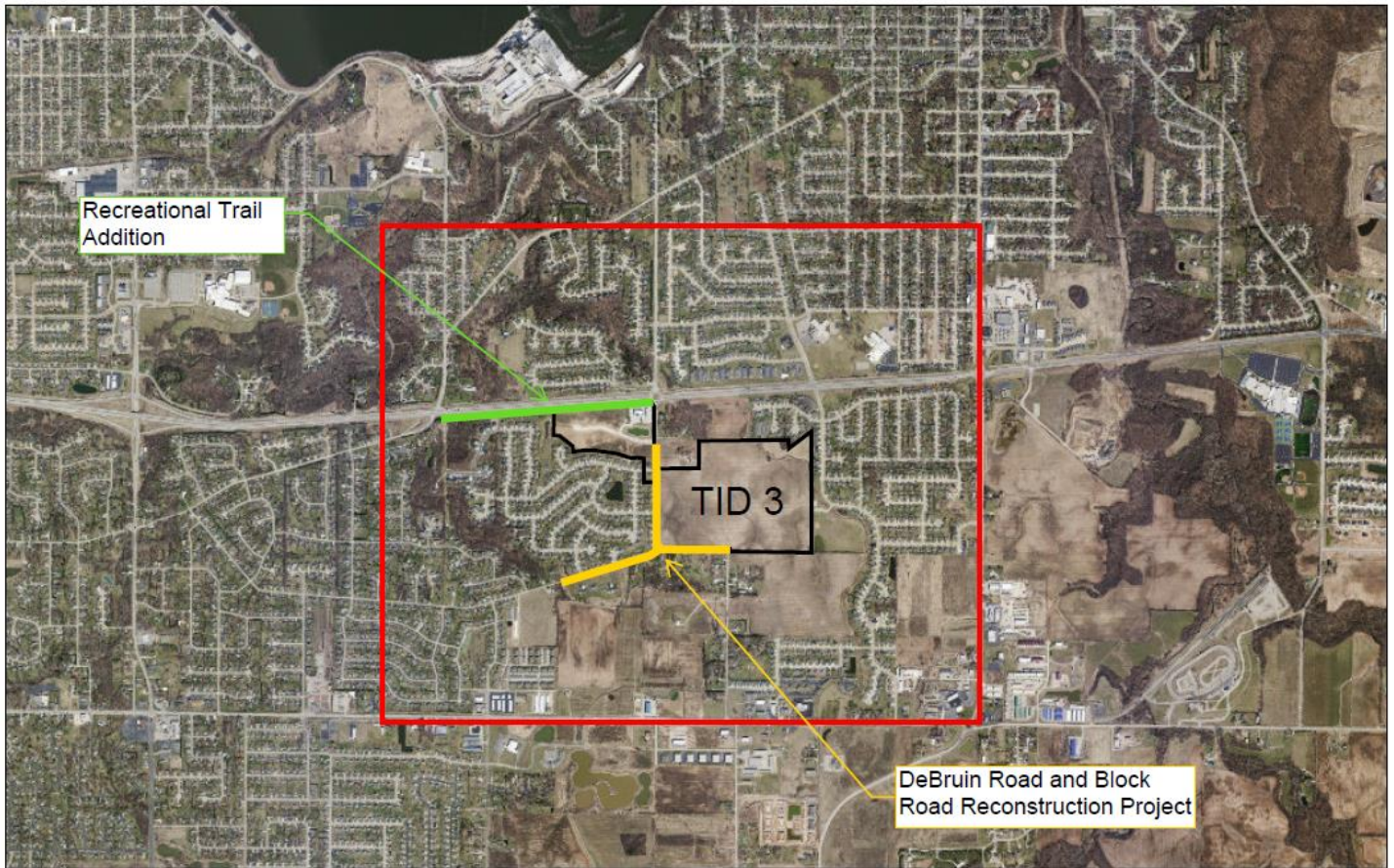
Conform \_\_\_\_\_ 20 \_\_\_\_\_



BEARINGS REFERENCED TO THE SOUTH  
LINE OF GOVERNMENT LOT 24, SECTION  
24, TOWNSHIP 24N, RANGE 10E, SECTION 24,  
AND ALSO PART OF GOVERNMENT LOT 3 OF  
SECTION 25, TOWNSHIP 24N, RANGE 10E,  
SECTION 25, OUTAIME COUNTY, WISCONSIN.

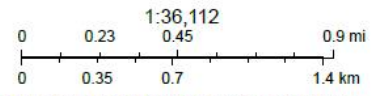


# New TID 3



1/2 Mile Boundary

New TID 3



County of Outagamie, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

**Item #3**

Chair Heckner will have an updated plan for Lindberg Park that he drafted based on previous discussions.

**Item #4**

The next meeting date will depend on when the financial advisor finishes the project plan for the proposed TID 3 amendment.