

# NOTICE OF VILLAGE BOARD MEETING

DATE: Tuesday, February 4, 2025 TIME: 6:30pm LOCATION: Combined Locks Civic Center, Council Chambers, 405 Wallace Street

#### AGENDA

## ADMINISTRATIVE COMMITTEE – 6:00pm (Neumeier, Ponto, Stutzman)

- 1. Review and consider approval of monthly bills
- 2. Adjourn

#### VILLAGE BOARD – 6:30pm

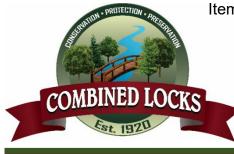
- A. Call to order
- B. Pledge of Allegiance
- C. Roll call
- 1. Public comment for matters not on the agenda
- 2. Review and consider approval of minutes and bills
- 3. Public hearing for rezoning of recently annexed land from Residential Temporary Unclassified to Residential Single Family (19.79 acres) and Residential Multi-Family (10.45 acres)
- 4. Consider approval of rezoning request
- 5. Review bids received for 2025 Utility Replacement (Park Street, Paul Court and Buchanan Road) and consider award of project
- 6. Hear and consider approval of request for Kimberly Baseball Organization to host baseball tournament at Memorial Park June 6 and 7, 2025
- 7. Administrator, Public Works Director and Law Enforcement reports accept and file
- 8. Review and consider operator license for V. Fischer
- 9. Other business, updates and future agenda items
- 10. Adjourn

Public Notice: Agendas are posted in the following locations: Combined Locks Civic Center main entrance and Village website: <a href="http://www.combinedlocks.wi.gov">www.combinedlocks.wi.gov</a>. 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

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 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.





#### MINUTES OF VILLAGE BOARD MEETING

DATE: Tuesday, January 7, 2025 TIME: 6:30pm LOCATION: Combined Locks Civic Center, Council Chambers, 405 Wallace Street

#### MINUTES

- A. Call to order: Meeting called to order by Village President Neumeier at 6:30pm.
- B. Pledge of Allegiance: Pledge of Allegiance recited.
- C. Roll call: Board members present Neumeier, Leicht, Ponto, Schinke, Krueger, Stutzman, and Heckner. Board members absent – None. Village staff present – Administrator Shampo-Giese, Public Works Director Swick and LES Sergeant Hambly. Others present – Residents Michael Rabetski, RJ Talbot and Dave Hopfensperger.
- 1. Public comment for matters not on the agenda: None
- Review and consider approval of minutes and bills: J. Ponto made a motion to approve the minutes as presented.
   A. Leicht seconded the motion, and it passed unanimously. K. Heckner made a motion to approve the bills as presented. B. Schinke seconded the motion, and it passed unanimously.
- **3.** Administrator, Public Works Director and Law Enforcement reports accept and file: Activities for the previous and current months were reported. All reports were accepted and are on file in the Clerk's Office.
- Review and consider approval of Resolution 2025-1; a preliminary resolution notifying the public of the Village's intent to assess costs of sanitary sewer laterals on Park Street, Paul Court and 507 Buchanan Road: T. Stutzman made a motion to approve Resolution 2025-1 as presented. B. Schinke seconded the motion, and it passed unanimously.
- 5. Review and consider approval of mileage reimbursement rate for 2025: J. Ponto made a motion to approve the mileage reimbursement rate for 2025 as set by, and occasionally adjusted by the IRS. T. Stutzman seconded the motion, and it passed unanimously.
- 6. Review and consider operator licenses for A. Sanchez and M. Bosch: A. Leicht made a motion to approve the operator licenses for A. Sanchez and M. Bosch. J. Krueger seconded the motion, and it passed unanimously.
- 7. Other business, updates and future agenda items
  - a) Spring election ballot order: The order drawn at 6:15pm is: RJ Talbot, Ken Heckner, Brad Schinke, Michael Rabetski, and Justin Krueger.
  - **b)** Request for support from Bertram Communications broadband: Will consider at future meeting.

\*Trustee Heckner provided an update from the MPO meeting he attended. Items highlighted: Two upcoming projects (Little Chute CTH N at CTH OO and Midway Road). Trustee Heckner will represent Combined Locks at the upcoming Trail Summit 2.0.

\*Administrator Giese shared an email from a resident who gave a shout-out to employees Kevin Carney and Dustin Diedrick for helping her husband and tracking her down to let her know about his fall.

**8.** Adjourn: T. Stutzman made a motion to adjourn the meeting. K. Heckner seconded the motion, and it passed unanimously. The meeting adjourned at 6:50pm.



DRAFT MINUTES

#### MINUTES OF VILLAGE BOARD MEETING

DATE: Tuesday, January 21, 2025 TIME: 6:30pm LOCATION: Combined Locks Civic Center, Council Chambers, 405 Wallace Street

#### MINUTES

- A. Call to order: Meeting called to order by Village President Neumeier at 6:30pm.
- **B. Pledge of Allegiance:** Pledge of Allegiance recited.
- C. Roll call: Board members present Neumeier, Leicht, Ponto, Schinke, Krueger, Stutzman, and Heckner.
   Board members absent None. Village staff present Administrator Shampo-Giese, Public Works Director Swick,
   Public Works Co-Director Weyenberg, and Fire/EMS Chief Wiedenbauer. Others present Resident Dave
   Hopfensperger and Justin Fischer of RW Baird.
- 1. Public comment for matters not on the agenda: None
- 2. Discussion/presentation with RW Baird regarding new debt issue/general obligation promissory notes: Mr. Justin Fischer provided a presentation regarding a proposed \$2.325 million debt issue. He reviewed the Village's current financial obligations and ability to take on new debt with minimal increased in the tax rate over the next 3-4 years. Mr. Fischer also reviewed a proposed financing plan for future projects. This would entail borrowing \$1.5 million every other year and would have no additional impact on the tax rate. The proposed debt issues were discussed.
- 3. Review and consider approval of Resolution 2025-2; Resolution Authorizing the Issuance and Establishing Parameters for the Sale of Not to Exceed \$2,325,000 General Obligation Promissory Notes: T. Stutzman made a motion to approve Resolution 2025-2 as presented. K. Heckner seconded the motion, and it passed unanimously with a roll call vote.
- 4. Fire/EMS Chief 2024 report: Chief Wiedenbauer reviewed the 4<sup>th</sup> quarter activities for the Fire/EMS Department. There were 26 fire calls and 109 ems calls for a total of 104 fire calls for the year and 454 ems calls for 2024. The Chief also highlighted the past quarter's training and public engagement activities. He will provide the 2024 Year in Review Report at the 03/18/25 meeting.
- 5. Consider and approve trustee appointment to Fire Department Remodel Committee: President Neumeier asked for the trustees' approval to appoint Trustee Stutzman to the Fire Department Remodel Committee. The remodel is being researched due to Fox Valley Metro Police Department vacating the adjacent space next to the Fire Department in 2026 and some growing pains being experienced by the Fire/EMS Department. A. Leicht made a motion to approve Trustee Stutzman's appointment. J. Krueger seconded the motion, and it passed unanimously.
- 6. Review and consider approval of Wolfinger Estates Replat: The Administrator reviewed the replat with the trustees and noted that the Plan Commission and Village Board have previously approved the changes to the plat through a CSM. However, some utility easements were missing. The Village's engineer recommended a complete replat to avoid two separate documents being filed for the plat. One, final replat will avoid any errors with title searches in the future.
- Other business, updates and future agenda items
   a) Spring Primary Election, 02/18/25, State Superintendent of Public Instruction

- 8. Consider motion to move into closed session per Wis. Stat. 19.85(1)(e) to deliberate or negotiate the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. Developer agreement: T. Stutzman made a motion to move into closed session. B. Schinke seconded the motion, and it passed unanimously.
- 9. Consider motion to return to open session; action if appropriate: B. Schinke made a motion to return to open session. K. Heckner seconded the motion, and it passed unanimously. J. Ponto made a motion to finalize the developer's agreement with Tycore Built and Wade Micoley for the Wolfinger Estates development. T. Stutzman seconded the motion, and it passed unanimously.
- **10. Adjourn:** A. Leicht made a motion to adjourn the meeting. B. Schinke seconded the motion, and it passed unanimously. The meeting adjourned at 7:29pm.

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.

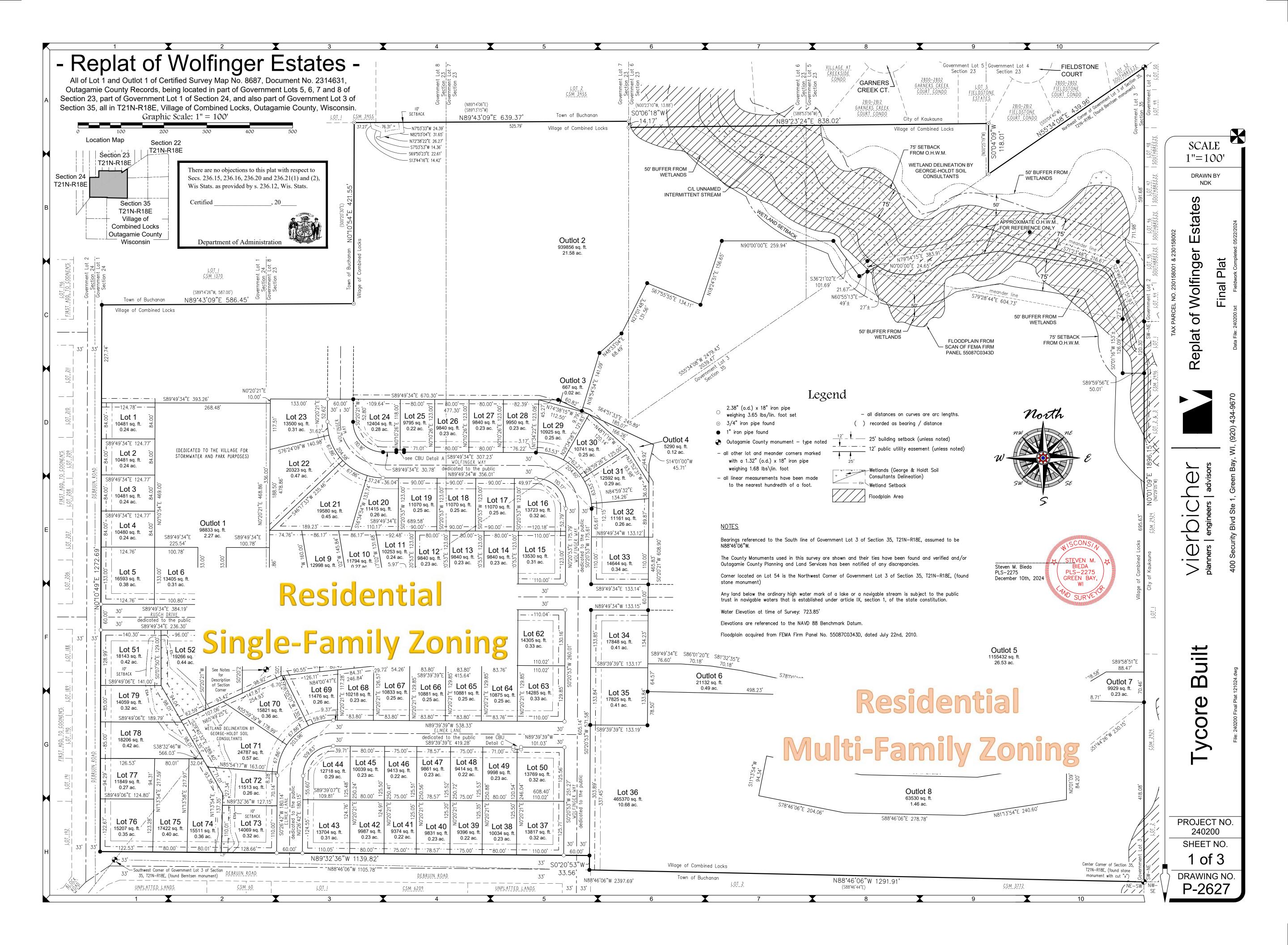
PLEASE TAKE FURTHER NOTICE that the Combined Locks Village Board will review the Plan Commission's recommendation and make the final determination for rezoning on Tuesday, February 4, 2025 at 6:30pm at the Combined Locks Civic Center, Council Chambers, 405 Wallace Street.

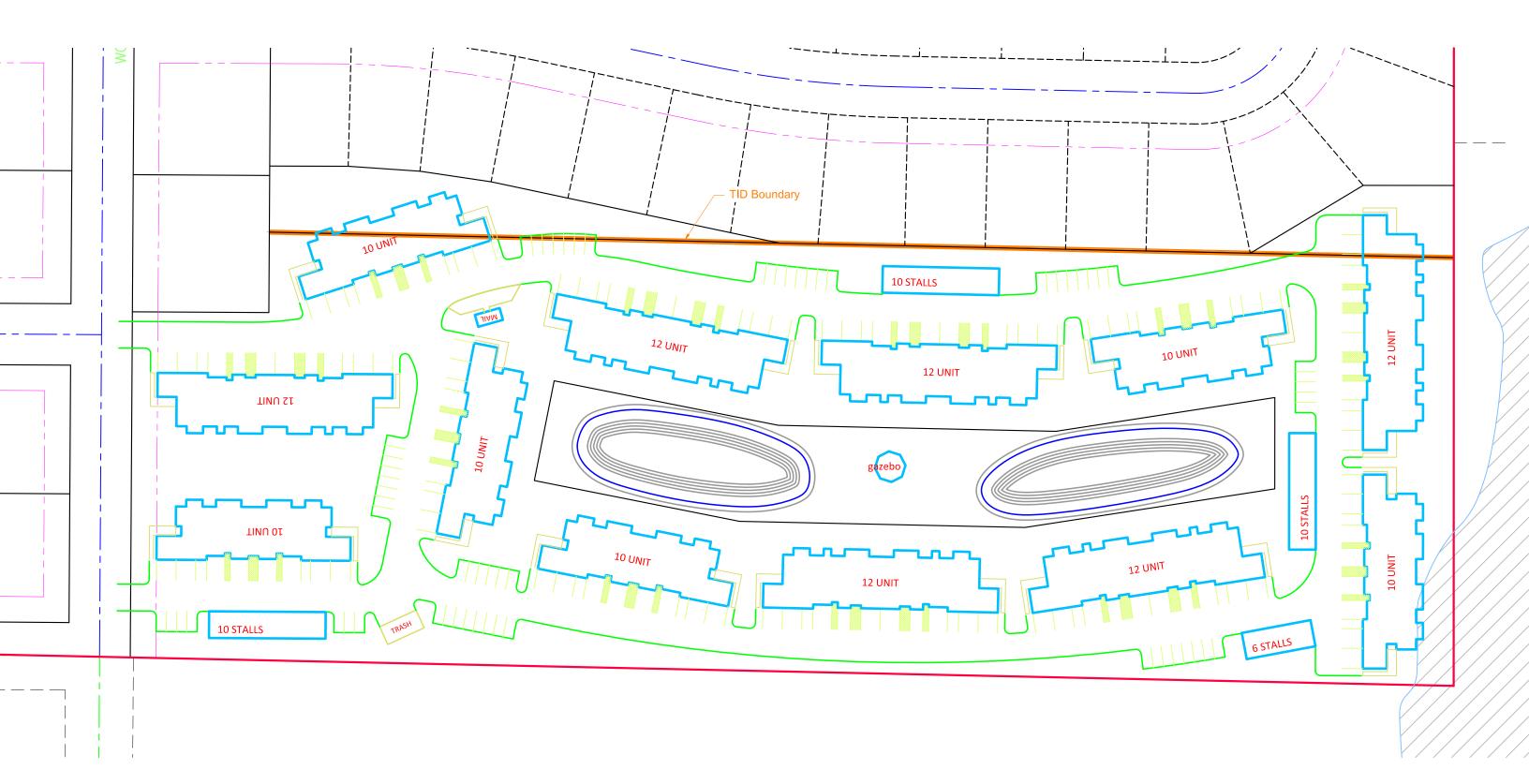
Information regarding the rezoning is available for review at the Combined Locks Civic Center, 405 Wallace Street, Combined Locks, WI 54113 during regular office hours.

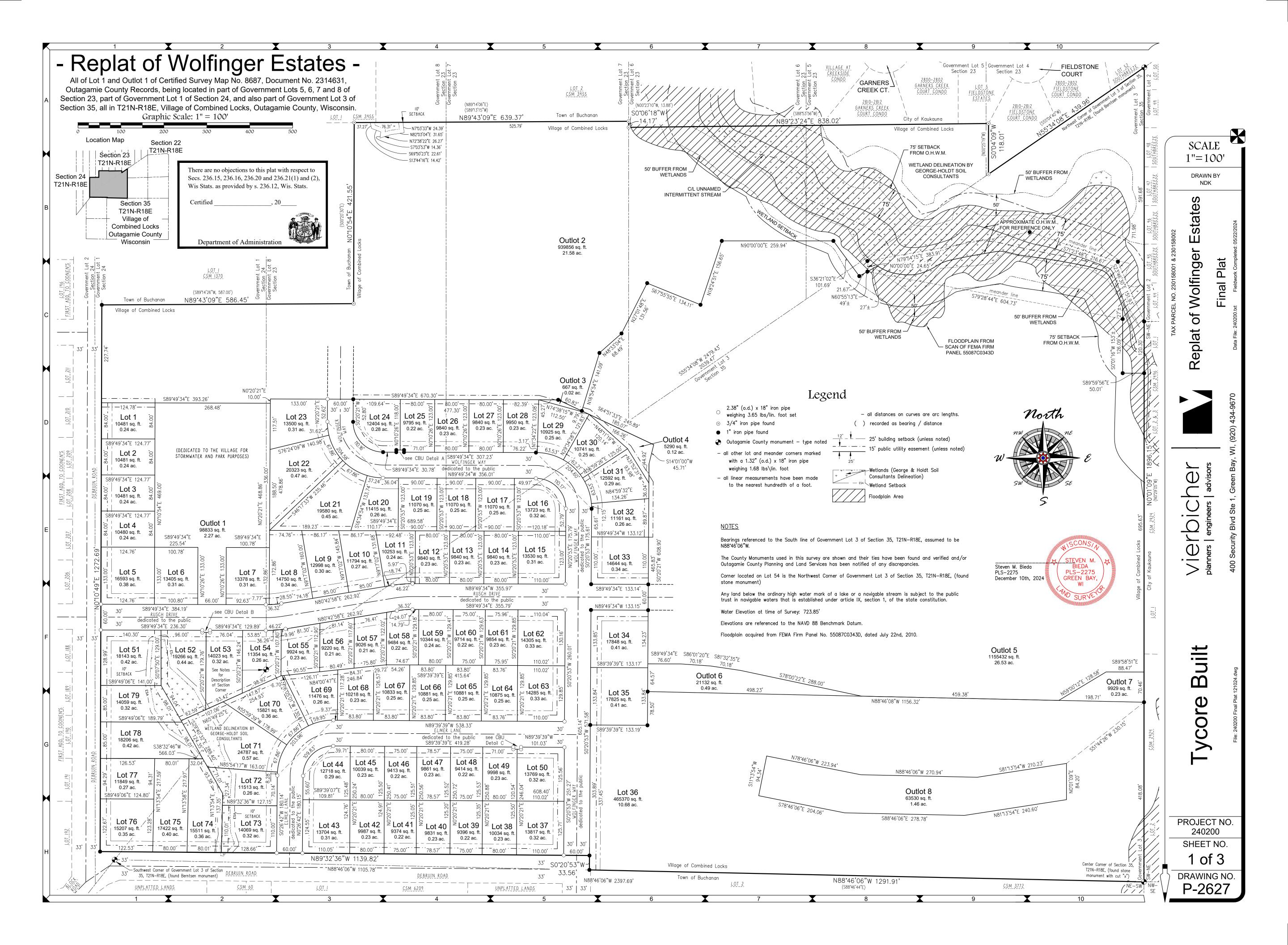
Racquel Shampo-Giese Administrator

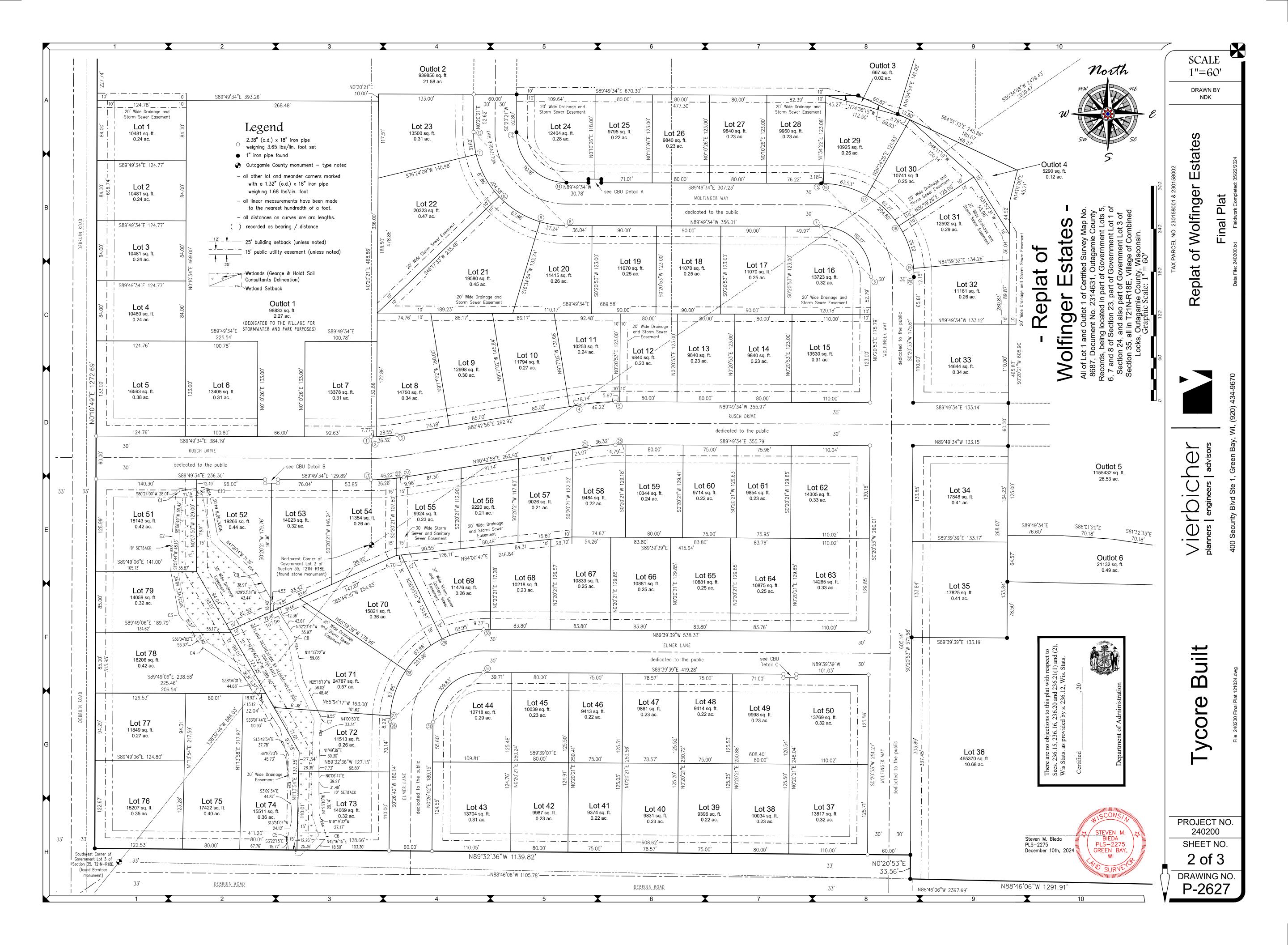
Publish: January 15, 2025 and January 22, 2025 Posted: January 7, 2025

Included in the following pages, is the Housing chapter from the Village's 2040 Comprehensive Plan. Lack of housing diversity is listed as an issue, and plans to address this issue are noted. Page 4-2









	1 <b>X</b> 2 <b>X</b> 3 <b>X</b>	4
	SURVEYOR'S CERTIFICATE	- Replat o
	l, Steven M. Bieda, Professional Land Surveyor, PLS—2275, hereby certify: That in full compliance with the provisions of Chapter 236, Wisconsin Statutes, and the subdivision regulations of the Village of Combined Locks and the	All of Lot 1 and Outlot 1 of Cer
A	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, Wisconsin.	County Records, being locate Government Lot 1 of Sectio T21N-R18E, Village
	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.	LIMITED LIABILITY COMPANY OWNER'S CERTIFI
	Parcel subject to any easement and restrictions of record.	Tycore Built LLC, a limited liability company certify that we caused the land described o
	WWWWISCONS/V	Built LLC also certifies that this Plat is required VILLAGE OF COMBINED LOCKS
	Steven M. Bieda PLS-2275 December 10th, 2024 revised: WI	OUTAGAMIE COUNTY DEPT. OF ADMINISTRATION
В	Steven M. Bieda PLS-2275 December 10th, 2024 revised: January 6th, 2025	In Witness Whereof, the said Tycore Built LL , 20
	CERTIFICATE OF THE OUTAGAMIE COUNTY TREASURER	Wade Micoley Member Tycore Built LLC – President
	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.	Personally came before me this day acknowledged that he executed the foregoin
	Date Date Outagamie County Treasurer	Notary Public My Com
		Brown County, Wisconsin STATE OF WISCONSIN ]
С	CERTIFICATE OF THE VILLAGE OF COMBINED LOCKS TREASURER	] SS COUNTY OF BROWN ]
	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.	
	Date 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	CERTIFICATE OF CORPORATE MORTGAGEE
		(corporate name) mortgagee of the above described land, does
D		and does hereby consent to the above certifi Witness the hand and seal of,
	Racquel Shampo-Giese John Neumeier Village Clerk Village President	,,,
		(print name) Personally came before me this day
		persons who executed the foregoing certifico
	RESTRICTIVE COVENANTS 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	Notary Public My Cc
E	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.	County, Wisconsin
	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.	STATE OF WISCONSIN ] COUNTY OF ] SS.
	4) Outlot 1 is to be owned and maintained by the Village of Combined Locks for Stormwater and Park Purposes.	
	5) Outlots 2 through 8 is to be retained by the owner for future devolvement.	
	CBU Detail A CBU Detail B	CBU Detail C
	Image: Normal State     30'     30'	30'
F	9.00' 9.00' S0'20'21"W 5.00'	
	N0°20'21"E 5.00         S89'49'34"E         71.00'         RUSCH DRIVE         30'           S89'49'34"E 30.78'         18.00'         S89'49'34"E 307.23'         30'         addicated to the public         30'	ELMER LAI 30' dedicated to the
	30.78' 35' 35'	35'
	30' <u>S89'49'34"E 236.30'</u> <u>S89'49'34"E 289'49'34"E 129.89'</u> dedicated to the public <u>96.00'</u> <u>18.00'</u> <u>76.04'</u>	S89'39'39''E 419.28' 71.00' S89'39'39''E 419.28'
	S0'07'50"E 5.00' 9.00' 9.00' N0'07'50"W 5.00'	S0°20'21"W 5.00' 9.00' 9
	30' 30'	N0'20'21"E
G	Cluster Mailbox Unit (CBU) location to serve Lots 16 through 33 Cluster Mailbox Unit (CBU) location to serve Lots 1 through 15, 54	Cluster Mailbox Unit (CBU) location
	of Wolfinger Estates, see Note 12. through 65 and 77 through 82 of Wolfinger Estates, see Note 12.	through 53 and 66 through 76 of W
	Curve Data	Curve Data
	CURVEARC LENGTHRADIUSCHORD LENGTHCHORD BEARINGCENTRAL ANGLETANGENT BEARINGCURVEARC LENGTHRADIUS1-336.32'220.00'36.27'N85'26'42''E9'27'28''-17-1862.21'130'	DIUS CHORD LENGTH CHORD BEARING CENTRAL 0.00' 61.61 S46'43'03"E 27'24'5
	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"         -	0.00'         62.90'         S19'00'31"E         28'00'C           0.00'         12.15'         S2'19'47"E         5'21'2'           0.00'         46.17'         N85'26'42"E         9'27'2'
	6-7         110.17'         70.00'         99.15'         N44*44'20"W         90*10'27"         -           8-12         204.58'         130.00'         184.11'         N44*44'36"W         90*09'56"         -         22-23         9.96'         280'           8-9         37.24'         130.00'         37.10'         N81*37'20"W         16*24'28"         -         24-25         36.32'         21	0.00' 36.23' N86'27'50"E 7'25'1 0.00' 9.96' N81'44'06"E 2'02'1 0.51' 36.27' N85'26'42"E 9'28'4
Н	10-11         67.86'         130.00'         67.10'         N28*33'10"W         29*54'38"         -           11-12         31.62'         130.00'         31.54'         N6*37'44"W         13*56'12"         -         27-28         67.86'         130	0.00'         183.68'         N45'23'32"E         89'53'4           0.00'         8.28'         N2'16'12"E         3'39'0           0.00'         67.10'         N19'03'02"E         29'54'3
	15-20         204.60'         130.00'         184.13'         S44*44'20"E         90*10'27"         -           15-16         3.18'         130.00'         3.17'         S89*07'35"E         1*23'56"         -         31-32         109.83'         70	0.00'         67.10'         N48'57'40"E         29'54'3           0.00'         59.42'         N77'07'40"W         26'25'2           0.00'         98.90'         N45'23'32"E         89'53'4
	<u>16-17 63.53' 130.00' 62.90' S74'25'35"E 28'00'06" –</u>	
		4

5	X	6			7	X		8	X	9		10
hf Μ	/olfing	ner F	-sta	ates	2 -		ASEMENT PRO					
	vey Map No. 868						ent for elect ilt LLC, Gran		d communications se	rvice is hereby granted b	у	
ted in part	of Government L d also part of Go	ots 5, 6, 7 an.	d 8 of Sect	tion 23, pa	rt of	To:						
	bined Locks, Out					Wisconsin		b/a AT&T Wisconsir	sconsin Gas, LLC, Wis n, a Wisconsin Corpor	consin Corporations doin ation, Grantee;	g business as WE	Energies, Gra
IFICATE						Spectrum,	Grantee; Utilities, Gra					
on "Wolfinger	ed and existing under ar Estates" to be surveyed, 6.10 or S.236.12 to be	, divided, mapped (	and dedicated o	is represented	hereon. Tycore	connection facilities those are together	n with overhe for such purp as on the pl with the righ	ead and underground poses as the same at designated as "U t to install service	d transmission and di is now or may herea tility Easement"and t connections upon, ac	operate, repair, maintain stribution of electricity of fter be used, all in, over he property designated of ross, within and beneath brush and roots as ma	nd electric energy under, across, a n the plat for stu the surface of ea	y, natural gas, llong and upor reets and alley ach lot to ser
LLC has caused	d these presents to be a	signed by Wade Mic	coley, its Membe	er, on this	_ day of	and the r property, however, and cable shall not consent c without w	ight to enter as nearly as does not app TV facilities be placed ov of Grantees. ritten consen	r upon the subdivide is reasonably possi oly to the initial ins or to any trees, b ver Grantees' facilitie After installation o	ed property for all su ble, to the condition tallation of said unde rush or roots which r es or in, upon or ove f any such facilities, Utility Easement Prov	ch purposes. The Grant existing prior to such er rground and/or above gr nay be removed at any r the property within the the grade of the subdivi vision does not prevent of	ees agree to resto ntry by the Grante ound electric facil time pursuant to lines marked "Ut ded property shall	ore or cause ees or their a lities, natural the rights he tility Easement not be altere
v of	, 20, the c	above named Memb	er of said Limi	ted Liability Co	mpany and	The grant	of easemen	t shall be binding u	pon and inure to the	benefit of the heirs, su	ccessors and assi	gns of all par
bing instrument	as such Member as the	e deed of said Lim	ited Liability Co	mpany, by its	authority.	SANITARY	STORM SEW	ER, DRAINAGE EASE	MENT PROVISIONS			
							ent for sanit ilt LLC, Gran	-	ewer & drainage is h	ereby granted by		
ommission Expi	res					To:						
						Village of	Combined Lo	ocks and/or Darboy	Joint Sanitary Distric	t No. 1, Grantee,		
						that such and assoc drainage possible, such as, described replaceme easement lines marl the grant	use does no stated appurt and associate to the condit but not limit herein. Gran nt or relocat area. Buildin ked "sanitary	ot interfere with gro enances. It is furth- ed appurtenances, g tion previously existi ed to, curb and gu tee does hereby ag tion of said sanitary ags or any other ty sewer easement", maintenance work.	intee's right to instal er agreed that after grantee shall restore of ng. Grantee shall not tter, hard pavements, ree to compensate fu v sewer, storm sewer, be of structure shall "storm sewer easeme	gns, shall have full use of I, replace, operate, main maintaining, repairing, re unimproved surfaces such be required to restore trees, shrubs and lands Ily for any damage caus drainage, and associate not be placed over Gran nt", or "drainage easement shall be binding upor	tain and repair sa blacing or relocati or as grass, gravel or compensate for caping, disturbed ed directly or indi d appurtenances tees' facilities or ent" and Grantee	id sanitary se ing of said sa and dirt on r any improve as a result o irectly from so that occur ou in, upon or o agrees that it
						DRAINAGE	EASEMENT F	RESTRICTIONS				
bes hereby cons	duly organized and existent to the surveying, div	viding, mapping and				owners of	the subdivis	ion, unless otherwis		tures within the subdivis age plan which has beer ator.		
tificate of lycor	e Built LLC, Owners of s	aid lands.				The Villag properties	e of Combine : (a) removo	ed Locks retains the Il of silt and decom	e right to perform th posed vegetative ma	e following maintenance terials that have accumu assessed among Lots 1-	lated at the botto	
,(print title	)	,					l grading, the			ith the surface water dr		proved by the
_												
y of	,, the	e above named offic	cer of said corp	poration to me	known to be the	<u>NOTES</u>	at io all of <sup>-</sup>	Tax Parcels 2301580	01 \$ 230158002			
ficate and ackn	owledged the same.					·		of record is Tycor				
 Commission Ex	pires									Soil Consultants. Outagar ng on susceptibility of th		of Ordinances,
	p#00									in the following recorded		ment number
										official determination and Zoning Department or ot		
						land use	requirements	should be verified	by the Outagamie Co	unty Zoning office prior	to any construction	on or other la
						6) Prior t high wate		ruction contact Wisc	onsin Department of	Natural Resources to de	termine navigabilit	y of waterway
									r mark of a lake or the state constitutior	a navigable stream is su n.	bject to the publi	.c trust in nav
		8) The locat to leave a d	ion of the appr istinctive mark	oximate ordina by erosion, de	ry high water mark : struction of terrestrie	shall be the point al vegetation, or c	on the bank other easily r	c of a navigable str ecognized character	eam or on the shore istics.	of a lake up to which t	he presence and	action of surf
	30'									/isconsin Construction Sit Village has adopted a s		
		requirement.	This provision	applies to any	grading, construction	n, or installation-	related activit	ties.				r oralianoo, r
LANE the public	30'	11) The own do not keep	the CBU in a	nrough 79 are	joint owners of the					responsible for the long repairs or replacement.	-term maintenan	ce and replace
		-See CBU d		it boundary are	e dedicated to the p	public (d.t.t.p)						
9′39″E ()——	9°39'39"E 101.03'	,	•		eet with a minimum							
	0°20'21"E 5.00'	14) Rear yai	rd setback is 2	5 feet.								
N0°20'21"E '6 246.04' ,00		•			and Outlot 2 include land development ac		hat may req	uire permits form t	he Wisconsin Departm	ent of Natural Resource	s, Army Corp of I	Ingineers, or
		16) Sump p	ump discharges	are to be co	nnected to the provi	ded storm sewer	lateral.					
	ts 34 through 38, 40 tates, see Note 12.	ponds accord area, the Vil	ding to specific lage will assum	ations, and ad e ownership of	equately maintaining	said ponds until tlots — upon recc	such time as mmendation	s 70% of the Lots of acceptance by I	have been built on. (	odivision. The developer v Once 70% of the Lots he Once the Village assume:	ive been adequate	ely built on w
		18) No filling maintained.	g or grading sh	all occur withi	n the 30' wide drain	nage easement gei	nerally locate	d along Lots 51—5	2, 71–74, 78 & 79	between Debruin Road a	nd Rusch Drive to	ensure adeq
4'58"	ANGENT BEARING			W	etland Seth	oack Curv	ze Data	a			o objections to	-
0'06" 1'21" 7'28"			CURVE ARC L C1 13.	ENGTH RADIUS	CHORD LENGTH CH	ORD BEARING CEN		TANGENT BEAF –	RING		5, 236.16, 236.2 as provided by s	
5 <mark>'11"</mark> 2'17"			C2 0.5 C3 4.4	57' 10.00' 47' 10.00'	0.57' S 4.43' S	S3130'15"W S2315'27"E	3 <b>°17'07"</b> 25 <b>°</b> 37'10"	-		Certified		, 20
3'44" 3'40" 9'01"			C4         3.9           C5         3.0           C6         10.	01' 10.00' 58' 10.00'	2.99' 10.09'	<u>S5°14'25"W</u> N11°58'22"E	20°05'32" 17°13'19" 60°35'47"					
4'38" 4'38"			C7         5.           C8         3.	11' 10.00'	5.05' N	N10*37'15"W	29 <b>*</b> 16'09" 21*20'19"	-				

Department of Administration

 
 N10'37'15"W
 29'16'09"

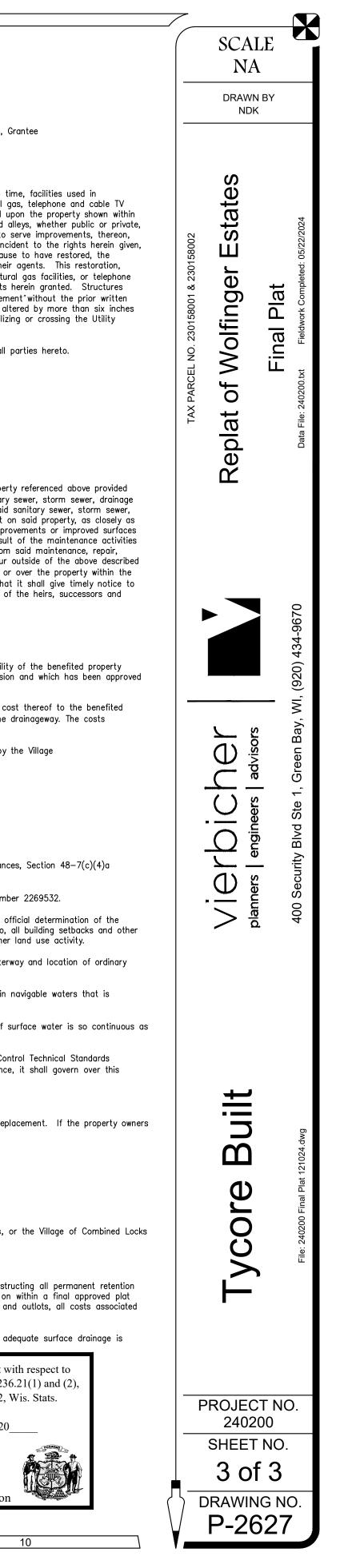
 N21'43'32"W
 21'20'19"

 N38'31'22"W
 18'15'43"

 N55'11'55"W
 88'48'10"
 <u>5.05</u> <u>3.70'</u> 3.17' 13.99'

10.00' 10.00' 10.00'

<u>C8</u> C9 C10



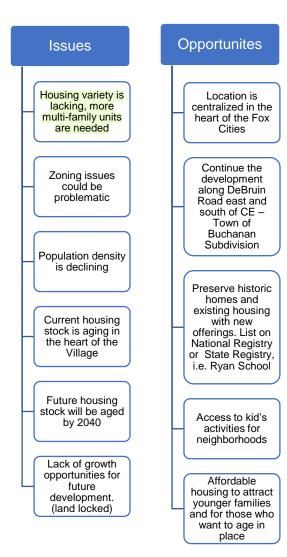


Chapter 4: Housing & Neighborhoods

**Key Indicators:** 



# Introduction



Housing is a basic need, providing shelter from the elements, a source of stability, long-term investment. It is an economic driver and contributes to the creation of complete neighborhoods. This plan seeks to strengthen the Village of Combined Locks' neighborhoods and its housing while recognizing that the community is constantly evolving.

The neighborhoods in the Village of Combined Locks differ depending on development pattern, housing mix, and accompanying features. However, 91 percent of the Village's housing stock is comprised of single-family homes. Less-dense neighborhoods can contribute to an auto-dependent lifestyle, increased traffic congestion, and greater consumption of undeveloped land. As neighborhoods continue to develop, a larger diversity of housing options will be needed. Available space for development also needs to be analyzed as vacant lots are a premium in a land locked community.

To determine growth areas, an assessment is required of what demands exist for the growing population base. This Chapter analyzes the current housing stock in the Village including a breakdown of owner vs. rental structures and what type of housing demand is needed for people with different incomes, age groups, and those with special needs.

# **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.

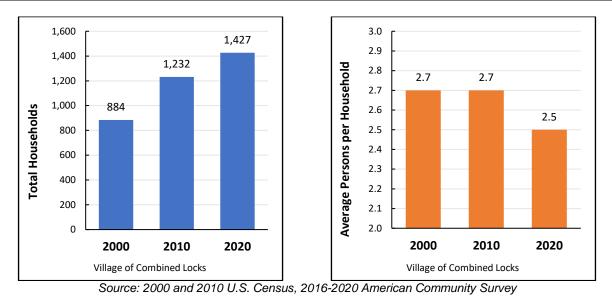
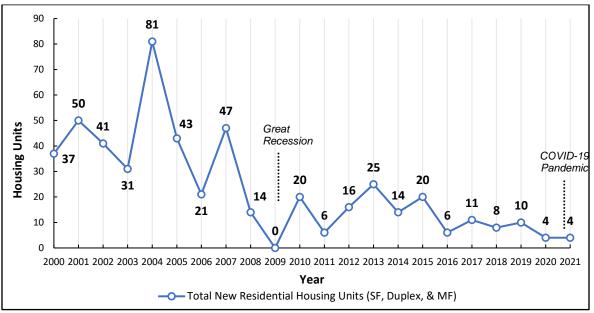


Figure 4-1: Total Households, 2000-2020

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.



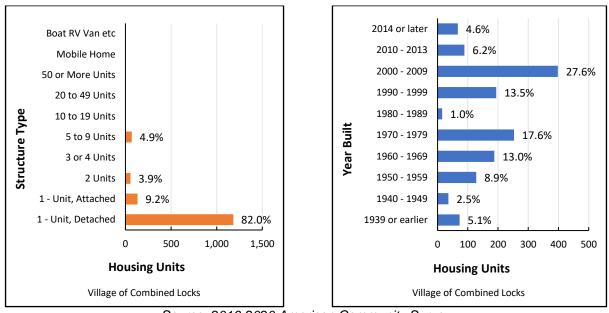
Source: Wisconsin Department of Administration 2021



## **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.



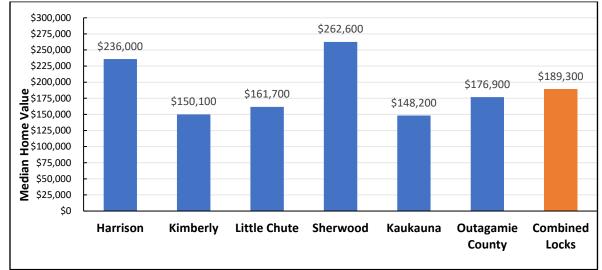
Source: 2016-2020 American Community Survey

# Figure 4-4: Housing Units by Structure TypeFigure 4-5: Housing Units by Year Built

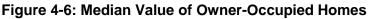
#### Housing Value

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



#### 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.

	Households with Mortgage for which Owner Costs Are Not Affordable		Households Mortgage fo Owner Cost Affords	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%

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

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.

	Combined Locks Outagamie County Wiscons			sin			
	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	0.0%		0.8%		1.0%	
Rental Vacancy Rate	0.0%		2.7%		4.9%		
Sources: ACS 2016-2020 B250	001, B25002, I	B25003, and	d B25004				

 Table 4-2: Occupancy & Vacancy Characteristics

Definitions<sup>1</sup>: 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.

			) = = = =		
	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	

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

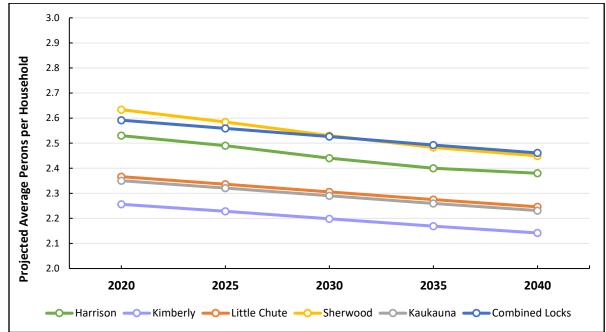
Source: Wisconsin Department of Health Services. Data accessed 9/22/21

<sup>&</sup>lt;sup>1</sup> 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.)



January 29, 2025

Village of Combined Locks 405 Wallace Street Combined Locks, WI 54113

Re: Village of Combined Locks Contract No. 2025-01 2025 Utility Reconstruction Park Street, Paul Court, Glenview Avenue & Fairway Street Letter of Recommendation McM. No. C0006-09-23-00358-A

On January 29, 2025, bids were received for the above referenced project. Nine bids were received, ranging in price from \$1,078,652.00 to \$1,446,318.31 (bid tabulation enclosed).

Based upon the bids received, we recommend awarding Contract 2025-01 to the low bidder, Carl Bowers & Sons Construction, in the amount of \$1,078,652.00.

If you agree with our recommendation, please date and sign the enclosed Notices of Award, and return <u>signed</u> copy to our office for incorporation into the Contract Documents.

If you have any questions, please feel free to contact me.

Respectfully,

McMahon Associates, Inc.

Phillip T. Kleman, CPESC Municipal & Water Resources Engineer

PTK:car

Enclosures:

Notice of Award Bid Tabulation

McMAHON ASSOCIATES, INC. | 1445 McMAHON DRIVE NEENAH, WI 54956 Mailing P.O. BOX 1025 NEENAH, WI 54957-1025 PH 920.751.4200 FAX 920.751.4284 MCM@MCMGRP.COM WWW.MCMGRP.COM

SERVICE INSPIRED SINCE 1909

#### SECTION 00 51 00.00

#### NOTICE OF AWARD

Dated:	
То:	CARL BOWERS & SONS CONSTRUCTION N1844 Maloney Road Kaukauna, WI 54130
Contract No.	2025-01
Project:	2025 UTILITY RECONSTRUCTION Park Street, Paul Court, Glenview Avenue & Fairway Street McM. No. C0006-09-23-00358-A For The VILLAGE OF COMBINED LOCKS   Outagamie County, Wisconsin

You are notified that your Bid, dated January28, 2025, for the above Contract has been considered. You are the apparent successful Bidder and have been awarded a Contract for the 2025 Utility Reconstruction for the Village of Combined Locks, Outagamie County, Wisconsin.

The Contract Price of your Contract is One Million Seventy-Eight Thousand Six Hundred Fifty-Two & no/100 Dollars (\$1,078,652.00).

You must comply with the following conditions precedent within **15-days** of the date of this Notice of Award, that is by \_\_\_\_\_\_.

- 1. You must deliver to the OWNER three (3) fully executed counterparts of the Agreement including all the Contract Documents.
- 2. You must deliver with the executed Agreement the Contract Security (bonds), as specified in the Instructions to Bidders, General Conditions (Paragraph 5.01) and Supplementary Conditions.
- 3. You must deliver Insurance Certification complying with the General Conditions and Supplemental Conditions of the Contract Documents.

Failure to comply with these conditions within the time specified will entitle OWNER to consider your Bid abandoned, to annul this Notice of Award and to declare your Bid Security forfeited.

One (1) fully signed counterpart of the Agreement, with the Contract Documents attached, will be returned to you within 15-days after you comply with the above noted conditions.

#### VILLAGE OF COMBINED LOCKS | Outagamie County, Wisconsin

(authorized signature)

(title)

Witness:		

#### **BID TABULATION**

F C E	OWNER: Project Name Contract No. Bid Date/Tim Project Mana	e:	VILLAGE OF COMBINED LOCKS 2025 Utility Reconstruction 2025-01   McM. No. C0006-09-23-00358-A January 29, 2025 @ 10:00 a.m., local time Phil Kleman	14 PO	:MAHON ASSOCIATES, INC. 45 McMahon Drive 9 Box 1025 enah, WI 54956 / 54957-1025				
				CARL BOWERS & SONS CONST. N1844 Maloney Road Kaukauna, WI 54130	DONALD HIETPAS & SONS, INC. 1450 East North Avenue PO Box 166 Little Chute, WI 54140	JOSSART BROTHERS, INC. 1682 Swan Road De Pere, WI 54115	PTS CONTRACTORS, INC. 4075 Eaton Road Green Bay, WI 54311	DORNER, INC. ESOG Luxemburg Road PO Box 129 Luxemburg, WI 54217	ADVANCE CONSTRUCTION, INC. 2141 Woodale Avenue Green Bay, WI 54313
	LANEOUS &								
1tem 1. 2. 3.	Qty 1 1 1	Unit L.S. L.S. L.S.	Description Mobilization Traffic Control Asphalt Removal	Unit Price         Total           \$2,500.00         \$2,500.00           \$1,900.00         \$1,900.00           \$5,000.00         \$5,000.00	Unit Price         Total           \$3,500.00         \$3,500.00           \$11,900.00         \$11,900.00           \$3,500.00         \$3,500.00	Unit Price         Total           \$5,000.00         \$5,000.00           \$2,500.00         \$2,500.00           \$2,000.00         \$2,000.00	Unit Price         Total           \$5,300.00         \$5,300.00           \$2,330.00         \$2,330.00           \$1.00         \$1.00	Unit Price         Total           \$10,000.00         \$10,000.00           \$8,975.00         \$8,975.00           \$14,300.00         \$14,300.00	Unit Price         Total           \$24,000.00         \$24,000.00           \$2,200.00         \$2,200.00           \$50,000.00         \$50,000.00           \$40,000.00         \$50,000.00
4. 5.	1 34	L.S. Ea.	Concrete Removal Stump Removal	\$1,500.00 \$1,500.00 \$300.00 \$10,200.00	\$4,500.00 \$4,500.00 \$150.00 \$5,100.00	\$2,000.00 \$2,000.00 \$250.00 \$8,500.00	\$1.00 \$1.00 \$175.00 \$5,950.00	\$9,900.00 \$9,900.00 \$200.00 \$6,800.00	\$10,000.00 \$10,000.00 \$250.00 \$8,500.00
6.	42	Ea.	Inlet Protection	\$75.00 \$3,150.00	\$55.00 \$2,310.00	\$100.00 \$4,200.00	\$16.00 \$672.00	\$100.00 \$4,200.00	\$55.00 \$2,310.00
7. 8.	1,674 1	L.F. L.S.	Silt Fence or Sediment Log Temporary Seed & Mulch	\$3.00 \$5,022.00 \$8,100.00 \$8,100.00	\$2.10 \$3,515.40 \$1,000.00 \$1,000.00	\$2.50 \$4,185.00 \$3,000.00 \$3,000.00	\$2.60 \$4,352.40 \$7,950.00 \$7,950.00	\$2.50 \$4,185.00 \$6,285.00 \$6,285.00	\$2.00 \$3,348.00 \$10,000.00 \$10,000.00
9,	1	Ea.	Tracking Pad, If Needed	\$500.00 \$500.00	\$800.00 \$800.00	\$800.00 \$800.00	\$1,000.00 \$1,000.00	\$1,000.00 \$1,000.00	\$1,200.00 \$1,200.00
SANITA	RY SEWER		SUB-TOTAL (Items 1. through 9., Inclusive)	\$37,872.00	\$36,125.40	\$32,185.00	\$27,556.40	\$65,645.00	\$111,558.00
Item	Qty	Unit	Description	Unit Price Total	Unit Price Total	Unit Price Total	Unit Price Total	Unit Price Total	Unit Price Total
10.	1,910	L,F.	8 Inch Sanitary Sewer	\$70.00 \$133,700.00	\$109.00 \$208,190.00	\$69.00 \$131,790.00	\$77.00 \$147,070.00	\$85.00 \$162,350.00	\$99.00 \$189,090.00
11. 12.	99.16 35	V.F. L.F.	Sanitary Manhole (4' Diameter) 4 Inch Sanitary Lateral - Open Cut	\$475.00 \$47,101.00 \$64.00 \$2,240.00	\$540.00 \$53,546.40 \$92.50 \$3,237.50	\$490.00 \$48,588.40 \$160.00 \$5,600.00	\$570.00 \$56,521.20 \$93.00 \$3,255.00	\$473.00 \$46,902.68 \$92.00 \$3,220.00	\$476.00 \$47,200.16 \$99.00 \$3,465.00
13.	1,170	L.F.	4 Inch Sanitary Lateral - Pipe Burst	\$5.00 \$5,850.00	\$5.00 \$5,850.00	\$5.25 \$6,142.50	\$24.00 \$28,080.00	\$22.00 \$25,740.00	\$5.00 \$5,850.00 \$640.00 \$1,920.00
14. 15.	3 1	Ea. L.S.	Connect to Existing Sanitary Sewer Main Sanitary Trench Compaction and Certification	\$1,500.00 \$4,500.00 \$4,500.00 \$4,500.00	\$1,050.00 \$3,150.00 \$3,030.00 \$3,030.00	\$1,000.00 \$3,000.00 \$4,500.00 \$4,500.00	\$1,880.00 \$5,640.00 \$2,012.00 \$2,012.00	\$1,584.00 \$4,752.00 \$4,540.00 \$4,540.00	\$640.00 \$1,920.00 \$4,300.00 \$4,300.00
			SUB-TOTAL (items 10. through 15., inclusive)	\$197,891.00	\$277,003.90	\$199,620.90	\$242,578.20	\$247,504.68	\$251,825.16
WATER									
Item 16.	Qty 3,570	Unit L.F.	Description 8 Inch Water Main	Unit Price Total \$83.00 \$296,310.00	Unit Price Total \$84.00 \$299,880.00	Unit Price Total \$89.00 \$317,730.00	Unit Price Total \$95.00 \$339,150.00	Unit Price Total \$84.00 \$299,880.00	Unit Price Total \$87.00 \$310,590.00
17.	19	Ea.	8 Inch Gate Valve	\$2,900.00 \$55,100.00	\$2,685.00 \$51,015.00	\$3,000.00 \$57,000.00	\$2,748.00 \$52,212.00	\$3,065.00 \$58,235.00	\$2,697.00 \$51,243.00
18. 19.	170 17	Ea. Ea.	6 Inch Water Main 6 Inch Gate Valve	\$85.00 \$14,450.00 \$2,200.00 \$37,400.00	\$86.00 \$14,620.00 \$1,960.00 \$33,320.00	\$80.00 \$13,600.00 \$2,175.00 \$36,975.00	\$128.00 \$21,760.00 \$2,000.00 \$34,000.00	\$109.00 \$18,530.00 \$2,260.00 \$38,420.00	\$103.00 \$17,510.00 \$1,942.00 \$33,014.00
20.	11	Ea.	Hydrant (7.5 Foot Bury)	\$6,000.00 \$66,000.00	\$5,720.00 \$62,920.00	\$5,800.00 \$63,800.00	\$5,740.00 \$63,140.00	\$6,220.00 \$68,420.00	\$5,940.00 \$65,340.00
21. 22.	1 2,360	Ea. L.F.	Relocate Existing Hydrant 1 Inch Water Service - Open Cut or Drilled/Pulled	\$1,500.00 \$1,500.00 \$54.00 \$127,440.00	\$3,500.00 \$3,500.00 \$46.00 \$108,560.00	\$750.00 \$750.00 \$52.00 \$122,720.00	\$1,825.00 \$1,825.00 \$55.00 \$129,800.00	\$1,565.00 \$1,565.00 \$65.00 \$153,400.00	\$1,600.00 \$1,600.00 \$46.00 \$108,560.00
23.	75	Ea.	1 Inch Service Set	\$550.00 \$41,250.00	\$500.00 \$37,500.00	\$650.00 \$48,750.00	\$735.00 \$55,125.00	\$1,112.00 \$83,400.00	\$1,742.00 \$130,650.00
24. 25.	1	L.S. L.S.	Temporary Water Service Water Trench Compaction and Certification	\$9,800.00 \$9,800.00 \$5,900.00 \$5,900.00	\$18,775.00 \$18,775.00 \$3,030.00 \$3,030.00	\$14,000.00 \$14,000.00 \$6,000.00 \$6,000.00	\$37,000.00 \$37,000.00 \$3,700.00 \$3,700.00	\$20,225.00 \$20,225.00 \$5,915.00 \$5,915.00	\$30,000.00 \$30,000.00 \$5,600.00 \$5,600.00
201	-	2101	SUB-TOTAL (Items 16. through 25., Inclusive)	\$655,150.00	\$633,120.00	\$681,325.00	\$737,712.00	\$747,990.00	\$754,107.00
STORM	SEWER								
Item	Qty	Unit	Description	Unit Price Total	Unit Price Total	Unit Price Total	Unit Price Total	Unit Price Total	Unit Price Total
26. 27.	240 16	L.F. L.F.	12 Inch Storm Sewer 10 Inch Storm Sewer	\$55.00 \$13,200.00 \$55.00 \$880.00	\$46.00 \$11,040.00 \$66.00 \$1,056.00	\$78.00 \$18,720.00 \$83.00 \$1,328.00	\$94.00 \$22,560.00 \$128.00 \$2,048.00	\$70.00 \$16,800.00 \$149.00 \$2,384.00	\$82.40 \$19,776.00 \$88.00 \$1,408.00
28.	88	L.F.	8 Inch Storm Sewer	\$54.00 \$4,752.00	\$51.00 \$4,488.00	\$78.00 \$6,864.00	\$80.00 \$7,040.00	\$83.00 \$7,304.00	\$87.00 \$7,656.00
29. 30.	25 2	L.F. Ea.	4 Inch Storm Sewer 8 Inch Storm Cleanout	\$53.00 \$1,325.00 \$1,000.00 \$2,000.00	\$50.00 \$1,250.00 \$825.00 \$1,650.00	\$70.00 \$1,750.00 \$850.00 \$1,700.00	\$146.00 \$3,650.00 \$880.00 \$1,760.00	\$71.00 \$1,775.00 \$975.00 \$1,950.00	\$62.00 \$1,550.00 \$1,100.00 \$2,200.00
31.	6.32	V.F.	Storm Manhole (4' Diameter)	\$600.00 \$3,792.00	\$634.00 \$4,006.88	\$680.00 \$4,297.60	\$770.00 \$4,866.40	\$712.00 \$4,499.84	\$602.00 \$3,804.64
32. 33.	5	Ea. Ea.	Storm Inlet (2' x 3' Box) Storm Yard Drain (30" Diameter)	\$2,600.00 \$13,000.00 \$2,000.00 \$4,000.00	\$2,960.00 \$14,800.00 \$1,930.00 \$3,860.00	\$3,800.00 \$19,000.00 \$3,000.00 \$6,000.00	\$3,265.00 \$16,325.00 \$2,035.00 \$4,070.00	\$3,180.00 \$15,900.00 \$2,595.00 \$5,190.00	\$3,182.00 \$15,910.00 \$2,152.00 \$4,304.00
34.	3	Ea.	Remove and Reset Existing Storm Inlet	\$800.00 \$2,400.00	\$2,700.00 \$8,100.00	\$1,000.00 \$3,000.00	\$1,840.00 \$5,520.00	\$2,175.00 \$6,525.00	\$1,700.00 \$5,100.00
35.	23	L.F.	ACO Powerdrain with Concrete Apron	\$180.00 \$4,140.00	\$440.00 \$10,120.00	\$4,500.00 \$103,500.00	\$360.00 \$8,280.00	\$514.00 \$11,822.00	\$163.00 \$3,749.00
			SUB-TOTAL (Items 26. through 35., Inclusive)	\$49,489.00	\$60,370.88	\$166,159.60	\$76,119.40	\$74,149.84	\$65,457.64
PRIVAT	E LATERAL &	CONNE	CTION WORKS						
ltem	Qty	Unit	Description	Unit Price Total	Unit Price Total	Unit Price Total	Unit Price Total	Unit Price Total	Unit Price Total
36. 37.	37 1,360	Ea. L.F.	Pre-Construction Home Visit with Property Owner and Village Staff 4 Inch Sanitary Lateral - Pipe Burst	\$150.00 \$5,550.00 \$5.00 \$6,800.00	\$150.00 \$5,550.00 \$5.00 \$6,800.00	\$160.00 \$5,920.00 \$5.25 \$7,140.00	\$159.00 \$5,883.00 \$5.00 \$6,800.00	\$158.00 \$5,846.00 \$5.00 \$6,800.00	\$150.00 \$5,550.00 \$5.00 \$6,800.00
38.	37	Ea.	Excavate and Reconnect Sanitary Lateral, Interior	\$3,000.00 \$111,000.00	\$3,000.00 \$111,000.00	\$3,150.00 \$116,550.00	\$3,175.00 \$117,475.00	\$3,167.00 \$117,179.00	\$3,000.00 \$111,000.00
39. 40.	80 2	L.F. Ea.	4 Inch Sanitary Lateral on Private Property - Open Cut Pothole and Connect Sanitary Lateral Outside Foundation	\$50.00 \$4,000.00 \$2,500.00 \$5,000.00	\$50.00 \$4,000.00 \$2,500.00 \$5,000.00	\$52.50 \$4,200.00 \$2,625.00 \$5,250.00	\$53.00 \$4,240.00 \$2,650.00 \$5,300.00	\$53.00 \$4,240.00 \$2,639.00 \$5,278.00	\$50.00 \$4,000.00 \$2,500.00 \$5,000.00
40. 41.	2	Ea.	Outside Cleanout, Riser, and Frost Sleeve (if Needed on Outside Connect)	\$500.00 \$1,000.00	\$500.00 \$1,000.00	\$525.00 \$1,050.00	\$530.00 \$1,060.00	\$528.00 \$1,056.00	\$500.00 \$1,000.00
42. 43.	60	L.F.	1 Inch Water Service Concurrent with Sanitary Pipe Burst	\$5.00 \$300.00 \$1,500.00 \$3,000.00	\$5.00 \$300.00 \$1,500.00 \$3,000.00	\$5.25 \$315.00 \$1,575.00 \$3,150.00	\$5.00 \$300.00 \$1,585.00 \$3,170.00	\$5.00 \$300.00 \$1,584.00 \$3,168.00	\$5.00 \$300.00 \$1,500.00 \$3,000.00
43. 44.	2 4	Ea. Ea.	Connect Water Service in Basement 4 Inch Spears PVC Backwater Valve and Extension	\$250.00 \$1,000.00	\$250.00 \$1,000.00	\$265.00 \$1,060.00	\$265.00 \$1,060.00	\$264.00 \$1,056.00	\$250.00 \$1,000.00
·45.	4	Ea.	Inside Floor Drain	\$150.00 \$600.00	\$150.00 \$600.00	\$160.00 \$640.00	\$159.00 \$636.00	\$158.00 \$632.00	\$150.00 \$600.00
			SUB-TOTAL (Items 36. through 45., Inclusive)	\$138,250.00	\$138,250.00	\$145,275.00	\$145,924.00	\$145,555.00	\$138,250.00
			TOTAL (Itame 1 through 45 Inclusive)	\$1,078,652.00	\$1,144,870.18	\$1,224,565.50	\$1,229,890.00	\$1,280,844.52	\$1,321,197.80
			TOTAL (Items 1. through 45., Inclusive)						
			Bid Security Addendum Acknowledgement	10% Bid Bond Yes - #1	10% Bid Bond Yes - #1	10% Bid Bond Yes - #1	10% Bid Bond Yes - #!	10% Bid Bond Yes - #1	10% Bid Bond Yes - #1
							1	2001.2 L 10.2	
			Pipe Bursting	Subcontractor M&E Construction	Subcontractor M&E Construction	Subcontractor M&E Construction	Subcontractor M&E Construction	Subcontractor M&E Construction	Subcontractor M&E Construction
			Traffic Control Compaction Testing	Gordon Work Zones N/A	Gordon Work Zones ECS Midwest	Gordon Work Zones N/A	Gordon Work Zones N/A	N/A N/A	N/A N/A
			Landscaping	N/A N/A	N/A	N/A N/A	Double D Landscaping	N/A	N/A

KRUCZEK CONSTRUCTION, INC. 3636 Kewaunee Road Green Bay, WI 54311

Unit Price Total \$26,000.00 \$26,000.00 \$13,000.00 \$13,000.00 \$16,500.00 \$16,500.00 \$13,000.00 \$13,000.00 \$250.00 \$8,500.00 \$100.00 \$4,200.00 \$5,775.30 \$3.45 \$4,030.00 \$4,030.00 \$1,800.00 \$1,800.00

\$92,805.30

Unit Price Total \$176,675.00 \$92.50 \$595.00 \$59,000.20 \$119.00 \$4,165.00 \$5.00 \$5,850.00 \$1,600.00 \$4,800.00 \$4,600.00 \$4,600.00 \$255,090.20

Unit Price Total \$86.00 \$307,020.00 \$3,000.00 \$57,000.00 \$84.55 \$14,373.50 \$2,200.00 \$37,400.00 \$6,450.00 \$70,950.00 \$2,345.55 \$2,345.55 \$77.00 \$181,720.00 \$1,100.00 \$20,000.00 \$82,500.00 \$20,000.00 \$6,000.00 \$6,000.00

\$779,309.05

Unit Price	Total
\$78.00	\$18,720.00
\$98.00	\$1,568.00
\$94.00	\$8,272.00
\$70.00	\$1,750.00
\$900.00	\$1,800.00
\$675.00	\$4,266.00
\$3,575.00	\$17,875.00
\$2,600.00	\$5,200.00
\$1,575.00	\$4,725.00
\$210.00	\$4,830.00

\$69,006.00

\$5,550.00 \$6,800.00
\$6,800.00
\$111,925.00
\$4,000.00
\$5,100.00
\$1,000.00
\$300.00
\$3,050.00
\$1,020.00
\$600.00
\$139,345.00
\$1,335,555.55

DE GROOT, INC. 4201 Champion Road

Unit Price

\$6,565.00 \$5,555.00

\$12,625.00

\$6,565.00

\$303.00

\$85.85

\$3.03

\$8,670.85

\$1,010.00

Unit Price

\$96.82

\$546.41

\$73.73

\$5.20

\$4,433,90

\$9,595.00

Green Bay, WI 54311

Total \$6,565.00 \$5,555.00

\$12,625.00

\$6,565.00 \$10,302.00

\$3,605,70

\$5,072.22

\$8,670.85

\$1,010.00

\$59,970.77

Total

\$184,926.20

\$54,182.02

\$2,580.55

\$6,084.00

\$13,301.70

\$9,595.00

\$270,669.47

CALNIN & GOSS, LLC. 505 W. Edgewood Drive Appleton, WI 54913

Unit Price	Total
\$11,385.85	\$11,385.85
\$2,269.44	\$2,269.44
\$10,225.14	\$10,225.14
\$4,404.30	\$4,404.30
\$216.63	\$7,365.42
\$15.47	\$649.74
\$2.58	\$4,318.92
\$7,736.70	\$7,736.70
\$1.00	\$1.00
	\$48,356.51

Total Unit Price \$100.95 \$192,814.50 \$609.14 \$60,402.32 \$150.14 \$5,254.90 \$5.93 \$1,500.06 \$6,938.10 \$4,500.18 \$3,094.68 \$3,094.68 \$273,004.68

Total

\$325,262.70

\$60,984.87

\$14,081.10

\$40,839.27

\$67,256.64 \$3,817.94 \$184,976.80

\$192,579.00

\$9,810.90

\$3,094.68

\$902,703.90

Unit Price

\$91.11 \$3,209.73

\$2,402.31

\$6,114.24

\$3,817.94

\$9,810.90

\$3,094.68

\$78.38 \$2,567.72

\$82.83

Unit Price	Total
\$93.11	\$332,402.70
\$3,067.37	\$58,280.03
\$81.14	\$13,793.80
\$2,264.42	\$38,495.14
\$6,327.65	\$69,604.15
\$3,030.00	\$3,030.00
\$65.82	\$155,335.20
\$1,128.13	\$84,609.75
\$28,785.00	\$28,785.00
\$10,605.00	\$10,605.00
	\$794,940.77

Unit Price Total \$20,028.00 \$83.45 \$81.51 \$1,304.16 \$80.26 \$7,062.88 \$74.13 \$1,853.25 \$1,161.50 \$2,323.00 \$5,229.23 \$16,900.60 \$827.41 \$3,380.12 \$2,495.73 \$4,991.46 \$1,590.75 \$4,772.25 \$483.04 \$11,109.92

\$75,574.75

Unit Price	Total		
\$156.05	\$5,773.85		
\$5.20	\$7,072.00		
\$3,120.90	\$115,473.30		
\$52.02	\$4,161.60		
\$2,600.75	\$5,201.50		
\$520.15	\$1,040.30		
\$6.24	\$374.40		
\$1,767.50	\$3,535.00		
\$260.08	\$1,040.32		
\$156.05	\$624.20		
	\$144,296.47		
	\$1,345,452.23		

Subcontractor

10% Bid Bond

M&E Construction

Yes - #1

N/A

N/A

N/A

Unit Price	Total
\$65.31	\$15,674.40
\$316.87	\$5,069.92
\$54.85	\$4,826.80
\$77.22	\$1,930.50
\$1,794.57	\$3,589.14
\$919.36	\$5,810.36
\$3,967.26	\$19,836.30
\$4,094.70	\$8,189.40
\$3,148.70	\$9,446.10
\$228.87	\$5,264.01
	\$79,636.93

Unit Price Total \$5,725.01 \$154.73 \$5.16 \$7,017.60 \$114,503.16 \$4,126.40 \$3,094.68 \$51.58 \$2,578.90 \$5,157.80 \$515.78 \$1,031.56 \$5.16 \$309.60 \$1,547.34 \$3,094.68 \$1,031.56 \$257.89 \$618.92 \$154.73 \$142,616.29 \$1,446,318.31

10% Bid Bond Yes - #1 Subcontractor M&E Construction

N/A

N/A

N/A

Subcontractor M&E Construction N/A N/A N/A

10% Bid Bond

Yes - #1

W:\PROJECTS\C0006\092300358\ADMIN\SPEC\A - Utility\Bid Tab\092300358-A Utility Bid Tab

#### <u>ltem #6</u>

Nick Oasen of Kimberly Baseball Organization will be in attendance to request use of Memorial Park on June 6 & 7 for a youth baseball tournament. The park is available due to cancellation of another reservation. Non-use of the concession stand has been discussed with Mr. Oasen, although that can be reconsidered with a discussion with CLAA.

# ADMINISTRATOR REPORT 02/04/25 VILLAGE BOARD

January information/projects:

- Tax collections for December at an estimated 44% compared to 39% December 2023
- Tax settlement for December collections due 01/15/25
- Recreation registration begins 01/13/25
- Engineer expecting to have bids open at the end of January and award the projects at the 02/04/25 meeting
- Developer expects to start Wolfinger Estates infrastructure in early February
- Plan Commission or Village Board will hold a public hearing to formally rezone the Wolfinger Estates – zoning classification during annexation was technically only temporary 01/28/25 - Plan Commission voted unanimously to recommend rezoning as requested
- Village of Kimberly is looking at a Water Rate Study with a potential rate increase 4<sup>th</sup> quarter 2025
- Installed automated door openers at Civic Center
- Began demolition work at Fire Department, including moving of electrical components
- Received \$15,000 lease renewal incentive payment (cell tower land lease)

February information/projects:

- Continue process for special assessments for property owners in the Park Street/Paul Court/Buchanan Road utility construction area
- Schedule pre-construction meeting with utility project contractor
- Finalize tax collections and make settlement payments to other jurisdictions
- Prepare for annual audit scheduled for March 6 & 7

# MONTHLY DEPARTMENT OF PUBLIC WORKS ACTIVITY REPORT

## Subject: DPW REPORT 2/2/2025

The NWS has recorded a total of 3 inches of snowfall. This winter there has been 13.7 inches of snow compared to 30.8 in 2024. We used approximately 26 tons of salt during the month and 53 on the year (66 last yr.). We currently have 117 tons of salt on hand in our salt-barn.

We had 5 water breaks this past month.

Completed our annual chemical storage and cross connection survey reports for the DNR and started working on the Ms4 storm water report that is due in March.

Crew picked up and chipped Christmas Trees on 2 occasions

Tree removals and tree trimming

Received the budgeted water valve turner and assembled it to the RTV

Park St Utility and street prep. Culvers and Wolfinger prep.

ANTICIPATED PROJECTS:

Snow clearing and removal

Tree trimming and removal

MS4 report

Ryan Swick

Item #8

	APPLICATION I	FOR OPERAT	OR'S (BARTENI	DER) LICENSE		6	
	July 1.		to June 30,				
	Feb 4,	2025					
Combined Locks	)		1-Year Operator's License \$32				
			🗆 2-Yea	r Operato	or's Lic	ense \$50	
			🗆 60-Da	ay Provisi	onal Li	cense \$15	
New Applicant 🛒	Renewal Applicant 🗌	]		ų.			
Contine 1 ADDUCANT INFO				Fee Paid	s		
Section 1 - APPLICANT INFO				Former Nan			
				FUTTIEL Nati	ie(s):		
Street Address	oria L	City			Chata	7:- 0 - 1	
	100			``	State	Zip Code	
Driver's License Number	KU	ukauna			WI	54130	
			State License	e issued in:			
F2.60 8710							
	Gender Home P	hone Numbe	er	Cell Phone N			
				9208	40'		
Name & Address of Establish	- 100 V	II Be Selling A	lcohol				
. Ramps Bar d							
Section 2 - CONVICTION REC Have you EVER been convict			Yes 🖉				
If Yes, when, where and what		ase be specif		NO			
	//		,	-			
Have you EVER been convict	ed of a misdemeanor o	r ordinance v	iolation?		Yes	(ON)	
If Yes, when, where and wha					105		
		••	1		-		
Section 3 - PENALTY NOTICE							
I, the undersigned, make app	olication for an Operato	r's License as	provided by W	/isconsin Stat	e Statute	125.17.	
l am familiar with the laws, o	rdinances and regulation	ons, and I her	eby agree, if gr	anted said lic	ense, to	obey all	
provisions of said laws. I und for denial.	lerstand that any false i	information n	nade a s part o	f this applicat	tion may	be cause	
lor demai.							
Applicant's Signature	Victoria	Fise	ARM-				
-	<u></u>	1-00					
Date Signed	10250122	$\rho$					
7	$\langle 1 $	F.	1				
		.\					
Application Received by	Shill	0	1				
FOR OFFICE USE ONLY	Shill	A	-				
FOR OFFICE USE ONLY Police Department	Background Check Con	mpleted	Violations fou				
FOR OFFICE USE ONLY	Background Check Con Date:	mpleted				ed to the lease circle one):	
FOR OFFICE USE ONLY Police Department	Date:	mpleted		es of serving a	lcohol (P		
FOR OFFICE USE ONLY Police Department Complete By:		mpleted	responsibilitie	es of serving a	lcohol (P	lease circle one): Violations Found	