

NOTICE OF PLAN COMMISSION MEETING

DATE: Tuesday, January 28, 2025

TIME: 5:00pm

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

AGENDA

- 1. Review and consider approval of minutes from 10/08/24 meeting
- 2. Public Hearing for rezoning of recently annexed land from Residential Temporary Unclassified to Residential Single-Gamily (19.79 acres) and Residential Multi-Family (10.45 acres)
- 3. Review and consider recommendation to approve rezoning request
- 4. Review proposed phases to redevelop Lindberg Park, including financing and public engagement
- 5. Discuss topics for future meetings: Village's participation in the Trail Summit 2.0, WHEDA Home Repair & Rehab Loans, and updates on Wolfinger Estates and Culver's
- Schedule next meeting
- 7. 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 gesterow.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, October 8, 2024

TIME: 5:30pm

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, Carney, Maynard, Weyenberg, Mader, and Romberg. Plan Commission members absent None. Staff present Administrator Shampo-Giese and Assistant Public Works Director Weyenberg. Others present Phil Kleman of McMahon Associates, Connie Sonsthagen, and Brad Rymer from Vierbicher.
- **1.** Review and consider approval of minutes from 09/10/24 meeting: K. Carney made a motion to approve the minutes as presented. J. Weyenberg seconded the motion, and it passed unanimously.
- 2. Review and consider recommendation to approve Certified Survey Map to combine parcels 230049400 and 230049500; 113 Wallace Street: Plan Commission members discussed the requested CSM. Assistant Public Works Director Weyenberg noted that televising of the sanitary sewer main on Wallace Street showed two leaking laterals serving this property. The matter was discussed at length. J. Weyenberg made a motion to approve the CSM contingent upon further investigation of the sanitary sewer laterals. J. Maynard seconded the motion, and it passed unanimously.
- 3. Review and consider recommendation to approve Certified Survey Map to combine Review and consider recommendation to approve Certified Survey Map to remove three single family lots and combine them with the multi-family lot in Wolfinger Estates: Brad Rymer of Vierbicher presented the requested CSM on behalf of the Wolfinger Estates. He explained that removal of three residential lots is necessary to fit the apartment buildings and garages appropriately. The matter was discussed. J. Weyenberg made a motion to approve the CSM contingent upon confirmation of TID limitations and some verbiage in the stormwater statement. K. Carney seconded the motion, and it passed unanimously.
- **4.** Consider requests for Capital Improvement Projects/Purchases identified in the 2020-2025 Comprehensive Outdoor Recreation Plan and/or 2030 Comprehensive Plan: Plan Commission members reviewed the plans and prioritized these improvements: replace volleyball court at Memorial Park, change Van Zeeland Park biofilters to drain tile, park identification signs, and asphalt trail repair at Memorial Park.
- **5. Discuss Lindberg Park parking lot plans:** Plan Commission members discussed the proposed parking lot reconstruction with Village engineer Phil Kleman. The proposed parking lot increases parking spaces and removes the asphalt loop. Commission members discussed proper lighting needs, solid fence to block headlights from neighboring properties and storm water management.
- **6. Schedule next meeting:** Meetings for November and December will be scheduled only if needed.
- **7. Adjourn:** D. Mader made a motion to adjourn the meeting. N. Romberg seconded the motion, and it passed unanimously. The meeting adjourned at 7:13pm.

Village of Combined Locks Notice of Public Hearing Application for Rezoning

PLEASE TAKE NOTICE that the Combined Locks Plan Commission will hold a public hearing on Tuesday, January 28, 2025 at 5:00pm at the Combined Locks Civic Center, Council Chambers, 405 Wallace Street, to consider the following:

Rezoning of recently annexed land from Residential Temporary Unclassified to Residential Single-Family (19.79 acres) and Residential Multi-Family (10.45 acres). The land is located at the northeast corner of DeBruin Road and Block Road.

PLEASE TAKE FURTHER NOTICE that the Combined Locks Village Board will review the Plan Commission's recommendation and make the final determination for rezoning on Tuesday, February 4, 2025 at 6:30pm at the Combined Locks Civic Center, Council Chambers, 405 Wallace Street.

Information regarding the rezoning is available for review at the Combined Locks Civic Center, 405 Wallace Street, Combined Locks, WI 54113 during regular office hours.

Racquel Shampo-Giese Administrator

Publish: January 15, 2025 and January 22, 2025

Posted: January 7, 2025

This public hearing notice was published in the Times Villager on 01/15/25 and 01/22/25. It was also posted at Kwik Trip at 459 DeBruin Road, Combined Locks Post Office at 333 Wallace Street and the front door of the Combined Locks Civic Center, 405 Wallace Street. It was also mailed to all adjacent property owners who are within 200 feet of the land being considered for rezoning.



(920) 788-7740 Voice (920) 788-7742 Fax 405 Wallace Street Combined Locks WI 54113

01/07/2025

City of Kaukauna

Via Email: Tony Penterman, David Kittel, John Neumeier, & Kayla Nessmann

Dear Neighboring Property Owner:

Due to a recent annexation of land, the Combined Locks Village Board is formally rezoning portions of the Wolfinger Property located at the northeast corner of DeBruin Road and Block Road. You are being notified of the public hearing for rezoning because your property is located within 200' of the land being rezoned. A copy of the public hearing notice is included with this mailing as well as a map showing the proposed layout of the single-family and multi-family lots.

Please feel free to contact me with any questions. My office hours are 7:30am to 4:00pm, and I can be reached at 920-788-7740 ext. 203 or at gieser@combinedlocks.wi.gov

Best Regards,

Racquel Shampo-Giese Administrator Village of Combined Locks Notice of Public Hearing Application for Rezoning

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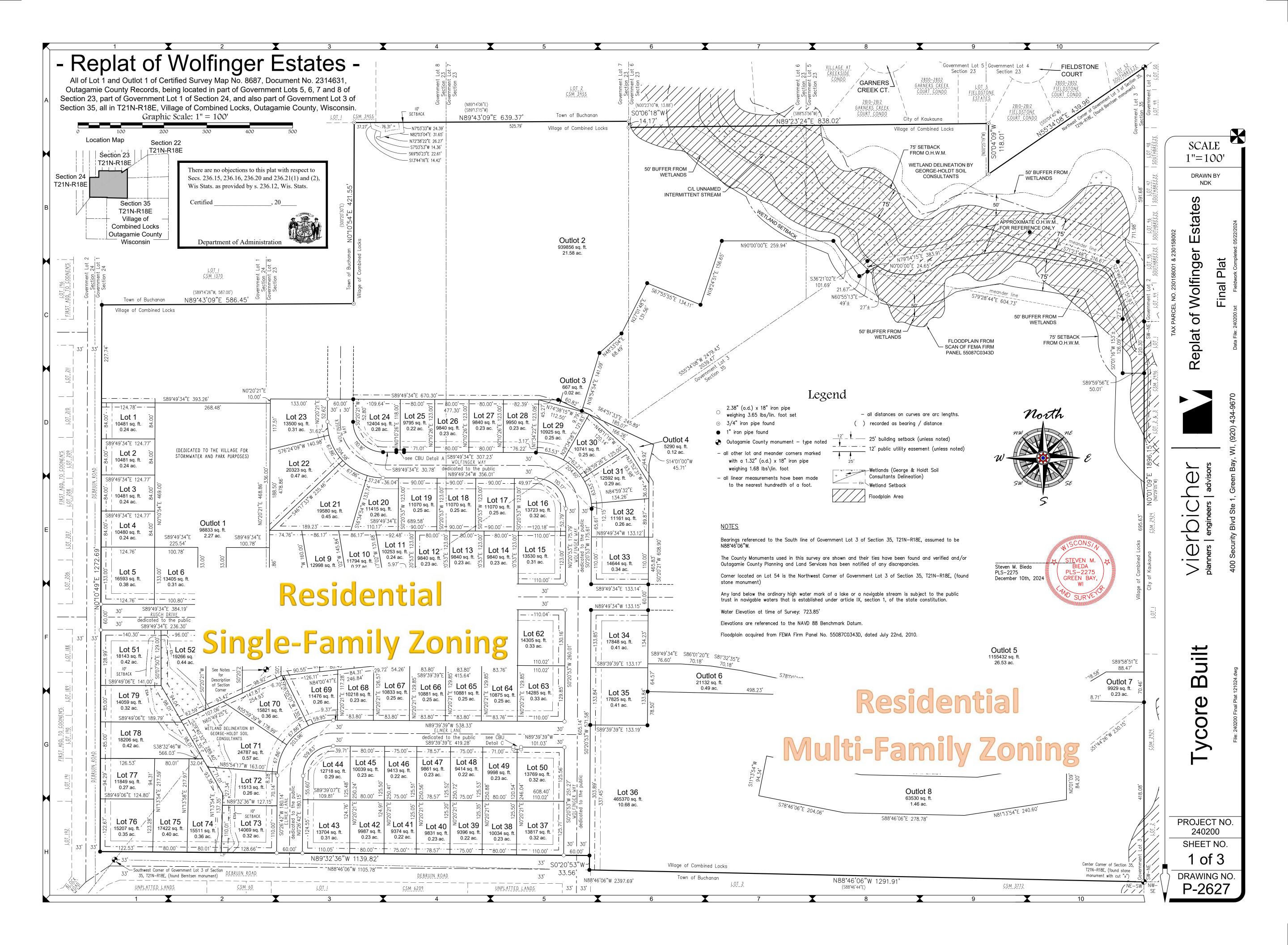
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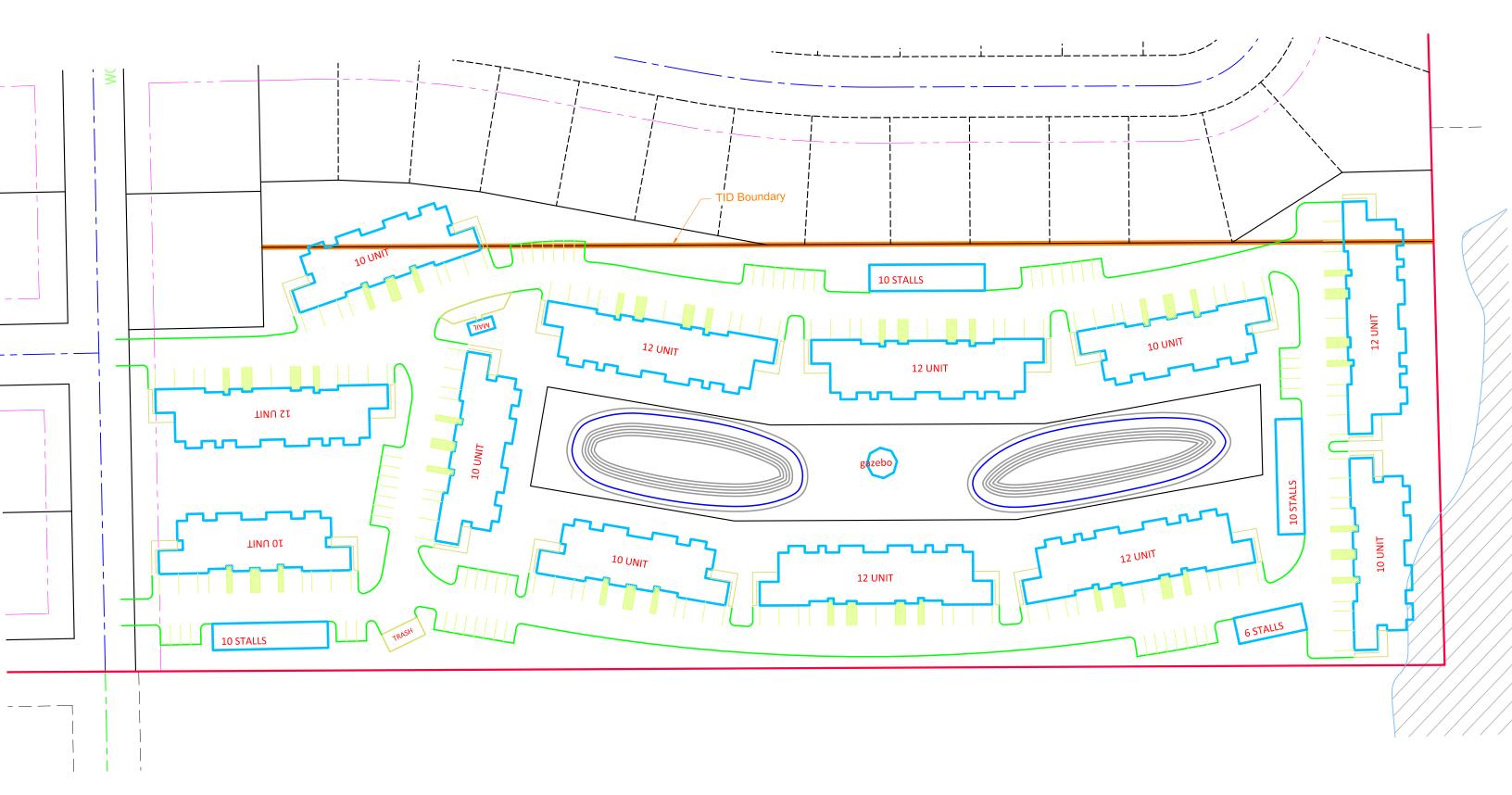
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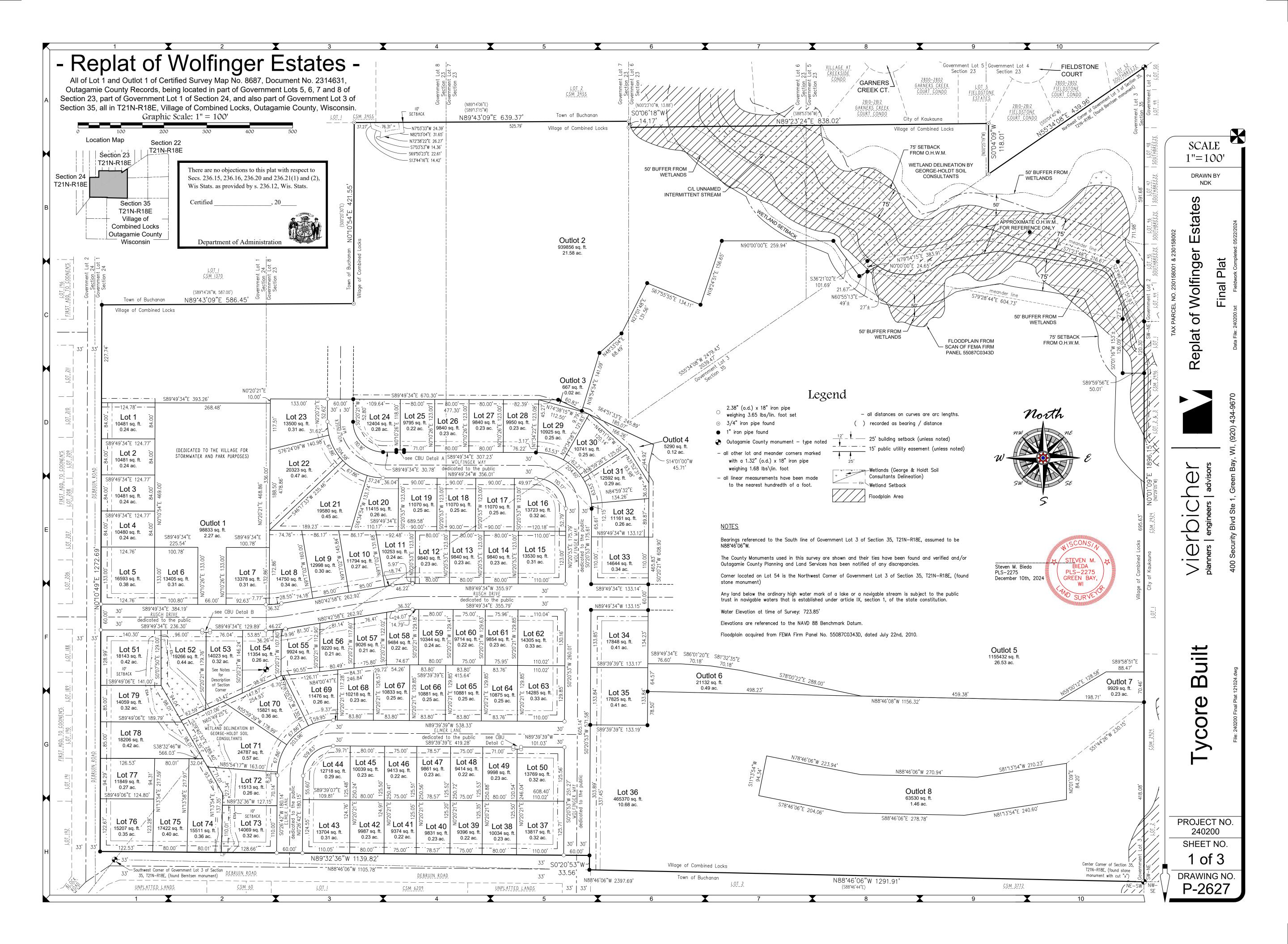
Racquel Shampo-Giese Administrator

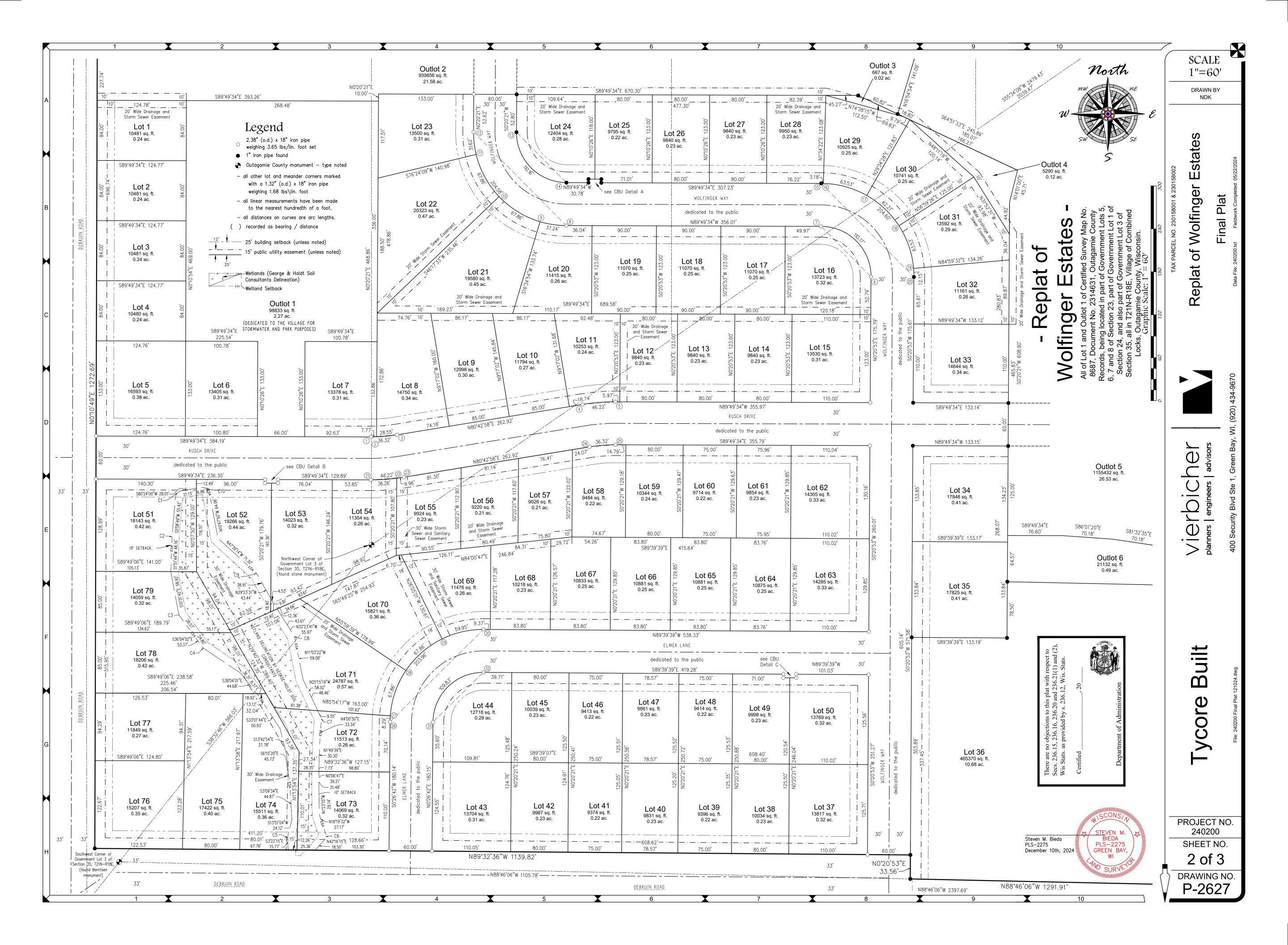
Publish: January 15, 2025 and January 22, 2025

Posted: January 7, 2025









That in full compliance with the provisions of Chapter 236, Wisconsin Statutes, and the subdivision regulations of the Village of Combined Locks and the Outagamie County Planning Commission and under the direction of the owners listed hereon, I have surveyed, divided and mapped "Wolfinger Estates", and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed and is all of Lot 1 and Outlot 1 of Certified Survey Map No. 8687, Document No. 2314631, Outagamie County Records, being located in part of Government Lots 5, 6, 7 and 8 of Section 23, part of Government Lot 1 of Section 24, and also part of Government Lot 3 of Section 35, all in T21N-R18E, Village of Combined Locks, Outagamie County,

Parcel contains 3,949,148 square feet / 90.66 acres more or less. Road dedication contains 217,658 square feet / 5.00 acres more or less. Parcel subject to any easement and restrictions of record.



CERTIFICATE OF THE OUTAGAMIE COUNTY TREASURER

As duly elected Outagamie County Treasurer, I hereby certify that the records in our office show no unpaid taxes and no unpaid special assessments affecting any of the lands included in this Plat as of the dates listed below.

Outagamie County Treasurer

CERTIFICATE OF THE VILLAGE OF COMBINED LOCKS TREASURER

As duly elected Village of Combined Locks Treasurer, I hereby certify that the records in our office show no unredeemed taxes and no unpaid or special assessments affecting any of the lands included in this Plat as of the dates listed below.

Village of Combine Locks Treasurer

CERTIFICATE FOR THE VILLAGE OF COMBINED LOCKS

A plat known as "Wolfinger Estates", which has been duly filed approval of the Village of Combined Locks, Outagamie County, Wisconsin, and is hereby approved as required by Chapter 236, Wisconsin Statutes. Approved for the Village of Combined Locks this _____ day of

Racquel Shampo-Giese John Neumeier Village Clerk Village President

1) The land on all side and rear lot lines of all lots shall be graded by the lot owner and maintained by the abutting property owners to provide for adequate drainage of surface water.

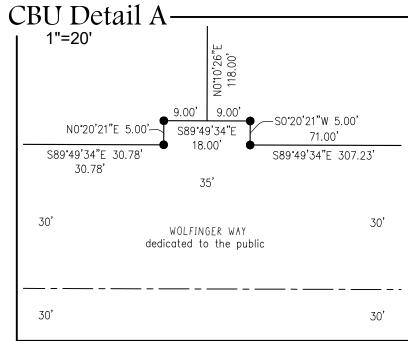
2) Each lot owner shall grade the property to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.

3) No poles, pedestals or buried cable are to be placed so as to disturb any survey stake or obstruct vision along any lot lines or street line, a disturbance of a survey stake by anyone is a violation of section 236.32 of the Wisconsin Statutes.

4) Outlot 1 is to be owned and maintained by the Village of Combined Locks for Stormwater and Park Purposes.

Curve Data

5) Outlots 2 through 8 is to be retained by the owner for future devolvement.



Cluster Mailbox Unit (CBU) location to serve Lots 16 through 33 of Wolfinger Estates, see Note 12.

CURVE | ARC LENGTH | RADIUS | CHORD LENGTH | CHORD BEARING | CENTRAL ANGLE

CURVE | ARC LENGTH | RADIUS | CHORD LENGTH | CHORD BEARING CENTRAL ANGLE | 1-3 | 36.32' | 220.00' | 36.27' | N85'26'42"E | 9'27'28" | 1-2 | 7.77' | 220.00' | 7.77' | N89'09'44"E | 2'01'24" | 2-3 | 28.55' | 220.00' | 28.53' | N84'26'00"E | 7'26'04" | 4-5 | 46.22' | 279.51' | 46.17' | N85'26'42"E | 9'28'44" | 6-7 | 110.17' | 70.00' | 99.15' | N44'44'20"W | 90'10'27" | 8-12 | 204.58' | 130.00' | 184.11' | N44'44'30"W | 90'09'56" | 8-9 | 37.24' | 130.00' | 37.10' | N81'37'20"W | 16'24'28" | 9-10 | 67.86' | 130.00' | 67.10' | N58'27'47"W | 29'54'38" | 10-11 | 67.86' | 130.00' | 67.10' | N28'33'10"W | 29'54'38"

 67.86'
 130.00'
 67.10'
 N36 27 47 W
 29 34 38'

 67.86'
 130.00'
 67.10'
 N28*33'10"W
 29*54'38"

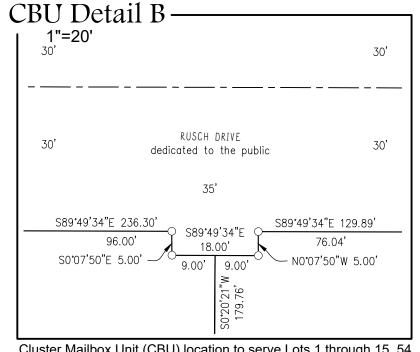
 31.62'
 130.00'
 31.54'
 N6*37'44"W
 13*56'12"

 110.16'
 70.00'
 99.14'
 S44*44'36"E
 90*09'56"

 204.60'
 130.00'
 184.13'
 S44*44'20"E
 90*10'27"

 3.18'
 130.00'
 3.17'
 S89*07'35"E
 1*23'56"

 63.53'
 130.00'
 62.90'
 S74*25'35"E
 28*00'06"



Cluster Mailbox Unit (CBU) location to serve Lots 1 through 15, 54 through 65 and 77 through 82 of Wolfinger Estates, see Note 12.

CBU Detail C 1"=20' 30' ELMER LANE dedicated to the public S89°39'39"E 419.28' S89°39'39"E 101.03' 71.00' 18.00' S0°20'21"W 5.00' — 9.00' 9.00'

Cluster Mailbox Unit (CBU) location to serve Lots 34 through 38, 40 through 53 and 66 through 76 of Wolfinger Estates, see Note 12.

Curve Data

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH		CENTRAL ANGLE	TANGENT BEARING
17-18	62.21	130.00	61.61	S46°43'03"E	27*24'58"	_
18-19	63.53'	130.00	62.90'	S19°00'31"E	28'00'06"	_
19-20	12.15	130.00'	12.15'	S2°19'47"E	5°21'21"	-
21-23	46.22'	280.00	46.17'	N85°26'42"E	9 ° 27 ' 28 "	-
21-22	36.26'	280.00	36.23'	N86°27'50"E	7°25'11"	-
22-23	9.96'	280.00	9.96'	N81°44'06"E	2 ° 02 ' 17"	_
24-25	36.32'	219.51	36.27	N85°26'42"E	9*28'44"	_
26-30	203.96'	130.00'	183.68'	N45°23'32"E	89 ° 53'40"	_
26-27	8.29'	130.00'	8.28'	N2 ° 16'12"E	3 ' 39'01"	-
27-28	67.86'	130.00	67.10 '	N19 ° 03'02"E	29*54'38"	-
28-29	67.86'	130.00	67.10 '	N48 ° 57'40"E	29*54'38"	-
29-30	59.95'	130.00	59.42'	N77°07'40"W	26 ° 25'23"	_
31-32	109.83	70.00	98.90'	N45°23'32"E	89*53'40"	-

- Replat of Wolfinger Estates -

All of Lot 1 and Outlot 1 of Certified Survey Map No. 8687, Document No. 2314631, Outagamie County Records, being located in part of Government Lots 5, 6, 7 and 8 of Section 23, part of Government Lot 1 of Section 24, and also part of Government Lot 3 of Section 35, all in T21N-R18E, Village of Combined Locks, Outagamie County, Wisconsin.

LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE

Tycore Built LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, does hereby certify that we caused the land described on "Wolfinger Estates" to be surveyed, divided, mapped and dedicated as represented hereon. Tycore Built LLC also certifies that this Plat is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection:

VILLAGE OF COMBINED LOCKS OUTAGAMIE COUNTY

DEPT. OF ADMINISTRATION

In Witness Whereof, the said Tycore Built LLC has caused these presents to be signed by Wade Micoley, its Member, on this ___ day of

Tycore Built LLC - President

___, 20___, the above named Member of said Limited Liability Company and Personally came before me this ____ day of ___ acknowledged that he executed the foregoing instrument as such Member as the deed of said Limited Liability Company, by its authority.

My Commission Expires ____ Brown County, Wisconsin STATE OF WISCONSIN COUNTY OF BROWN

CERTIFICATE OF CORPORATE MORTGAGEE

___, a corporation duly organized and existing under and by virtue of the laws of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this Plat and does hereby consent to the above certificate of Tycore Built LLC, Owners of said lands.

Witness the hand and seal of,

COUNTY OF _____] SS.

(print name)

_, ____, the above named officer of said corporation to me known to be the Personally came before me this ____ day of __ persons who executed the foregoing certificate and acknowledged the same.

My Commission Expires _____ County, Wisconsin STATE OF WISCONSIN

UTILITY EASEMENT PROVISIONS

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

Tycore Built LLC, Grantor

Wisconsin Electric Power Company and Wisconsin Gas, LLC, Wisconsin Corporations doing business as WE Energies, Grantee Wisconsin Bell Inc., d/b/a AT&T Wisconsin, a Wisconsin Corporation, Grantee; Charter Communications, Grantee:

Spectrum, Grantee; Kaukauna Utilities, 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" 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, thereon, 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" 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 six inches without written consent of grantees. This Utility Easement Provision does not prevent or prohibit others from utilizing or crossing the Utility Easement as the Utility easement(s) are non-exclusive.

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

SANITARY, STORM SEWER, DRAINAGE EASEMENT PROVISIONS

An easement for sanitary sewer, storm sewer & drainage is hereby granted by

Tycore Built LLC, Grantor,

Village of Combined Locks and/or Darboy Joint Sanitary District No. 1, Grantee,

the grantor, their respective lessees, successors, heirs or assigns, shall have full use and enjoyment of the property referenced above provided that such use does not interfere with grantee's right to install, replace, operate, maintain and repair said sanitary sewer, storm sewer, drainage and associated appurtenances. It is further agreed that after maintaining, repairing, replacing or relocating of said sanitary sewer, storm sewer, drainage and associated appurtenances, grantee shall restore unimproved surfaces such as grass, gravel and dirt on said property, as closely as possible, to the condition previously existing. Grantee shall not be required to restore or compensate for any improvements or improved surfaces such as, but not limited to, curb and gutter, hard pavements, trees, shrubs and landscaping, disturbed as a result of the maintenance activities described herein. Grantee does hereby agree to compensate fully for any damage caused directly or indirectly from said maintenance, repair, replacement or relocation of said sanitary sewer, storm sewer, drainage, and associated appurtenances that occur outside of the above described easement area. Buildings or any other type of structure shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "sanitary sewer easement", "storm sewer easement", or "drainage easement" and Grantee agrees that it shall give timely notice to the grantor of routine maintenance work. The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

DRAINAGE EASEMENT RESTRICTIONS

Maintenance of all drainageways and associated drainage structures within the subdivision are the sole responsibility of the benefited property owners of the subdivision, unless otherwise noted on the drainage plan which has been prepared for this subdivision and which has been approved by and is on file with the Village of Combined Locks Administrator.

The Village of Combined Locks retains the right to perform the following maintenance activities, and assess the cost thereof to the benefited properties: (a) removal of silt and decomposed vegetative materials that have accumulated at the bottom of the drainageway. The costs associated with the above—named activities are to be equally assessed among Lots 1—79.

Upon final grading, the developer and/or owner shall comply with the surface water drainage plan as approved by the Village of Combined Locks.

1) This Plat is all of Tax Parcels 230158001 & 230158002

2) The property owner of record is Tycore Built, LLC.

3) A wetland delineation was completed by George and Holdt Soil Consultants. Outagamie County Code of Ordinances, Section 48-7(c)(4)a requires a wetland setback of 10' to 30', 50', or 75', depending on susceptibility of the wetland.

5) The ordinary high water mark setback is not based on an official determination and prior to any building, an official determination of the ordinary high water must be made by the Outagamie County Zoning Department or other authorized person. Also, all building setbacks and other land use requirements should be verified by the Outagamie County Zoning office prior to any construction or other land use activity.

6) Prior to any construction contact Wisconsin Department of Natural Resources to determine navigability of waterway and location of ordinary

7) Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is

established under article IX, section 1 of the state constitution. 8) The location of the approximate ordinary high water mark shall be the point on the bank of a navigable stream or on the shore of a lake up to which the presence and action of surface water is so continuous as

9) The property owners, at the time of construction, shall implement the appropriate soil erosion control methods outlined in the Wisconsin Construction Site Erosion and Sediment Control Technical Standards (available from the Wisconsin Department of Natural Resources) to prevent soil erosion. However, if at the time of construction the Village has adopted a soil erosion control ordinance, it shall govern over this

10) Water Elevations referenced to NAVD88 Datum.

11) The owners of Lots 1 through 79 are joint owners of the specified Cluster Box Unit (CBU) structure and its foundation, who are responsible for the long—term maintenance and replacement. If the property owners do not keep the CBU in a good-looking functional state, the municipality may assess/charge the Lot owners for the shared cost of repairs or replacement.

12) All roads within the plat boundary are dedicated to the public (d.t.t.p)

13) Side yard setback is a total of 15 feet with a minimum of 7 feet.

14) Rear yard setback is 25 feet.

15) Lots 51, 52, 71, 72, 73, 74, 78, 79 and Outlot 2 include wetland areas that may require permits form the Wisconsin Department of Natural Resources, Army Corp of Engineers, or the Village of Combined Locks Zoning Administrator's office prior to any land development activity.

16) Sump pump discharges are to be connected to the provided storm sewer lateral.

17) The developer is responsible for maintaining and lawfully discontinuing any temporary sediment ponds constructed within the subdivision. The developer will be responsible for constructing all permanent retention ponds according to specifications, and adequately maintaining said ponds until such time as 70% of the Lots have been built on. Once 70% of the Lots have been adequately built on within a final approved plat area, the Village will assume ownership of said ponds and outlots - upon recommendation of acceptance by the Village Engineer. Once the Village assumes ownership of the ponds and outlots, all costs associated with maintenance of said retention ponds shall be equally assessed back to the owners of Lots 1 thru 79.

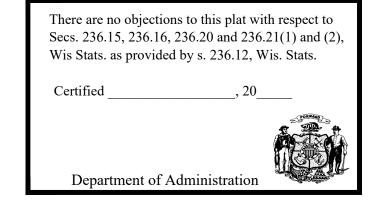
18) No filling or grading shall occur within the 30' wide drainage easement generally located along Lots 51-52, 71-74, 78 & 79 between Debruin Road and Rusch Drive to ensure adequate surface drainage is

Wetland Setback Curve Data

to leave a distinctive mark by erosion, destruction of terrestrial vegetation, or other easily recognized characteristics.

requirement. This provision applies to any grading, construction, or installation—related activities.

CURVE	ARC LENGIH	RADIUS	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
C1	13.13'	10.00'	12.21'	S42'46'25"W	75 ° 15'12"	_
C2	0.57	10.00	0.57	S3"130'15"W	317'07"	_
C3	4.47'	10.00'	4.43'	S23"15'27"E	25 ° 37'10"	_
C4	3.51'	10.00'	3.49'	S46°06'48"E	20°05'32"	_
C5	3.01'	10.00'	2.99'	S514'25"W	17"13'19"	_
C6	10.58	10.00	10.09'	N11 ° 58'22 " E	60'35'47"	_
C7	5.11'	10.00	5.05'	N10 ° 37'15"W	2916'09"	_
C8	3.72'	10.00	3.70'	N21*43'32"W	21 ° 20'19"	_
C9	3.19'	10.00	3.17'	N38'31'22"W	18 ° 15'43"	_
C10	15.50'	10.00'	13.99'	N55*11'55"W	88'48'10"	_



SCALE

DRAWN BY

NDK

state

Wolfinger Plat

Final O at

ep

(1) (1)

 \Box

(1)

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PROJECT NO. 240200 SHEET NO.

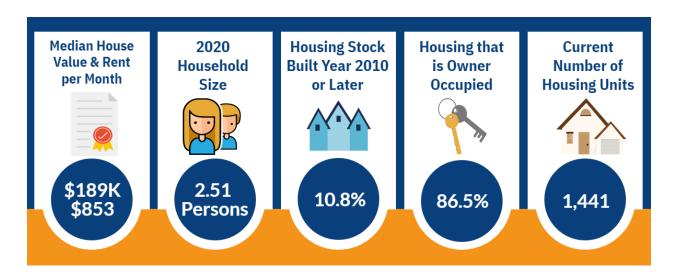
3 of 3 DRAWING NO



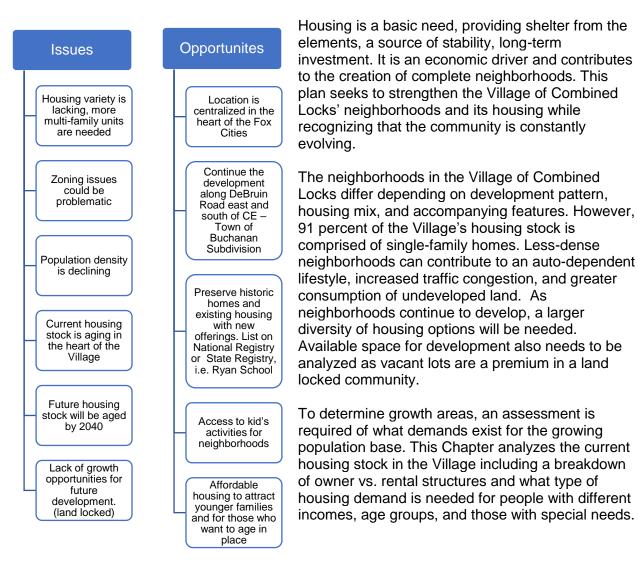
Chapter 4: Housing & Neighborhoods



Key Indicators:



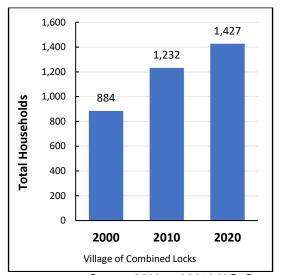
Introduction

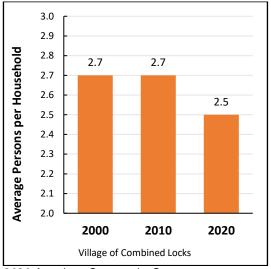


Historical Demand

The total number of households in the Village of Combined Locks is steadily growing; however, the average household size is shrinking. From 2000 to 2020, the number of households in the Village has grown by 61 percent. During the same time period, household size decreased from 2.74 persons per household to 2.51. See Figures 4-1 and 4-2 for more details.

Because there are fewer persons per household, the rate of increase for new households generally outpaces the rate of increase in population. This decrease in household size is best explained by a combination of national trends, including the movement towards smaller families, the aging of the "baby boom" generation, adult children moving out of their parents' homes, and the increased prominence of single person households.





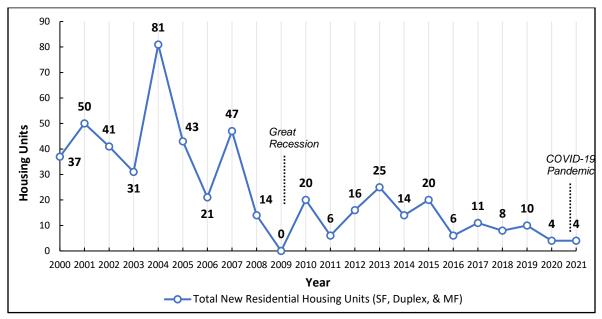
Source: 2000 and 2010 U.S. Census, 2016-2020 American Community Survey

Figure 4-1: Total Households, 2000-2020

Figure 4-2: Household Size, 2000-2020

The peak of annual new construction occurred in 2004 during a national housing boom. However, the rate of new construction decreased significantly during and after the Great Recession of 2008, which brought job loss and economic uncertainty to the Village. For example, from 2000 to 2007, the average number of new housing units per year was 44. From 2008 to 2021, the average number was 11. The COVID-19 Pandemic has further disrupted the rate of new residential construction, as only four new housing units were built in 2021.

As the total number of households continues to increase in the Village of Combined Locks, substantial pressure is being placed on the existing housing stock. The total number of households grew by 543 from 2000 to 2020, but only 505 new housing units were constructed during the same time period, as seen in Figure 4-3.



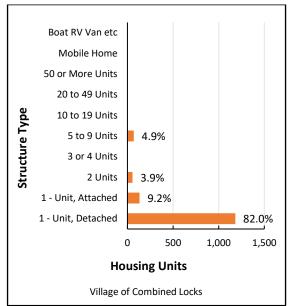
Source: Wisconsin Department of Administration 2021

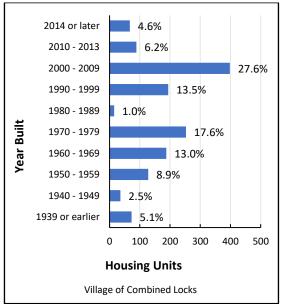
Figure 4-3: New Residential Housing Units, 2000-2021

Current Housing Profile

In order to meet a variety of income, lifestyle, and generational needs of residents, the Village must prioritize diversifyng its housing stock. Single-family structures are the dominant residential type in the Village of Combined Locks, accounting for 91 percent of units in 2020. As seen in Figure 4-4, only four percent of structures are duplexes and five percent are multi-family buildings. Therefore, the multi-family housing stock in the Village is very low. Building structures like duplexes, townhouses, or multiplex apartments can increase density and economic opportunity in Combined Locks.

The age of a home can indicate a need for costly updates like electric, foundation, or plumbing. The median year built of housing in the Village of Combined Locks is 1991. However, a third of the Village's housing stock is over 50 years old, as seen in Figure 4-5. With limited room for new development in Combined Locks, reinvesting in aging homes will secure quality housing options for current and future residents.





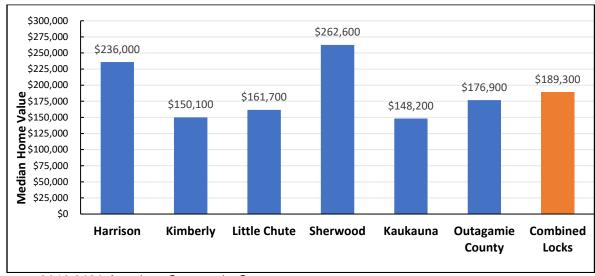
Source: 2016-2020 American Community Survey

Figure 4-4: Housing Units by Structure Type Figure 4-5: Housing Units by Year Built

Housing Value

The median value of an owner-occupied home in the Village of Combined Locks is \$189,300. This is 12% above the County's median value of \$169,400, as seen in Figure 4-6. The value of a home is based on the current market, appraised assessment, and the assessment rate.

Home values in the Village of Combined Locks have increased by 90 percent from 2000 to 2020 according to the American Community Survey. Due to low mortgage rates, a rise in the cost of building materials and labor, and changes in housing needs during the COVID-19 pandemic, home values continued to rise through 2021. According to the Wisconsin Department of Revenue, there were 77 sales of single-family homes in the Village of Combined Locks in 2021. The median purchase price was \$266,000.



Source: 2016-2020 American Community Survey

Figure 4-6: Median Value of Owner-Occupied Homes

Housing Affordability

In order for housing to be considered affordable, a household must not spend more than 30 percent of their pre-tax income on rent or a mortgage. Households that spend over 30 percent on their rent or mortgage are considered "burdened", and households that spend over 50 percent on their rent or mortgage are considered "severely burdened". Six percent of home owners and 27 percent of renters in the Village of Combined Locks find their housing costs not affordable. See Table 4-3 for more details.

Table 4-1: Housing Affordability, ACS 2016-2020

Households without								
	Households with for which Owner Not Afford	Costs Are	Mortgage for Owner Cost	or Which s Are Not	Households for Which Renter Costs Are Not Affordable			
	Estimate	Percent	Estimate	Percent	Estimate	Percent		
Combined Locks	85	6.1%	60	5.7%	48	26.7%		
Outagamie County	7,090	10.6%	2,281	6.2%	6,936	33.8%		
Wisconsin	247,160	12.7%	72,373	6.4%	318,363	43.2%		

Sources: ACS 2016-2020 B25070 and B25091

Occupancy Characteristics

Occupancy status reflects the utilization of available housing stock. The total number of housing units includes renter-occupied, owner-occupied and various classes of vacant units, including those which are available for sale or rent and those which are seasonal, migrant, held for occasional use, or other units not regularly occupied on a year-round basis.

As seen in Table 4-2, owner occupied housing units constitute 87 percent of Combined Locks housing stock while 13 percent are rentals. For a healthy housing market, communities should have a vacancy rate of 1.5 percent for owner-occupied units and 5 percent for seasonal and other vacant units depending on the community's economic base. It is estimated that the vacancy rate of housing in the Village of Combined Locks is zero percent.

Table 4-2: Occupancy & Vacancy Characteristics

	Combined Locks Outagamie County			Wisconsin		
	Estimate	%	Estimate	%	Estimate	%
Total Housing Units	1,441	100.0%	77,529	100.0%	2,709,444	100.0%
Occupied Housing Units	1,427	99.0%	74,597	96.2%	2,377,935	87.8%
Owner Occupied	1,247	86.5%	53,209	68.6%	1,596,500	58.9%
Renter Occupied	180	12.5%	21,388	27.6%	781,435	28.8%
Vacant Housing Units	14	1.0%	2,932	3.8%	331,509	12.2%
For Rent	-	0.0%	602	0.8%	40,488	1.5%
Rented not occupied	-	0.0%	239	0.3%	7,744	0.3%
For Sale Only	-	0.0%	421	0.5%	16,515	0.6%
Sold Not Occupied	-	0.0%	142	0.2%	5,916	0.2%
Seasonal Use	-	0.0%	514	0.7%	191,920	7.1%
Migrant Workers	-	0.0%	•	0.0%	453	0.0%
Other Vacant	14	1.0%	1,014	1.3%	68,473	2.5%
Homeowner Vacancy Rate	0.0%		0.8%		1.0%	
Rental Vacancy Rate	0.0%		2.7%		4.9%	
Sources: ACS 2016-2020 B25001, B25002, B25003, and B25004						

Definitions¹: 1-Unit Detached – open space to all four sides of the structure, 1-Unit Attached – common walls to a separate house structure from ground to roof, 2 or More Units – multi-family, duplexes, apartment buildings

Subsidized & Special Needs Housing

Extended family structures and finances may allow families or individuals to manage independently with special needs. In most instances some form of assistance is needed. Subsidized and special needs housing serve individuals who, because of financial difficulties, domestic violence situations, disabilities, age, alcohol and drug abuse problems, and/or insufficient life skills need housing assistance or housing designed to accommodate their needs. Housing options of these populations vary based on their circumstances, health, economic conditions and success of educational, training, treatment or counseling programs. The "Villas of Combined Locks", located at 334 Wallace Street has 24 units and offer senior independency. Maynard Adult Family Home is located at 107 Lamine Lane and has four beds for the elderly, developmentally disabled, or physically disabled.

Table 4-3: Subsidized & Assisted Living Units, 2021

	Combine	ed Locks	Outagamie County		
	Number	Capacity	Number	Capacity	
Adult Day Care	-	-	2	80	
Adult Family Home	1	4	41	162	
Community Based Residential Facilities	-	-	31	601	
Residential Care Apartment Complexes	1	24	9	398	
Total Units		28	83	1,241	

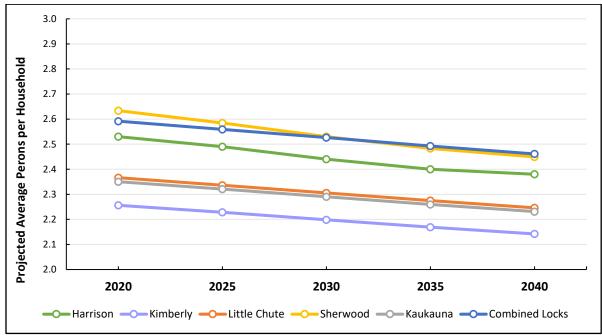
Source: Wisconsin Department of Health Services. Data accessed 9/22/21

¹ Census Demographics Terms, http://www.mapdata2go.com/Demographics/dictionary_of_demographics_terms.php

Forecasted Demand

Demand for housing can be influenced by a number of factors including interest rates, income levels, family structures, proximity to places of work, and population growth. To determine the future demand for housing in the Village of Combined Locks, household trends and projections are used as one indicator of housing demand in the owner-occupied and rental sectors.

In the Village, an average of 2.46 persons per household is projected in the year 2040. Compared to nearby communities, the household size in the Village is slightly higher. However, as seen in Figure 4-7, the persons per household is decreasing across all communities. This downward trend is also consistent with the decrease from 2000 to 2020 as shown in Figure 4-2. The village is projecting new single-family residential development to increase by about 20 acres by the year 2040. This could meet the continued demand for single-family homes due to a project increase in the population and the downward trend in persons per household. Projections are based off the existing situation. It is good to also plan for multi-family residential development in order to prepare for a possible shift in demand due to changes in the economy, the workforce, the environment, or family structures.



Source: U.S. Census 2010 and WI DOA Household Projections, 2013 Vintage

Figure 4-7: Projected Household Size, 2020-2040

Housing 2040 Vision

The Village of Combined Locks is a community of predominantly single-family residences with an expanding choice of Life-Cycle housing options in livable neighborhoods with easy access to recreation, schools, attractive and convenient parks, and regional systems that encourage people to remain within the community and build life-long ties.

This has been accomplished while maintaining a focus on preserving and protecting the Village's unique natural features with a well-designed balance between nature and infill development. Historic buildings, landmarks and artifacts link the present and future, and provide context and meaning to the life of the community.

(Life-Cycle Housing refers to Starter Home, to Mid-Level house, to a Condo or Retirement Assisted Living Unit.)

Item #3

Plan Commission will vote to recommend or deny the rezoning request.

January Plan Commission - Lindberg park

1. Implementation Plan - overall cost \$1.2MM - \$1.6MM

Overall strategy for developing the park is to maintain park availability during each phase of the project, and maintain access for construction equipment without affecting park development

Review phase 2 and final proposal drawings

- Phase 1 2025 (\$150,000)
 - Parking lot
 - North fence replacement
 - Lighting upgrades
- Phase 2 2027. (\$150,000)
 - Pickleball courts
 - Additional fencing
- Phase 2 Alternate 2027. (\$150,000)
 - Trail development
 - Bridge(bridges) over creek
- Phase 4 2029. (\$350,000)
 - Remove remaining circular drive/site work to add grass surface
 - Relocate playground/site work to add grass surface to former playground
 - New play equipment
 - Concrete curbing to define area
 - Additional fencing to isolate play area from parking lot
- Phase 5 2032. (\$750,000)
 - Demo existing shelter
 - Construct new shelter South of existing bldg
 - Add concrete plaza area
 - Site work to return existing shelter to grass
- 2. Funding Sources
 - Village budget
 - Grants
 - Seek funding donors/other

3. Community Engagement

- Surveys
- Quarterly newsletter with QR code on future Village Newsletter with link to park plan and opportunity to provide input
- Public participation at future Plan Commission meeting
- Workshops
- 4. Lindberg Park History potential project
 - QR code on new/updated park sign linked to MP3 audio file on village website
 - Five to ten minute audio review of park history
 - Links to new plan with ability to provide input to future phases of park design
 - Potential Kimberly High School Computer Club project?
- 5. WHEDA Home Repair & Rehab Loans Launched Sept 2024 (INFO ONLY)
 - Primary residence w/Income Limits
 - 40 year old residence
 - Loan not to exceed \$50,000
 - Licensed & Insured contractor
- 6. Trail Summit 2.0 Overview
- 7. Update on Culver's and Wolfinger Estates development

Item #6

Schedule Plan Commission meeting for 03/11/25 at 5pm or 5:30pm