

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: www.combinedlocks.wi.gov. 2015 Wisconsin Act 79 allows the publication of certain legal notices on an internet site maintained by a municipality. This law allows these types of legal notices to be posted in one physical location in the jurisdiction (instead of three) if also placed on an internet site maintained by the local government.

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

Notice of Possible Quorum: A quorum of the 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
 - 2. 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.
 - 4. 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 4th 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.
 - 7. 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

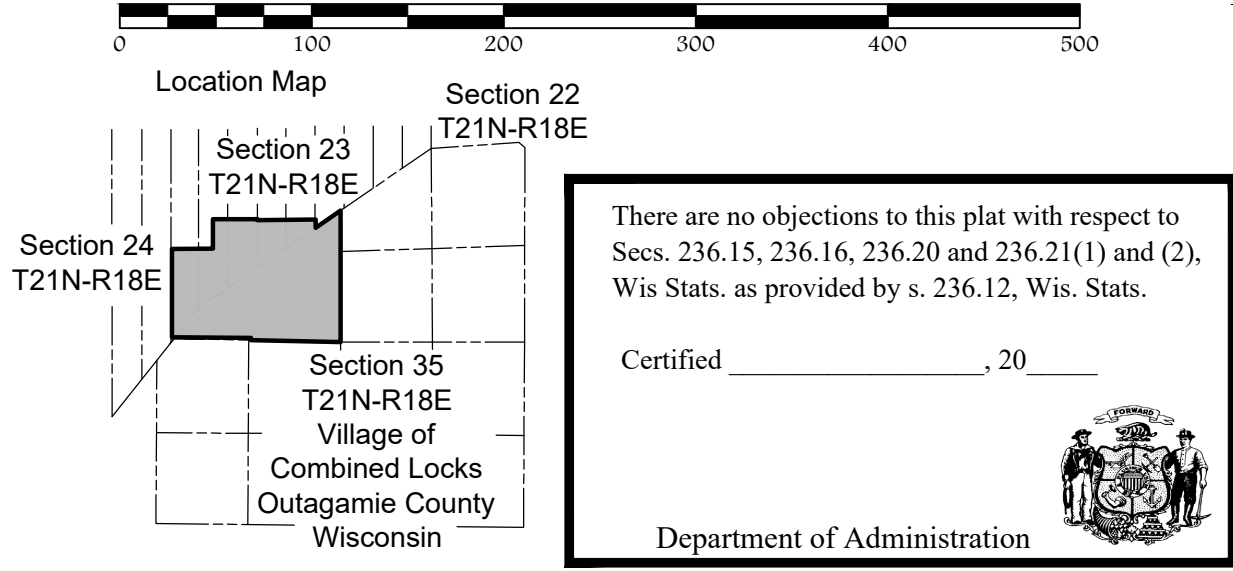
Publish: January 15, 2025 and January 22, 2025
Posted: January 7, 2025

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

- 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 35, part of Government Lot 1 of Section 24, and also part of Government Lot 3 of Section 23, all in T21N-R18E, Village of Combined Locks, Outagamie County, Wisconsin.

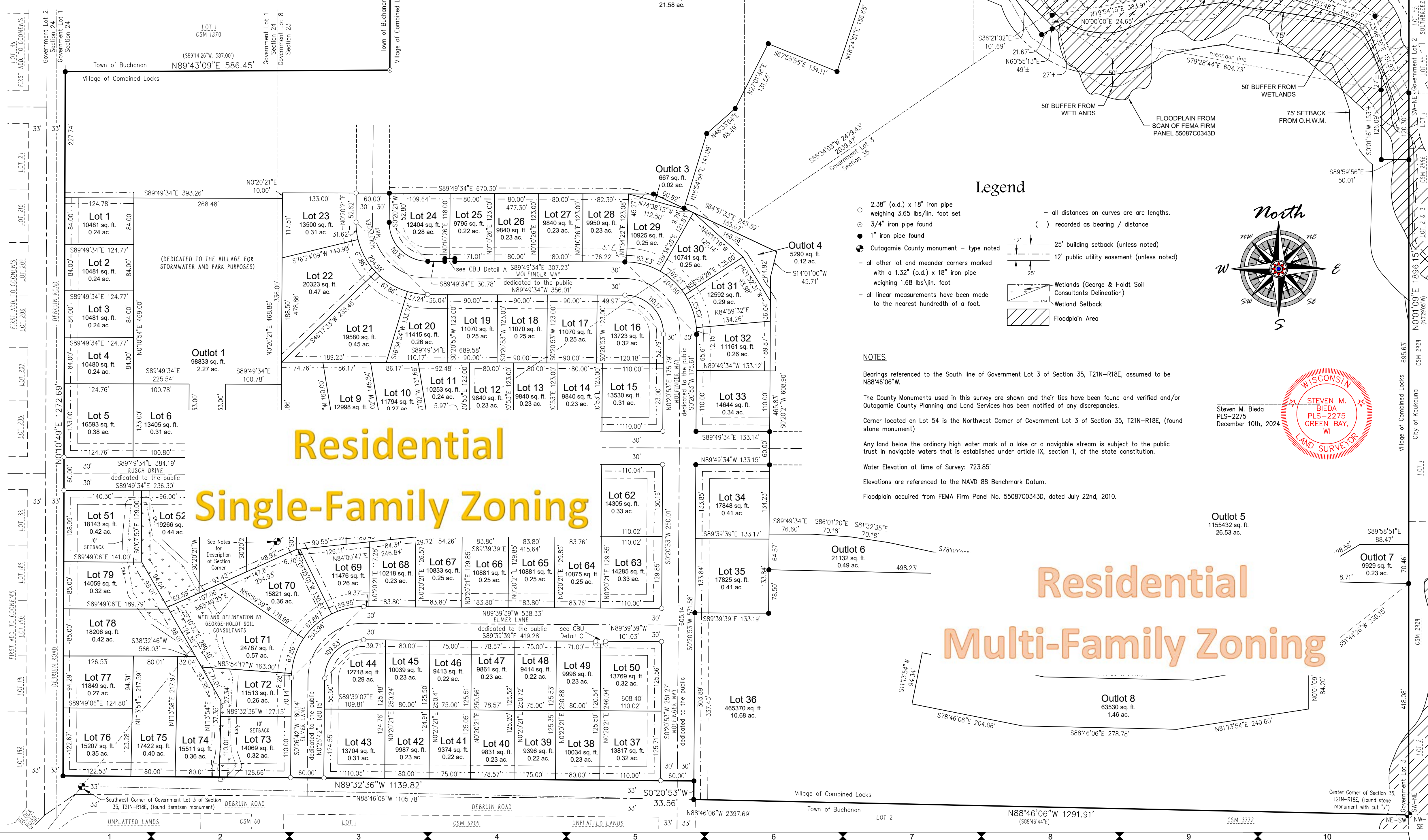
Graphic Scale: 1" = 100'



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



Residential
Single-Family Zoning

Residential
Multi-Family Zoning

- ### Legend
- 2.38" (o.d.) x 18" iron pipe weighing 3.65 lbs./lin. foot set
 - 3/4" iron pipe found
 - 1" iron pipe found
 - Outagamie County monument - type noted
 - all other lot and meander corners marked with a 1.32" (o.d.) x 18" iron pipe weighing 1.68 lbs./lin. foot
 - all linear measurements have been made to the nearest hundredth of a foot.
 - all distances on curves are arc lengths.
 - () recorded as bearing / distance
 - 25' building setback (unless noted)
 - 12' public utility easement (unless noted)
 - Wetlands (George & Holdt Soil Consultants Delineation)
 - Wetland Setback
 - Floodplain Area

NOTES

Bearings referenced to the South line of Government Lot 3 of Section 35, T21N-R18E, assumed to be N88°46'06"W.

The County Monuments used in this survey are shown and their ties have been found and verified and/or Outagamie County Planning and Land Services has been notified of any discrepancies.

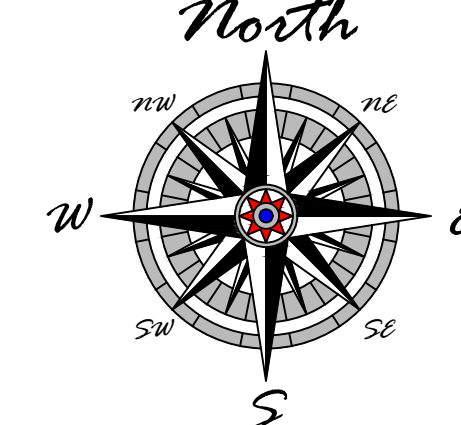
Corner located on Lot 54 is the Northwest Corner of Government Lot 3 of Section 35, T21N-R18E, (found stone monument)

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.

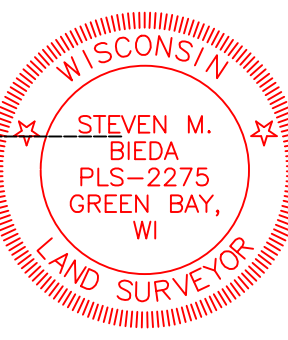
Water Elevation at time of Survey: 723.85'

Elevations are referenced to the NAVD 88 Benchmark Datum.

Floodplain acquired from FEMA Firm Panel No. 55087C03430, dated July 22nd, 2010.



Steven M. Bieda
PLS-2275
December 10th, 2024



SCALE
1"=100'

DRAWN BY
NDK

TAX PARCEL NO. 230158001 & 230158002

Replat of Wolfinger Estates

Final Plat

Data File: 240200.txt Fieldwork Completed: 05/22/2024

vierbicher
planners | engineers | advisors

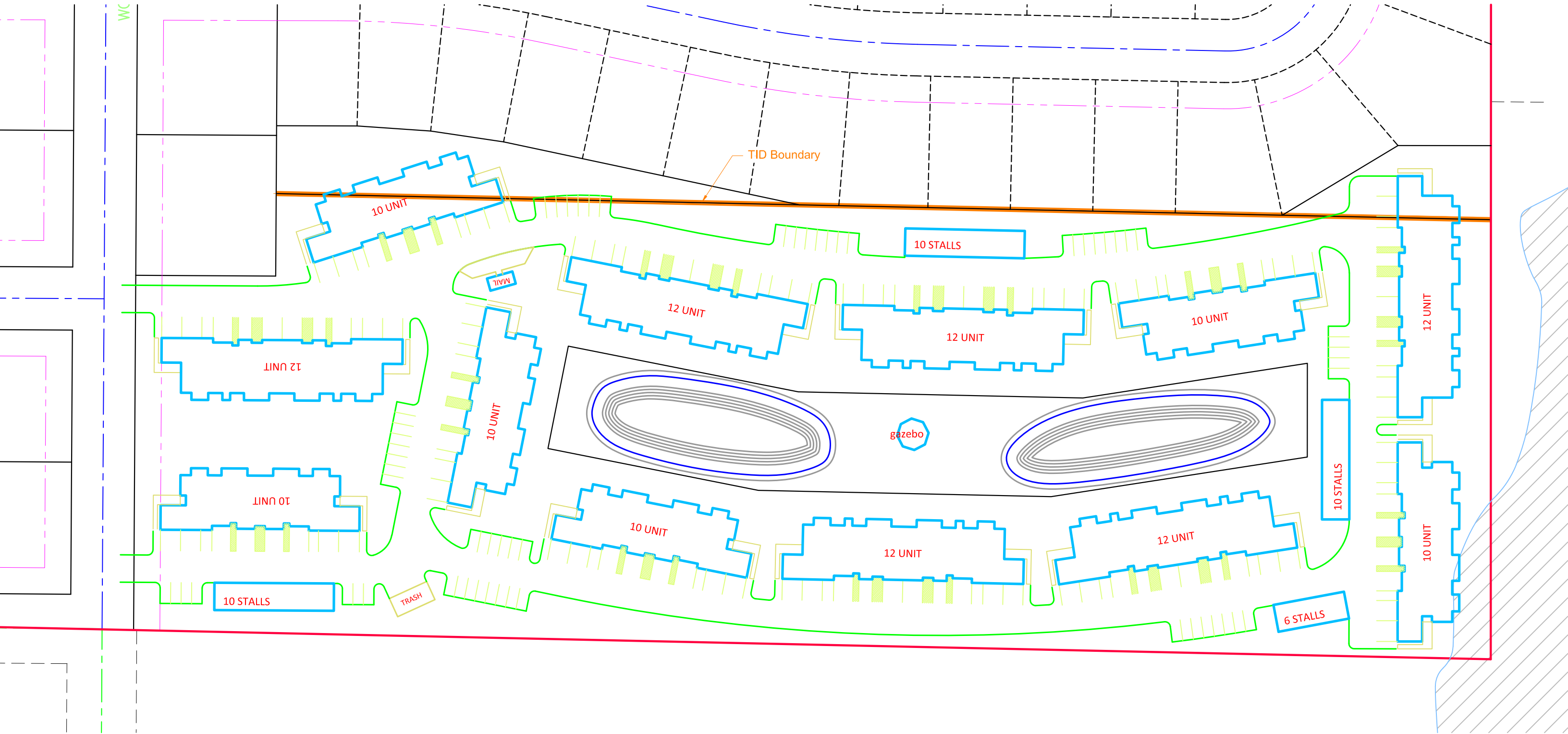
400 Security Blvd Ste 1, Green Bay, WI, (920) 434-9670

File: 240200 Final Plat 121024.dwg

PROJECT NO.
240200

SHEET NO.
1 of 3

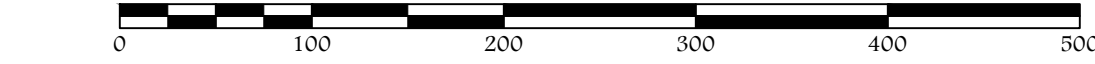
DRAWING NO.
P-2627



- 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.

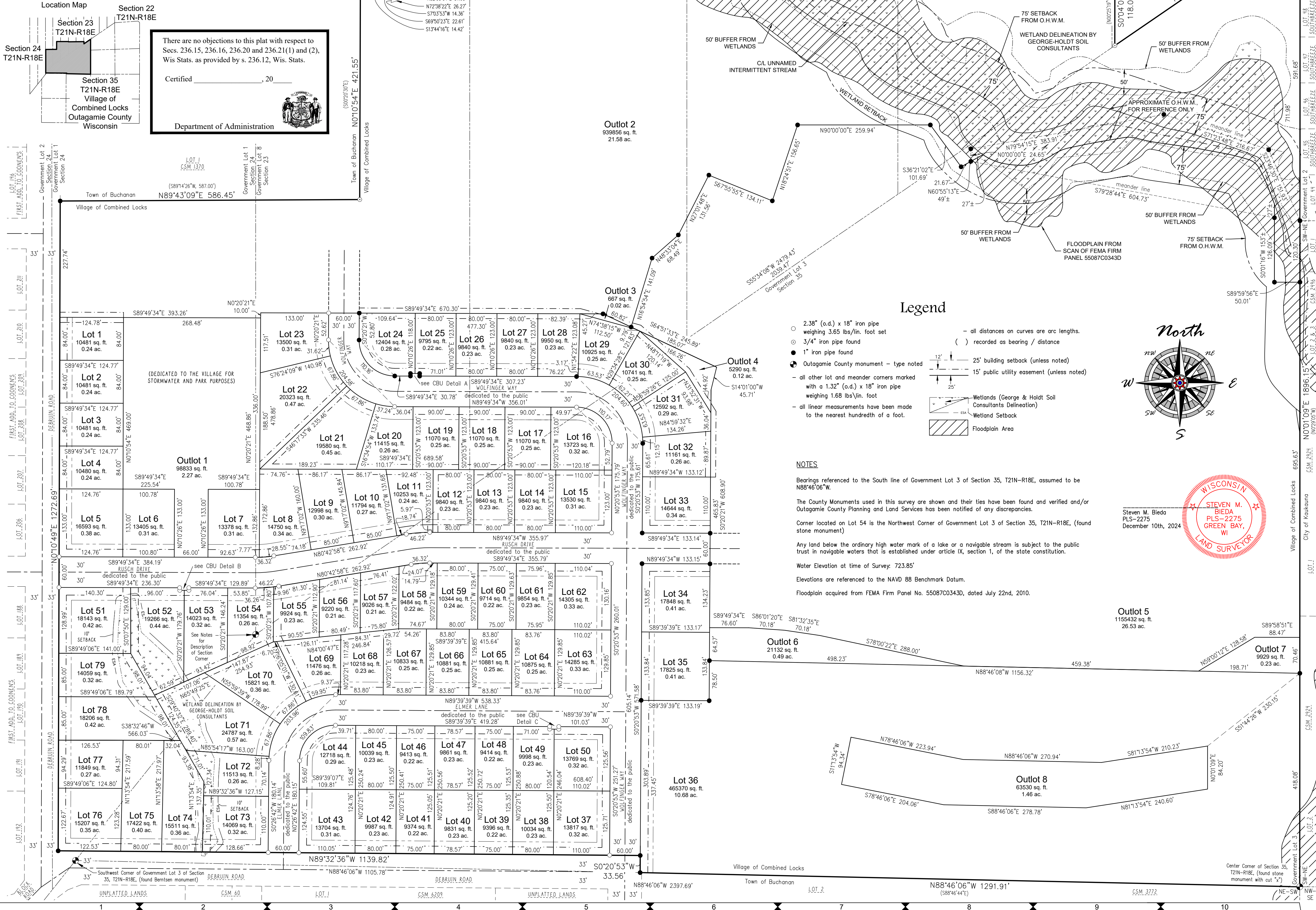
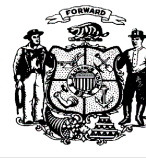
Graphic Scale: 1" = 100'



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

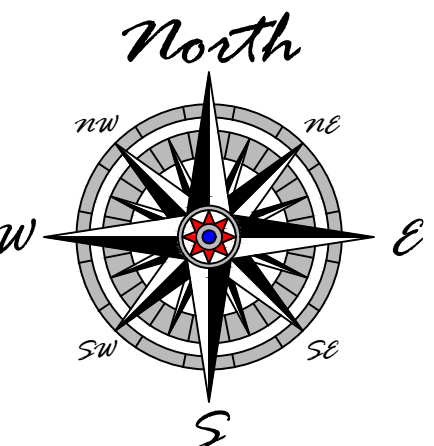
Certified _____, 20____

Department of Administration



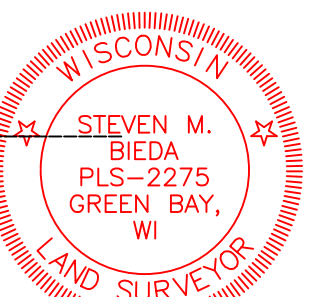
Legend

- 2.38" (o.d.) x 18" iron pipe weighing 3.65 lbs./lin. foot set
- 3/4" iron pipe found
- 1" iron pipe found
- Outagamie County monument - type noted
- all other lot and meander corners marked with a 1.32" (o.d.) x 18" iron pipe weighing 1.68 lbs./lin. foot
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- all distances on curves are arc lengths.
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- 25' building setback (unless noted)
- 15' public utility easement (unless noted)
- Wetlands (George & Holdt Soil Consultants Delineation)
- Wetland Setback
- Floodplain Area



NOTES

- Bearings referenced to the South line of Government Lot 3 of Section 35, T21N-R18E, assumed to be N88°46'06"W.
- The County Monuments used in this survey are shown and their ties have been found and verified and/or Outagamie County Planning and Land Services has been notified of any discrepancies.
- Corner located on Lot 54 is the Northwest Corner of Government Lot 3 of Section 35, T21N-R18E, (found stone monument)
- 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.
- Water Elevation at time of Survey: 723.85'
- Elevations are referenced to the NAVD 88 Benchmark Datum.
- Floodplain acquired from FEMA Firm Panel No. 55087C03430, dated July 22nd, 2010.



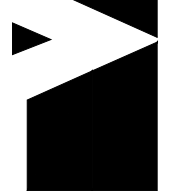
SCALE
1"=100'

DRAWN BY
NDK

Replat of Wolfinger Estates

Final Plat

Data File: 240200.txt
Fieldwork Completed: 05/22/2024



vierbicher
planners | engineers | advisors

400 Security Blvd Ste 1, Green Bay, WI, (920) 434-9670

Tycore Built

PROJECT NO.
240200

SHEET NO.
1 of 3

DRAWING NO.
P-2627

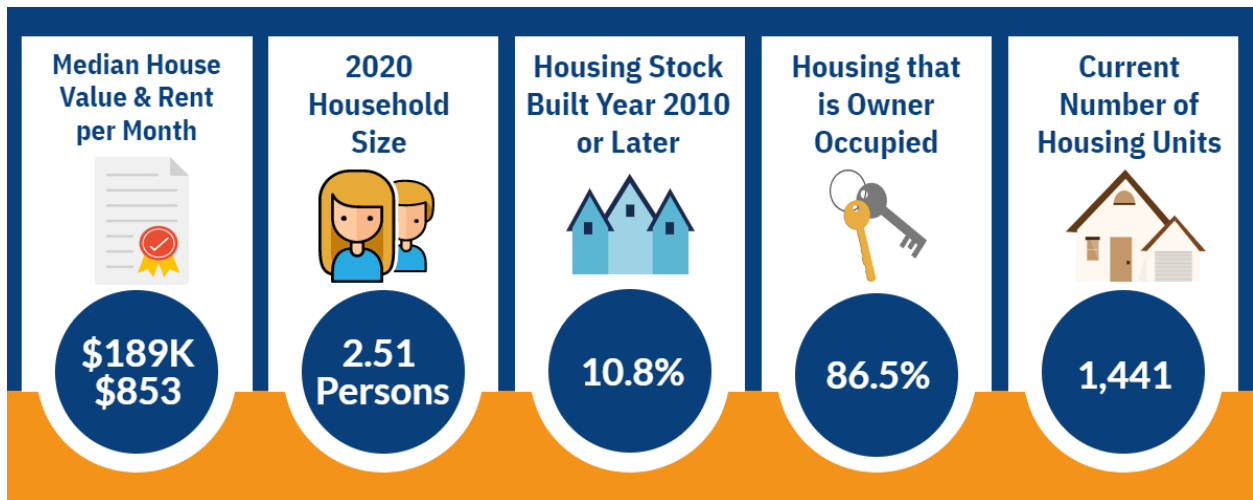
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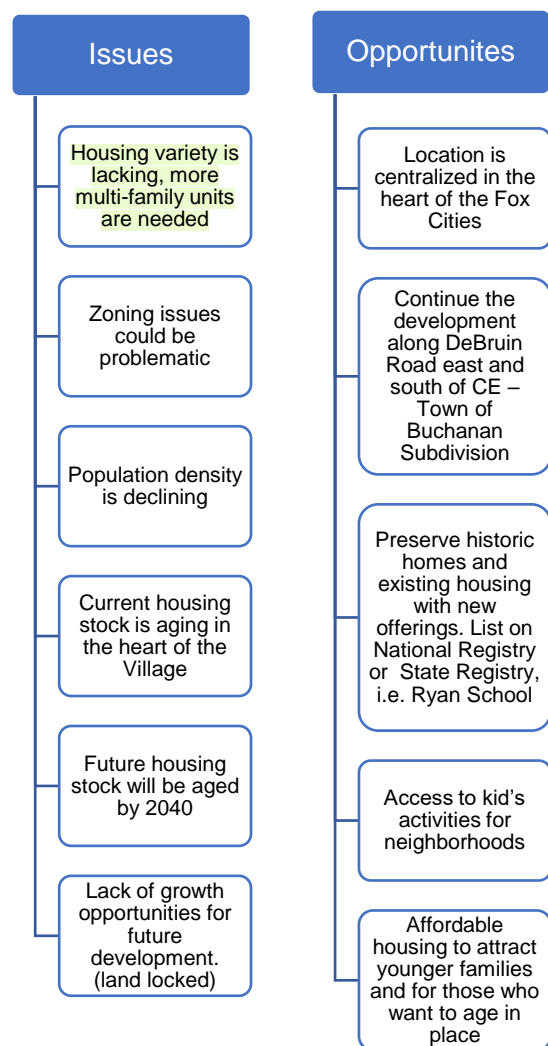
Chapter 4: Housing & Neighborhoods



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.

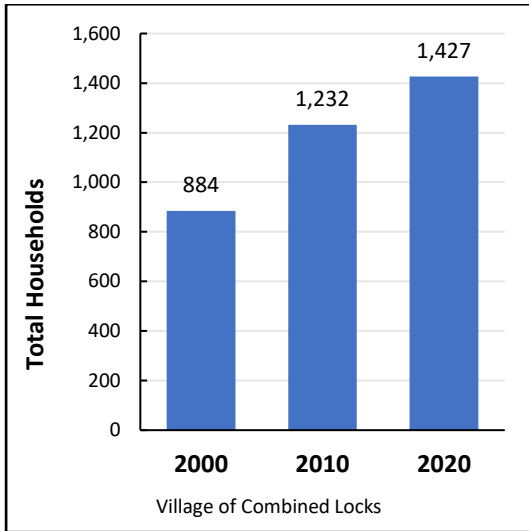
The neighborhoods in the Village of Combined Locks differ depending on development pattern, housing mix, and accompanying features. However, 91 percent of the Village's housing stock is comprised of single-family homes. Less-dense neighborhoods can contribute to an auto-dependent lifestyle, increased 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.



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

Figure 4-1: Total Households, 2000-2020

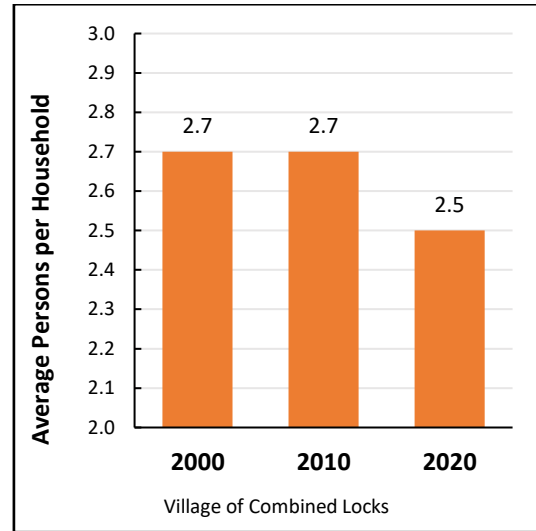
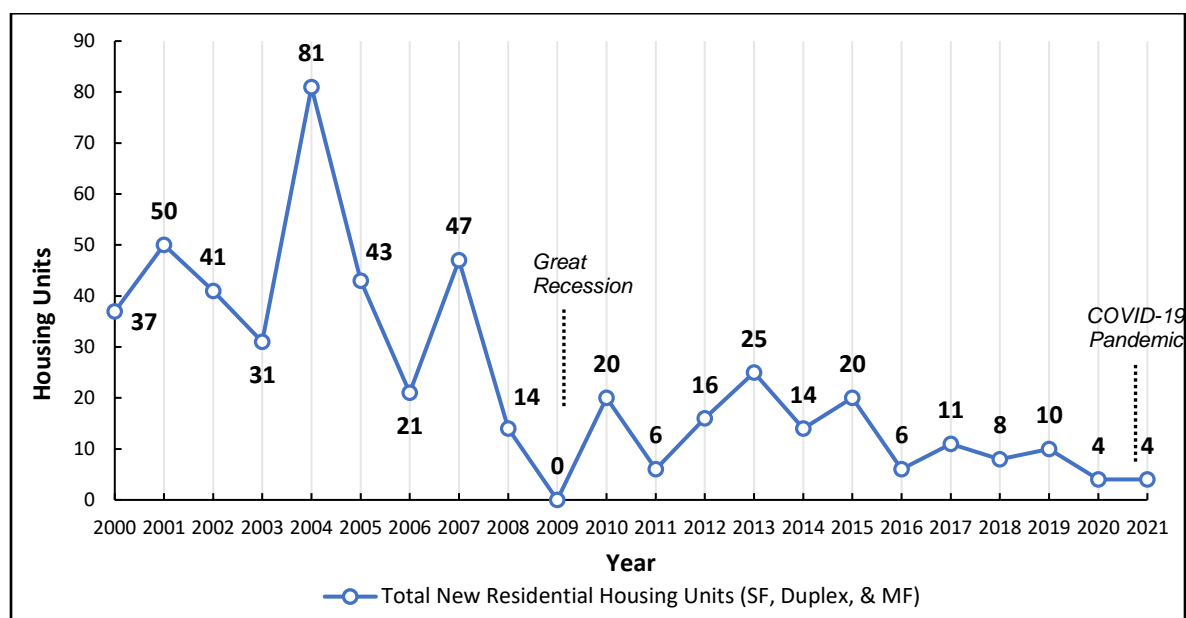


Figure 4-2: Household Size, 2000-2020

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.



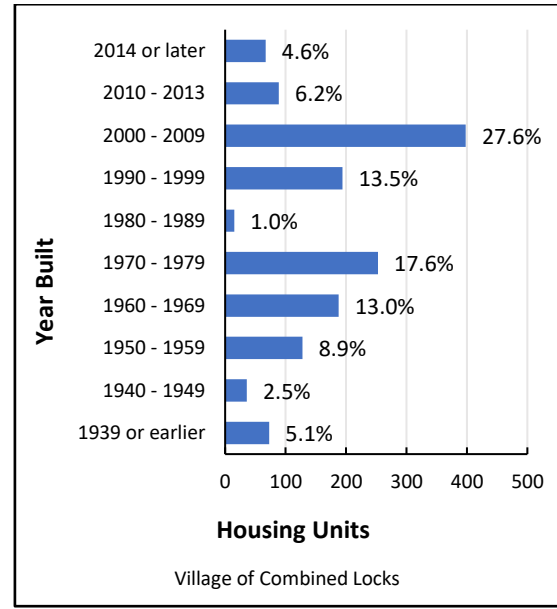
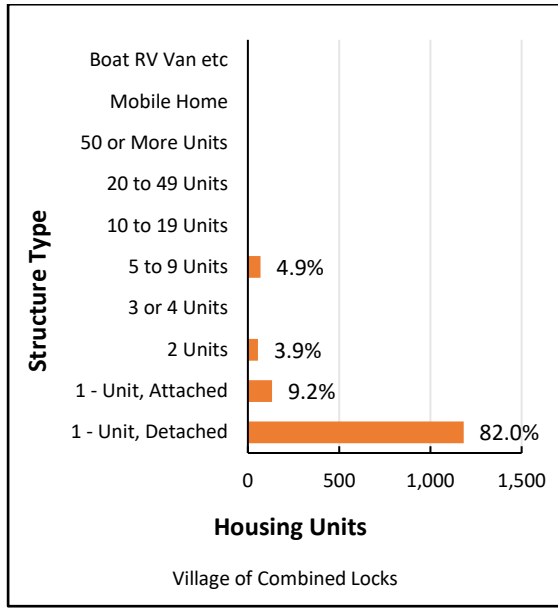
Source: Wisconsin Department of Administration 2021

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 diversifying 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.



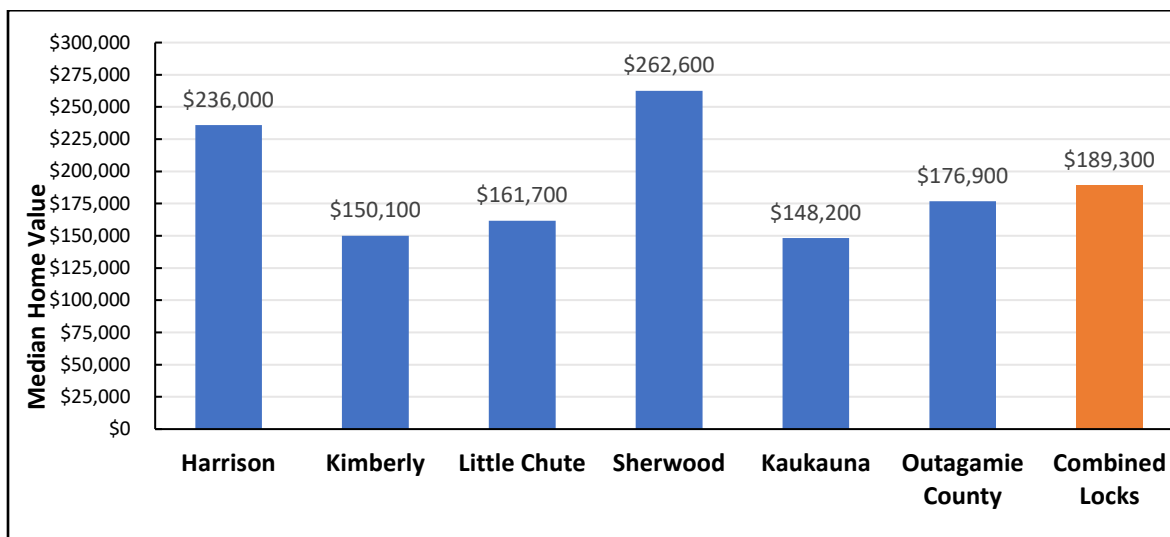
Source: 2016-2020 American Community Survey

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 with Mortgage for which Owner Costs Are Not Affordable		Households without Mortgage for Which Owner Costs Are Not Affordable		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

	Combined 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

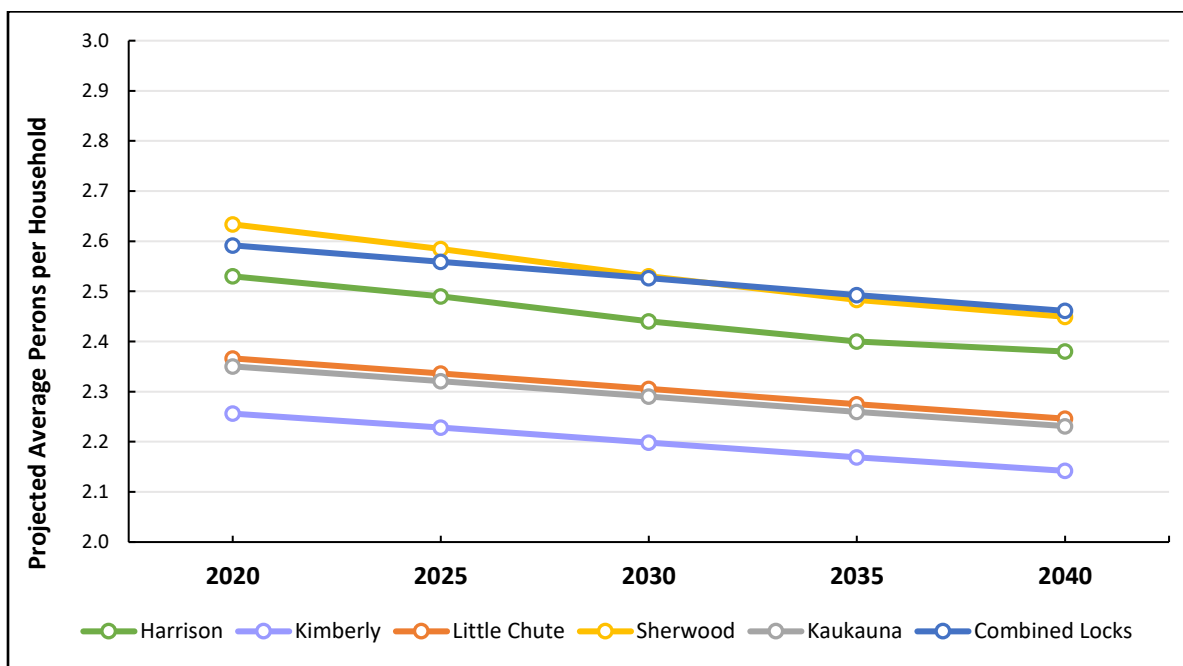
Source: Wisconsin Department of Health Services. Data accessed 9/22/21

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.)



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 signed 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.

A handwritten signature in blue ink, appearing to read "Phillip T. Kleman".

Phillip T. Kleman, CPESC
Municipal & Water Resources Engineer

PTK:car

Enclosures: Notice of Award
Bid Tabulation

SECTION 00 51 00.00

NOTICE OF AWARD

Dated: _____

To: 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 January 28, 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

OWNER:		VILLAGE OF COMBINED LOCKS		Engineer:		McMAHON ASSOCIATES, INC.									
Project Name:		2025 Utility Reconstruction				1445 McMahon Drive									
Contract No.		2025-01 McM. No. C0006-09-23-00358-A				PO Box 1025									
Bid Date/Time:		January 29, 2025 @ 10:00 a.m., local time				Neenah, WI 54956 / 54957-1025									
Project Manager:		Phil Kleman													
				CARL BOWERS & SONS CONST.		DONALD HIETPAS & SONS, INC.									
				N1844 Maloney Road		1450 East North Avenue									
				Kaukauna, WI 54130		PO Box 166									
						Little Chute, WI 54140									
				JOSSART BROTHERS, INC.		PTS CONTRACTORS, INC.									
				1682 Swan Road		4075 Eaton Road									
				De Pere, WI 54115		Green Bay, WI 54311									
						DORNER, INC.									
						E506 Luxemburg Road									
						PO Box 129									
						Luxemburg, WI 54217									
				ADVANCE CONSTRUCTION, INC.		KRUCZEK CONSTRUCTION, INC.									
				2141 Woodale Avenue		3636 Kewaunee Road									
				Green Bay, WI 54313		Green Bay, WI 54311									
				DE GROOT, INC.		CALNIN & GOSS, LLC.									
				4201 Champion Road		505 W. Edgewood Drive									
				Green Bay, WI 54311		Appleton, WI 54913									
MISCELLANEOUS & EROSION CONTROL															
Item	Qty	Unit	Description	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1.	1	L.S.	Mobilization	\$2,500.00	\$2,500.00	\$3,500.00	\$3,500.00	\$5,000.00	\$5,000.00	\$5,300.00	\$5,300.00	\$10,000.00	\$10,000.00	\$24,000.00	\$24,000.00
2.	1	L.S.	Traffic Control	\$1,900.00	\$1,900.00	\$11,900.00	\$11,900.00	\$2,500.00	\$2,500.00	\$2,330.00	\$2,330.00	\$8,975.00	\$8,975.00	\$2,200.00	\$2,200.00
3.	1	L.S.	Asphalt Removal	\$5,000.00	\$5,000.00	\$3,500.00	\$3,500.00	\$2,000.00	\$2,000.00	\$1.00	\$1.00	\$14,300.00	\$14,300.00	\$50,000.00	\$50,000.00
4.	1	L.S.	Concrete Removal	\$1,500.00	\$1,500.00	\$4,500.00	\$4,500.00	\$2,000.00	\$2,000.00	\$1.00	\$1.00	\$9,900.00	\$9,900.00	\$10,000.00	\$10,000.00
5.	34	Ea.	Stump Removal	\$300.00	\$10,200.00	\$150.00	\$5,100.00	\$250.00	\$8,500.00	\$175.00	\$5,950.00	\$200.00	\$6,800.00	\$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.	1,674	L.F.	Silt Fence or Sediment Log	\$3.00	\$5,022.00	\$2.10	\$3,515.40	\$2.50	\$4,185.00	\$2.60	\$4,352.40	\$2.50	\$4,185.00	\$2.00	\$3,348.00
8.	1	L.S.	Temporary Seed & Mulch	\$8,100.00	\$8,100.00	\$1,000.00	\$1,000.00	\$3,000.00	\$3,000.00	\$7,950.00	\$7,950.00	\$6,285.00	\$6,285.00	\$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
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	
														\$92,805.30	
														\$59,970.77	
SANITARY SEWER															
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.	99.16	V.F.	Sanitary Manhole (4' Diameter)	\$475.00	\$47,101.00	\$540.00	\$53,546.40	\$490.00	\$48,588.40	\$570.00	\$56,521.20	\$473.00	\$46,902.68	\$476.00	\$47,200.16
12.	35	L.F.	4 Inch Sanitary Lateral - Open Cut	\$64.00	\$2,240.00	\$92.50	\$3,237.50	\$160.00	\$5,600.00	\$93.00	\$3,255.00	\$92.00	\$3,220.00	\$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
14.	3	Ea.	Connect to Existing Sanitary Sewer Main	\$1,500.00	\$4,500.00	\$1,050.00	\$3,150.00	\$1,000.00	\$3,000.00	\$1,880.00	\$5,640.00	\$1,584.00	\$4,752.00	\$640.00	\$1,920.00
15.	1	L.S.	Sanitary Trench Compaction and Certification	\$4,500.00	\$4,500.00	\$3,030.00	\$3,030.00	\$4,500.00	\$4,500.00	\$2,012.00	\$2,012.00	\$4,540.00	\$4,540.00	\$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	
														\$255,090.20	
														\$270,669.47	
WATER MAIN															
Item	Qty	Unit	Description	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
16.	3,570	L.F.	8 Inch Water Main	\$83.00	\$296,310.00	\$84.00	\$299,880.00	\$89.00	\$317,730.00	\$95.00	\$339,150.00	\$84.00	\$299,880.00	\$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.	170	Ea.	6 Inch Water Main	\$85.00	\$14,450.00	\$86.00	\$14,620.00	\$80.00	\$13,600.00	\$128.00	\$21,760.00	\$109.00	\$18,530.00	\$103.00	\$17,510.00
19.	17	Ea.	6 Inch Gate Valve	\$2,200.00	\$37,400.00	\$1,960.00	\$33,320.00	\$2,175.00	\$36,975.00	\$2,000.00	\$34,000.00	\$2,260.00	\$38,420.00	\$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.	1	Ea.	Relocate Existing Hydrant	\$1,500.00	\$1,500.00	\$3,500.00	\$3,500.00	\$750.00	\$750.00	\$1,825.00	\$1,825.00	\$1,565.00	\$1,565.00	\$1,600.00	\$1,600.00
22.	2,360	L.F.	1 Inch Water Service - Open Cut or Drilled/Pulled	\$54.00	\$127,440.00	\$46.00	\$108,560.00	\$52.00	\$122,720.00	\$55.00	\$129,800.00	\$65.00	\$153,400.00	\$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.	1	L.S.	Temporary Water Service	\$9,800.00	\$9,800.00	\$18,775.00	\$18,775.00	\$14,000.00	\$14,000.00	\$37,000.00	\$37,000.00	\$20,225.00	\$20,225.00	\$30,000.00	\$30,000.00
25.	1	L.S.	Water Trench Compaction and Certification	\$5,900.00	\$5,900.00	\$3,030.00	\$3,030.00	\$6,000.00	\$6,000.00	\$3,700.00	\$3,700.00	\$5,915.00	\$5,915.00	\$5,600.00	\$5,600.00
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	
														\$779,309.05	
														\$794,940.77	
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.	240	L.F.	12 Inch Storm Sewer	\$55.00	\$13,200.00	\$46.00	\$11,040.00	\$78.00	\$18,720.00	\$94.00	\$22,560.00	\$70.00	\$16,800.00	\$82.40	\$19,776.00
27.	16	L.F.	10 Inch Storm Sewer	\$55.00	\$880.00	\$66.00	\$1,056.00	\$83.00	\$1,328.00	\$128.00	\$2,048.00	\$149.00	\$2,384.00	\$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.	25	L.F.	4 Inch Storm Sewer	\$53.00	\$1,325.00	\$50.00	\$1,250.00	\$70.00	\$1,750.00	\$146.00	\$3,650.00	\$71.00	\$1,775.00	\$62.00	\$1,550.00
30.	2	Ea.	8 Inch Storm Cleanout	\$1,000.00	\$2,000.00	\$825.00	\$1,650.00	\$850.00	\$1,700.00	\$880.00	\$1,760.00	\$975.00	\$1,950.00	\$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.	5	Ea.	Storm Inlet (2' x 3' Box)	\$2,600.00	\$13,000.00	\$2,960.00	\$14,800.00	\$3,800.00	\$19,000.00	\$3,265.00	\$16,325.00	\$3,180.00	\$15,900.00	\$3,182.00	\$15,910.00
33.	2	Ea.	Storm Yard Drain (30" Diameter)	\$2,000.00	\$4,000.00	\$1,930.00	\$3,860.00	\$3,000.00	\$6,000.00	\$2,035.00	\$4,070.00	\$2,595.00	\$5,190.00	\$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	
														\$69,006.00	
														\$75,574.75	
PRIVATE LATERAL & CONNECTION WORKS															
Item	Qty	Unit	Description	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
36.	37	Ea.	Pre-Construction Home Visit with Property Owner and Village Staff	\$150.00	\$5,550.00	\$150.00	\$5,550.00	\$160.00	\$5,920.00	\$159.00	\$5,883.00	\$158.00	\$5,846.00	\$150.00	\$5,550.00
37.	1,360	L.F.	4 Inch Sanitary Lateral - Pipe Burst	\$5.00	\$6,800.00	\$5.00	\$6,800.00	\$5.25	\$7,140.00	\$5.00	\$6,800.00	\$5.00	\$6,800.00	\$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.	80	L.F.	4 Inch Sanitary Lateral on Private Property - Open Cut	\$50.00	\$4,000.00	\$50.00	\$4,000.00	\$52.50	\$4,200.00	\$53.00	\$4,240.00	\$53.00	\$4,240.00	\$50.00	\$4,000.00
40.	2	Ea.	Pothole and Connect Sanitary Lateral Outside Foundation	\$2,500.00	\$5,000.00	\$2,500.00	\$5,000.00	\$2,625.00	\$5,250.00	\$2,650.00	\$5,300.00	\$2,639.00	\$5,278.00	\$2,500.00	\$5,000.00
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.	60	L.F.	1 Inch Water Service Concurrent with Sanitary Pipe Burst	\$5.00	\$300.00	\$5.00	\$300.00	\$5.25	\$315.00	\$5.00	\$300.00	\$5.00	\$300.00	\$5.00	\$300.00
43.	2														

Item #6

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 4th 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

APPLICATION FOR OPERATOR'S (BARTENDER) LICENSE

July 1, _____ to June 30, 2026

Feb 4, 2025

Combined Locks

- ☐ 1-Year Operator's License \$32
☐ 2-Year Operator's License \$50
☐ 60-Day Provisional License \$15

New Applicant ☒Renewal Applicant ☐

Fee Paid _____

Section 1 - APPLICANT INFORMATION

Applicant Name (Last, First, MI) <u>Fischer Victoria L</u>		Former Name(s):	
Street Address <u>1101 Holly Ct</u>	City <u>Kaukauna</u>	State <u>WI</u>	Zip Code <u>54130</u>
Driver's License Number <u>F260 8770</u>		State License Issued In: <u>WI</u>	
Date of Birth <u>0727</u>	Gender <u>F</u>	Home Phone Number	Cell Phone Number <u>920840</u>
Name & Address of Establishment(s) Where You Will Be Selling Alcohol <u>Kamps Bar & Grill</u>			

Section 2 - CONVICTION RECORD

Have you EVER been convicted of a felony?

Yes

No

If Yes, when, where and what type of violation? (Please be specific)

Have you EVER been convicted of a misdemeanor or ordinance violation?

Yes

No

If Yes, when, where and what type of violation? (Example: speeding, OWI)

Section 3 - PENALTY NOTICE

I, the undersigned, make application for an Operator's License as provided by Wisconsin State Statute 125.17. I am familiar with the laws, ordinances and regulations, and I hereby agree, if granted said license, to obey all provisions of said laws. I understand that any false information made a s part of this application may be cause for denial.

Applicant's Signature

Victoria Fischer

Date Signed

20250122

Application Received by

[Signature]

FOR OFFICE USE ONLY

Police Department Complete By:	Background Check Completed Date:	Violations found to be directly related to the responsibilities of serving alcohol (Please circle one):	
<u>Hambly #279</u>	<u>1-22-2025</u>	<u>No Violations Found</u>	Violations Found
Village Board	Approve	Deny	Date: Signature: