

NOTICE OF PLAN COMMISSION MEETING

DATE: Wednesday, May 1, 2024

TIME: 6:00pm

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

AGENDA

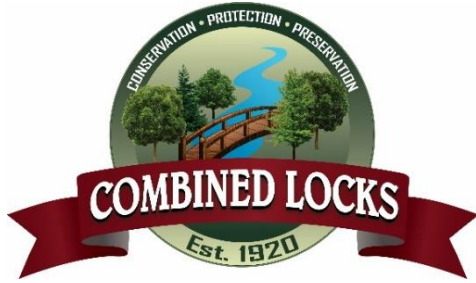
1. Review and consider approval of minutes from 04/09/24 meeting
2. TID 3 Territory Addition Amendment #1
 - a. Presentation
 - b. Public Hearing
 - c. Consider recommendation resolution
3. Review and discuss pedestrian crossing signage/paintings/signals
4. Schedule next meeting
5. Adjourn

Public Notice: Agendas are posted in the following locations: Combined Locks Civic Center main entrance and Village website: www.combinedlocks.wi.gov. 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.

Notice of Possible Quorum: A quorum of the Village Board, Zoning Board of Appeals, 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 Village Board, Board of Review, Zoning Board of Appeals, or other Village committee will be taken at this meeting.

Item #1



MINUTES OF PLAN COMMISSION MEETING

DATE: Tuesday, April 9, 2024

TIME: 6:00pm

LOCATION: Combined Locks Civic Center,
Council Chambers, 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, Mader, Maynard, Carney, Weyenberg, and Romberg. Plan Commission members absent – None. Staff present – Administrator Shampo-Giese. Others present – Wade Micoley and Alex Ryczek of Tycore Built
- 1. Review and consider approval of minutes from 01/10/24 meeting:** N. Romberg made a motion to approve the minutes as presented. K. Carney seconded the motion, and it passed unanimously.
 - 2. Hear update on Wolfinger Estates Development – Wade Micoley:** Wade Micoley and Alex Ryczek presented some details about the Wolfinger Estates Plat. The development will include an estimated 200 single-family lots/homes and a 10-12 buildings apartment development; with each building having 9-12 rentable units. The first phase of the development is 77 lots. Homes in this phase will vary with 2 or 3 car garages, but all will include brick and stone on the facade. The apartment development will have attached garages, private entrances and ADA units available. Plan Commission members and the developers discussed the proposed plat. The general consensus of Plan Commission member opinion is that this will be a great addition to the community.
 - 3. Review and consider recommendation to approve a Certified Survey Map for recently annexed property on east side of DeBruin Road (Wolfinger Estates):** The Administrator explained that the CSM divides the Wolfinger Estates Plat into two lots; one of which is being proposed to be added to TID 3. The matter was discussed. J. Weyenberg made a motion to recommend approval of the CSM. J. Maynard seconded the motion, and it passed unanimously.
 - 4. Review and discuss recommendations/thoughts submitted by a resident:** Plan Commission members reviewed a list of recommendations/thoughts that Al Leicht submitted. Items discussed included: prioritizing park developments, safe pedestrian crossing, adequate services, and location of services/public buildings.
 - 5. Schedule next meeting:** Plan Commission members discussed moving future meetings to Tuesday nights at 5:30pm, but the next meeting includes a public hearing and is already scheduled for Wednesday, May 1st at 6:00pm.
 - 6. Adjourn:** D. Mader made a motion to adjourn the meeting. J. Weyenberg seconded the motion, and it passed unanimously. The meeting adjourned at 7:30pm.

Item #2

**NOTICE OF PUBLIC HEARING AND JOINT REVIEW BOARD MEETING
REGARDING THE PROPOSED PROJECT PLAN TERRITORY AMENDMENT
FOR TAX INCREMENTAL DISTRICT (TID) NUMBER 3
IN THE VILLAGE OF COMBINED LOCKS, WISCONSIN**

NOTICE IS HEREBY GIVEN, that the Village of Combined Locks will hold an organizational Joint Review Board (JRB) meeting on April 30, 2024, at 2:00 p.m. at the Combined Locks Civic Center, Council Chambers, located at 405 Wallace Street, Combined Locks, Wisconsin 54113. The purpose of this meeting is to organize a joint review board for purposes of reappointing a chairperson, public member, and reviewing the proposed project plan territory amendment #1 for TID 3. The meeting is open to the public.

NOTICE IS HEREBY GIVEN, that the Planning Commission, of the Village of Combined Locks, will hold a public hearing on May 1, 2024, at 6:00 p.m., in the Combined Locks Civic Center, Council Chambers, located at 405 Wallace Street, Combined Locks, Wisconsin 54113 regarding the proposed project plan territory amendment #1 for Tax Increment District No. 3 in the Village.

Village of Combined Locks TID 3 is generally located in the area abutting Debruin Rd., Block Rd, Martineau Rd, and CTY TK CE located within the village's limits.

The proposed amendment involves the addition of five parcels to the overall district boundary with a proposed certified survey map amending the five parcels to become 4 with what is being described on the certified survey map as parcels 030068200, 030069400, and 030062200 being combined to create Lot 1 and a portion of 030062200 being carved out to create Outlot 1 which will not be included in the new TID # 3 territory boundary. These parcels are being added in the efforts to facilitate redevelopment for commercial and residential uses that but for TIF, may not happen in the district. The Village anticipates additional public improvements projects cost expenditures related towards the amendment of approximately \$7,500,000 during the TID's expenditure period.

Proposed public project improvements may include but not limited to site grading, sanitary sewer system improvements, storm water management system improvements, electric service, gas service, communications infrastructure, street improvements, lighting, sidewalks, parks/recreational trail improvements, professional and organizational services, administrative costs, and finance costs.]

As part of the territory amendment project plan, cash grants may be made by the village of Combined Locks to owners, lessees, or developers of property within TID 3.

At the public hearing, all persons will be afforded a reasonable opportunity to be heard concerning the proposed territory project plan amendment. A copy of the TID 3 project plan is available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the project plan may be made by contacting the Village of Combined Locks Administrator, located at 405 Wallace Street, Combined Locks, Wisconsin 54113; phone (920)-788-7740.

Dated this 24th day of April 2024

Racquel Shampo-Giese
Village of Combined Locks, Village Administrator/Clerk/Treasurer

Publication Date: April 24, 2024.

**VILLAGE OF COMBINED LOCKS
PLANNING COMMISSION
OUTAGAMIE COUNTY, WISCONSIN**

RESOLUTION 2024-9

**A RESOLUTION DESIGNATING
PROPOSED TERRITORY AMENDMENT NO. 1 FOR TAX INCREMENTAL DISTRICT NO. 3
VILLAGE OF COMBINED LOCKS, WISCONSIN**

WHEREAS, the Village of Combined Locks has determined that Use of Tax Incremental Financing is required to promote development and redevelopment within the Village; and

WHEREAS, Tax Incremental District No. 3 (the "District") was created by the Village of Combined Locks ("the Village") on July 2, 2019 as a mixed-use district, and

WHEREAS, the District will be amended in 2024 by adoption of a territory and project plan amendment No. 1 dated May 7, 2024, which adds territory to the District; and

WHEREAS, the proposed amendment No. 1 to modify the territory for the District was filed with the Village Administrator on April 22, 2024 and made available for inspection on weekdays between the hours of 7:30 a.m. and 4:00 p.m., and to any person requesting a copy thereof; and

WHEREAS, a public hearing was held on May 1, 2024, in accordance with Wis. Stats. §66.1105(4)(a) and (e), in which interested parties were afforded a reasonable opportunity to express their views on the proposed territory amendment No 1: and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent by first class certified mail to the chief executive officers of Outagamie County, the Kaukauna Area School District, the Fox Valley Technical College District, and any other entities having the power to levy taxes on property located within the district; and

WHEREAS, Notice of such hearing was published by Class 1 publication in the Village's official newspaper on April 24, 2024; and

WHEREAS, a meeting pursuant to Wis. Stats. §66.1105(4m) of the Tax Increment District No. 3 Joint Review Board was held on April 30, 2024, within fourteen days after the publication of the notice of the above-referenced public hearing; and

WHEREAS, at the above-referenced public hearing conducted in the Council Chambers of the Village of Combined Locks Civic Center on May 1, 2024 at 6:00 p.m., the Plan Commission heard all interested parties, their agents and attorneys, regarding proposed Territory Amendment No. 1 for the District and determined that the territory amendment as proposed is in conformity with the Village's Comprehensive Plan and is in the best interests of the Village in order to foster economic development and mixed-use development and further would not otherwise occur without tax incremental financing in that part of the Village.

NOW THEREFORE, BE IT RESOLVED by the Plan Commission of the Village of Combined Locks, Wisconsin, that:

The Plan Commission recommends the boundaries for the district be amended as to those boundaries are set forth in the Territory Amendment No. 1 and the proposed project plan, and to modify the boundary for the district, a copy of which is attached hereto and incorporated herein as if fully set forth.

BE IT FURTHER RESOLVED THAT:

The Plan Commission hereby adopts the Territory Amendment No. 1 for the District and the Proposed Project Plan, Village of Combined Locks, as prepared and presented by Robert W. Baird & Co. and Village staff; further, that such territory amendment and project plan is hereby submitted to the Village Board of the Village of Combined Locks in accordance with Wis. Stats. §66.1105(4)(f).

Adopted by the Plan Commission of the Village of Combined Locks, Wisconsin, this 1st day of May, 2024.

APPROVED:

By _____
Ken Heckner, Chairperson
Plan Commission

ATTEST

Racquel Shampo-Giese, Administrator/Clerk-Treasurer
Village of Combined Locks

Item #3

Look at possible pedestrian crossing options for Park Street and DeBruin Road.

OPTION 1 Park Street Trail Crossing

Key Design Features:

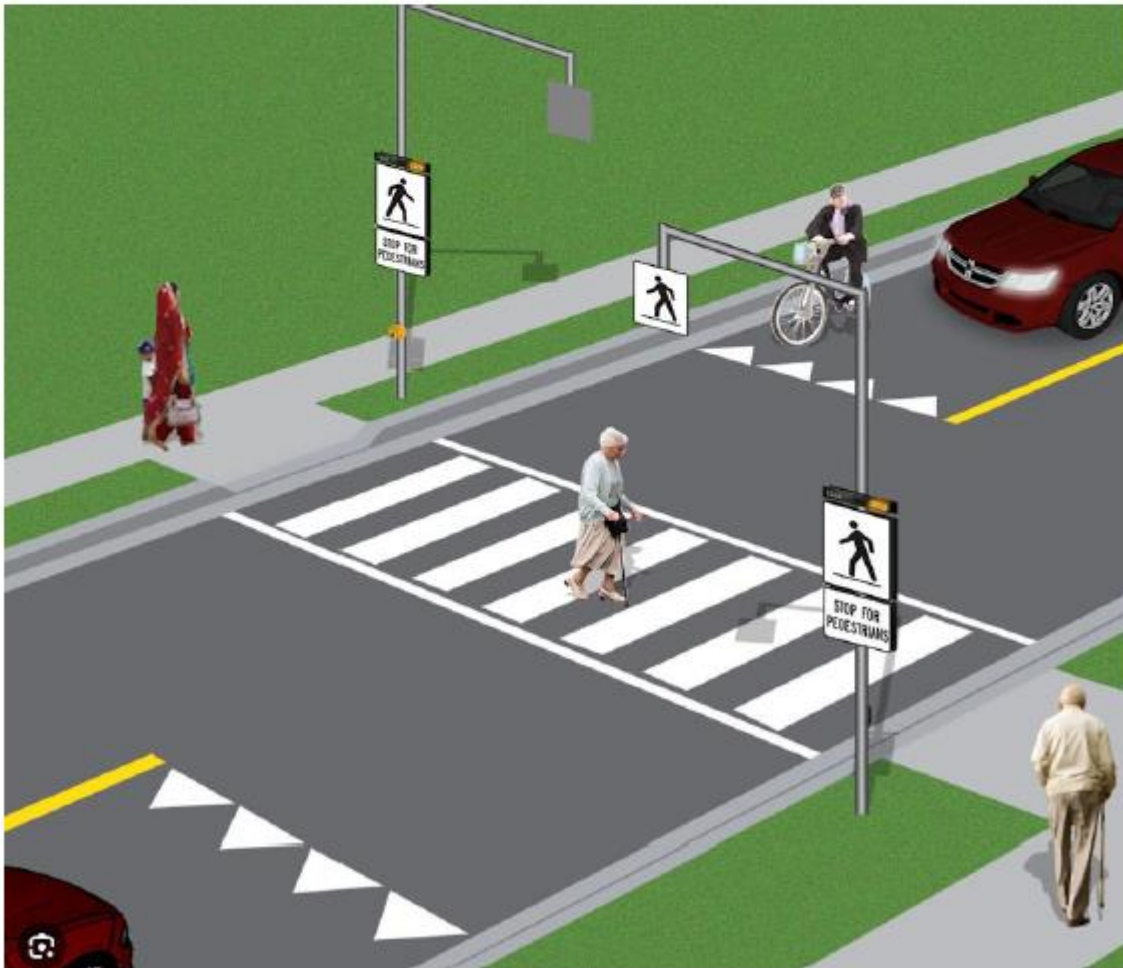
- Ramped entrance from sidewalk to street level - zero barrier
- Overhead warning signage with flashing caution strobe
- Painted roadway crosswalk
- Street light incorporated into crosswalk



OPTION 2 Park Street Trail Crossing

Key Design Features:

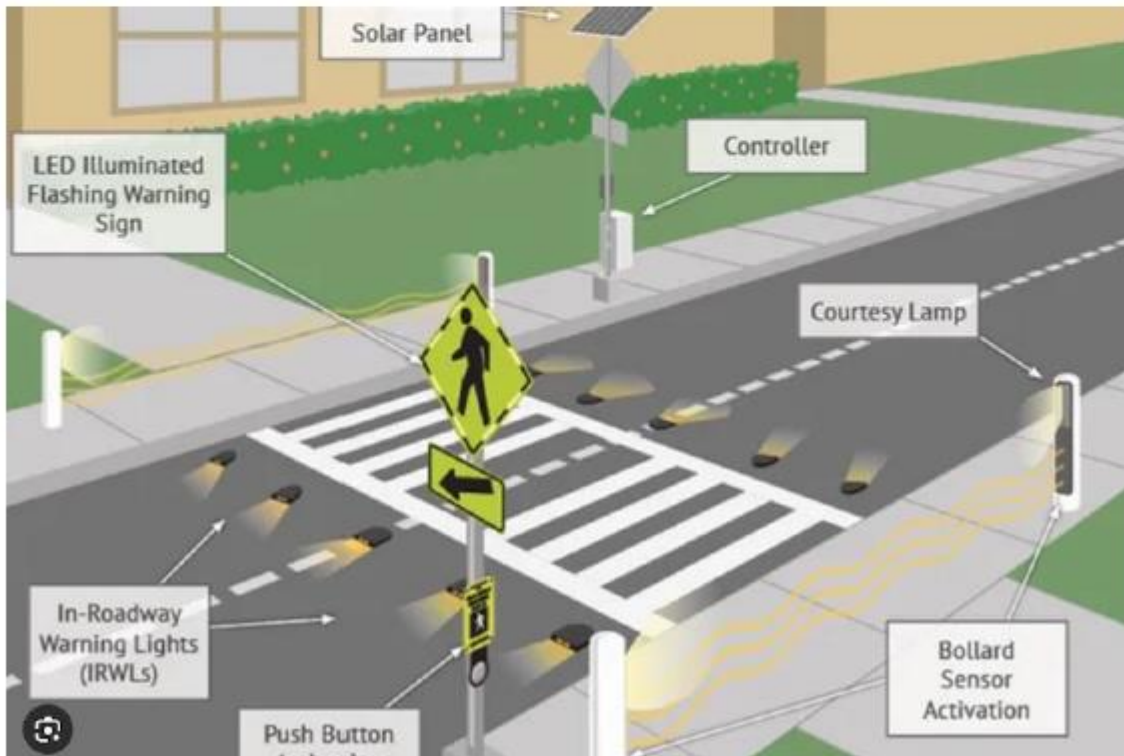
- ☑ Ramped entrance from sidewalk to street level - zero barrier
- ☑ Overhead warning signage with flashing caution strobe
- ☑ Painted roadway crosswalk
- ☑ Painted stop barrier on roadway for vehicle & bike traffic
- ☑ Yellow “no passing” painted on roadway approach



OPTION 3 Park Street Trail Crossing

Key Design Features:

- Step-off curb entrance from sidewalk to street level
- LED Solar warning signage with flashing caution strobe
- Painted roadway crosswalk
- Pushbutton warning strobe operation



OPTION 4 Park Street Trail Crossing

Key Design Features:

- ☑ Ramped entrance from trail to street level - zero barrier
- ☑ Passive warning signage - no LED strobe lights
- ☑ Painted roadway crosswalk
- ☑ Narrow roadway at crosswalk with curb inset
- ☑ No Parking signage at curb inset



OPTION 5 Park Street Trail Crossing

Key Design Features:

- ✓ Ramped entrance from trail to street level - zero barrier
- ✓ LED warning signage with strobe lights
- ✓ Painted roadway crosswalk
- ✓ Pushbutton strobe activation



Item #4

Schedule next meeting

Item #5

Adjourn