

NOTICE OF PLAN COMMISSION MEETING

DATE: Tuesday, January 20, 2026

TIME: 5:15pm

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

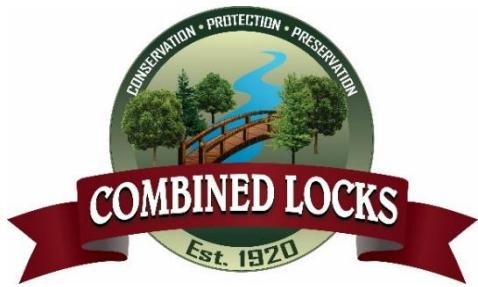
AGENDA

1. Review and consider approval of minutes from 12/02/25 meeting
2. Review and consider recommendation to approve a Certified Survey Map to divide parcel 230158038
3. Create list of park activities to capture for the QR Code Project
4. Begin drafting ideas for Lindberg Park public input on redevelopment
5. Schedule next meeting
6. Adjourn

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

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

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



MINUTES OF PLAN COMMISSION MEETING

DATE: Tuesday, December 2, 2025

TIME: 5:15pm

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

MINUTES

A. Call to order: Meeting called to order at 5:15pm.

B. Attendance: Plan Commission members present – Heckner (via telephone), Mulry, Weyenberg, Mader, Maynard, Carney, Romberg, and Talbot. Plan Commission members absent – none. Staff present – Administrator Shampo-Giese. Others present – none

- 1. Review and consider approval of minutes from 11/11/25 meeting:** K. Carney made a motion to approve the minutes. R.J. Talbot seconded the motion, and it passed unanimously.
- 2. Review and consider recommendation to approve and adopt the latest draft of 5-Year Comprehensive Outdoor Recreation Plan:** Chair Heckner reviewed the latest updates, and commission members suggested additional changes. R.J. Talbot made a motion to approve the 2026-2030 Comprehensive Outdoor Recreation Plan with minor changes to pages 10, 18, 20, 33, 34, and 35. J. Weyenberg seconded the motion, and it passed unanimously. The plan will be presented to the Village Board for approval on 12/09/25. Plan Commission members were invited to attend that meeting.
- 3. Review of capital improvement projects in the 2026 budget:** The Administrator reviewed the capital improvement projects approved in the 2026 General Fund Budget. Included are park sign replacement, landscaping for Lindberg Park, drainage project on sledding hill, lighting at Coonen Park, and reserve funds for future parks projects.
- 4. Update on QR Code Project:** T. Mulry reported that he was able to talk with the Digital Media Class teacher at Kimberly High School and secured the class's help to capture photos of Village parks and activities happening in them. We will work to get some winter photos as soon as possible.
- 5. Schedule next meeting:** The next Plan Commission meeting is scheduled for 5:15pm on Tuesday, January 20th with the Village Board meeting following at 6:30pm.
- 6. Adjourn:** T. Mulry made a motion to adjourn the meeting. J. Maynard seconded the motion, and it passed unanimously. The meeting adjourned at 6:21pm.

Item #2

Request from Tycore Built to divide parcel 230158038 into two separate parcels to help with financing. Tycore's lender has requested the land division since only 50% of the apartments are to be built within the next 18 months.

Date: Fri, Jan 9, 2026 at 9:33 AM

Subject: RE: Plat for apartments.

To: Wade T. Micoley <WTM@realtyhive.com>

Good morning – Thank you for sending over the CSM. Just to confirm:

1. There will be two lots **Yes until we do phase 2 then they will be combined back to one.**
2. Lot 1 is 5.41 acres and Outlot 1 is 5.38 acres **Yes**
3. New lot lines allow for full apartment buildings to be built on a single lot – no building crosses a lot line **Correct**
4. **6** apartment buildings will be constructed on Lot 1 **64 units**
5. **6** apartment buildings will be constructed on Outlot 1 **62 units**

Certified Survey Map

Legend

- 1.32" (o.d.) x 18" iron pipe with cap weighing 1.68 lbs/in ft set
- 1" iron pipe found
- ◆ Outagamie County monument – type noted
- 12' 25' building setback (unless noted)
- 12' public utility easement (unless noted)
- ▨ Floodplain Area



All of Lot 36 of recorded plat "Replat of Wolfinger Estates", (Document Number 2336445, Plats, Outagamie County Records), being located in part of Government Lot 3 of Section 35, T21N-R18E, Village of Combined Locks, Outagamie County, Wisconsin.

Graphic Scale: 1" = 150'

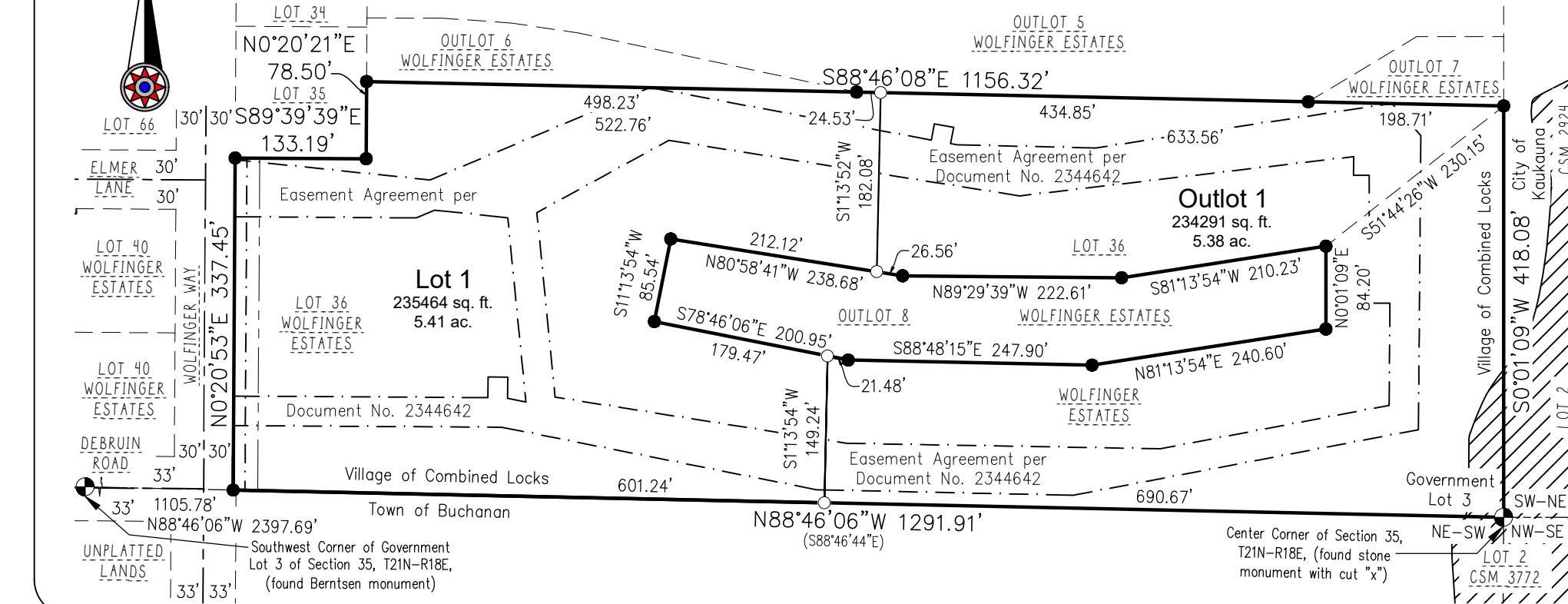


NOTES

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.

Floodplain acquired from FEMA Firm Panel No. 55087C0343D, dated July 22nd, 2010.



Steven M. Bieda
PLS-2275
January 6th, 2026

Sheet One of Three
Project No.: 240200
Drawing No.: L-12584
Fieldwork Completed: 01/01/2026



vierbicher
planners | engineers | advisors

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

Client: Tycore Built
Tax Parcel: 230158038
Drafted By: NDK
File: 240200 CSM 010626.dwg
Data File: 240200.txt





Certified Survey Map

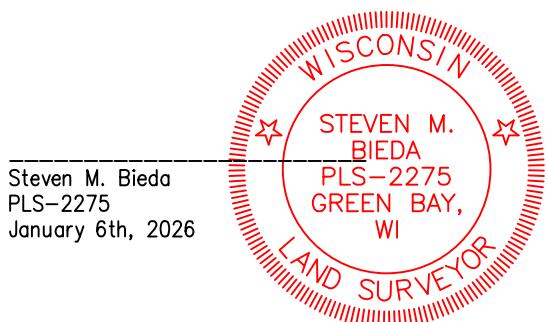
All of Lot 36 of recorded plat "Replat of Wolfinger Estates", (Document Number 2336445, Plats, Outagamie County Records), being located in part of Government Lot 3 of Section 35, T21N-R18E, Village of Combined Locks, Outagamie County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Steven M. Bieda, Professional Land Surveyor, PLS-2275, do hereby certify that I have surveyed, divided and mapped all of Lot 36 of recorded plat "Replat of Wolfinger Estates", (Document Number 2336445, Plats, Outagamie County Records), being located in part of Government Lot 3 of Section 35, T21N-R18E, Village of Combined Locks, Outagamie County, Wisconsin.

Parcel contains 469,755 square feet / 10.78 acres more or less.
Parcel subject to easements and restrictions of record.

That such plat is a correct representation of all the exterior boundaries of the land survey and the division thereof. That I have made such a survey, land division and plat by the direction of the owners listed hereon. That I have fully complied with the provisions of Chapter 236, section 236.34 of the Wisconsin Statutes, the Village of Combined Locks, and the Outagamie County Planning Commission code in surveying, dividing and mapping the same.



CERTIFICATE OF THE OUTAGAMIE COUNTY TREASURER

As duly elected Outagamie County 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 Certified Survey Map as of the dates listed below.

Outagamie County Treasurer

Date

CERTIFICATE OF THE VILLAGE OF COMBINED LOCKS TREASURER

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

Village of Combined Locks Treasurer

Date

CERTIFICATE FOR THE VILLAGE OF COMBINED LOCKS

A Certified Survey Map, 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 _____, 20_____.

Racquel Shampo-Giese
Village Clerk

John Neumeier
Village President

Certified Survey Map



All of Lot 36 of recorded plat "Replat of Wolfinger Estates", (Document Number 2336445, Plats, Outagamie County Records), being located in part of Government Lot 3 of Section 35, T21N-R18E, Village of Combined Locks, Outagamie County, Wisconsin.

NOTES

This Certified Survey Map is all of Tax Parcel 230158038.

The property owner of record is Tycore Built, LLC.

This Certified Survey Map is wholly contained within the property described in the following recorded instrument, Document Number 2336445.

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

RESTRICTIVE COVENANTS

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

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

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.

LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE

Tycore Built LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, does hereby certify that said limited liability company caused the easements to be granted and the land on this Certified Survey Map to be surveyed, divided and mapped as represented hereon. Tycore Built LLC does further certify that this Certified Survey Map is required to be submitted to the Village of Combined for approval or objection in accordance with current Land Subdivision Ordinances.

In Witness Whereof, the said Tycore Built LLC has caused these presents to be signed by Wade Micoley, its Member, on this _____ day of _____, 20____.

Wade Micoley Member
Tycore Built LLC – President

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

Notary Public My Commission Expires _____
Brown County, Wisconsin

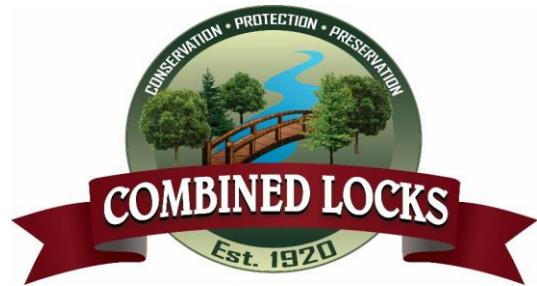
STATE OF WISCONSIN]
] SS
COUNTY OF BROWN]

Steven M. Bieda
PLS-2275
January 6th, 2026



Item #3

Using the 2026-2030 Comprehensive Outdoor Recreation Plan as a guide, Plan Commission members will draft a list of photos, activities, points of interest, etc for the Kimberly High School Digital Media Class to photograph and/or record. These items will then be part of the QR Code Project.



Village of Combined Locks

Parks and Amenities

Acres
Amenities
Archery Range w/elevated shooting platform
Baseball/Softball Fields
Basketball Court
Batting Cages
Bocce Ball Court
Community Food Pantry
Concession Stand (Privately Operated)
Drinking Water
Fishing
Flexible Lawn Space
Gaga Ball Pit
Horseshoe Pits
Ice Skating/Hockey Rink (Outdoor)
Little Free Library
Off Street Parking
Pickleball Court
Playground Equipment (Handicap Accessible)
Restrooms
Shelter - Rentable
Shelter - Shade
Sledding Hill
Soccer Field
Tennis Court
Volleyball Court
Walking Trails

Community Parks

Item #4

Plan Commission members will brainstorm ideas for obtaining public input for future redevelopment of Lindberg Park.

You're Invited!
*****Public Input Meeting*****
Van Zeeland Park & Lindberg Park Updates
~~SAMPLE~~
Thursday, February 6, 2020
6:00pm – 8:00pm
Combined Locks Civic Center
Mark Van Thiel Room
405 Wallace Street
Combined Locks WI 54113

We invite you to join us in a visioning session, idea sharing and data gathering event to help plan some much needed updates and improvements to both Van Zeeland Park and Lindberg Park. Representatives of Short Elliott Hendrickson (SEH) will share a brief formal presentation to begin at 6:15pm. They will then facilitate small group discussions to make sure your ideas are seen and heard.

Youth and adults are invited... We want to hear from all of you!

Sampling of Input from 2020:

Will have all input available at meeting.

	For tennis & pickle ball
7	
8	
9	
10	Good family activity, doesn't use too much space
11	
12	
13	
14	
15	
16	
17	
18	Make this a nature learning corner
19	Utilize trail system

2	Hillside amphitheater - school usage
3	
4	
5	Park could use this activity because of it's size
6	
7	
8	
9	
10	
11	Size of park for this activity great
12	
13	
14	
15	
16	
17	
18	Great area for this plantings
19	Utilization of woods
20	Developed trail; Some trail use from & including pavilion; Utilization of woods; Upgrade trails & make more user friendly

1	Perfect for overlook at Lindberg; Would be awesome for the East end of park. Could Boy Scouts help out?; Would be a draw for visitor
2	Would be a draw for visitor; Good overlook of woods
3	
4	
5	
6	
7	
8	Like this gathering facility - would greatly increase rental
9	
10	
11	
12	
13	
14	
15	Would work out for either park - Cost?; Pavilion - could adapt for zip line? (page 16 of pdf)
16	Great for reunion & meeting (no park selected)
17	
18	
19	
20	Would work out for either park - Cost?

1	Different from structures at other parks
2	
3	
4	
5	
6	
7	Would be a unique feature for either park
8	
9	
10	Interesting design
11	Great activity for the kids - park would have room
12	
13	
14	Ties into nature
15	Like to incorporate music with play; Art in the park
16	
17	Ties into nature
18	Has potential
19	
20	