

NOTICE OF VILLAGE BOARD MEETING

DATE: Tuesday, January 20, 2026

TIME: 6:30pm

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

AGENDA

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 Certified Survey Map dividing parcel 230158038 in Wolfinger Estates
3. Hear report of sanitary sewer backup with damages at the Civic Center
4. Other business, updates and future agenda items
 - a) Spring Primary Election not needed
 - b) Owner of Lot 4 in Locks Business Park will begin construction soon
 - c) Public Service Commission approved Kimberly's water rate increase; PWAC application started
5. 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. *Contracted service*
6. Consider motion to return to open session; action if appropriate
7. Adjourn

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

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

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**

Legend

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



Floodplain Area

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.

Graphic Scale: 1" = 150'

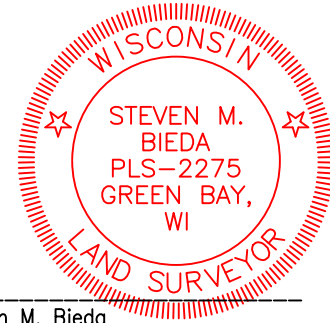


NOTES

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.

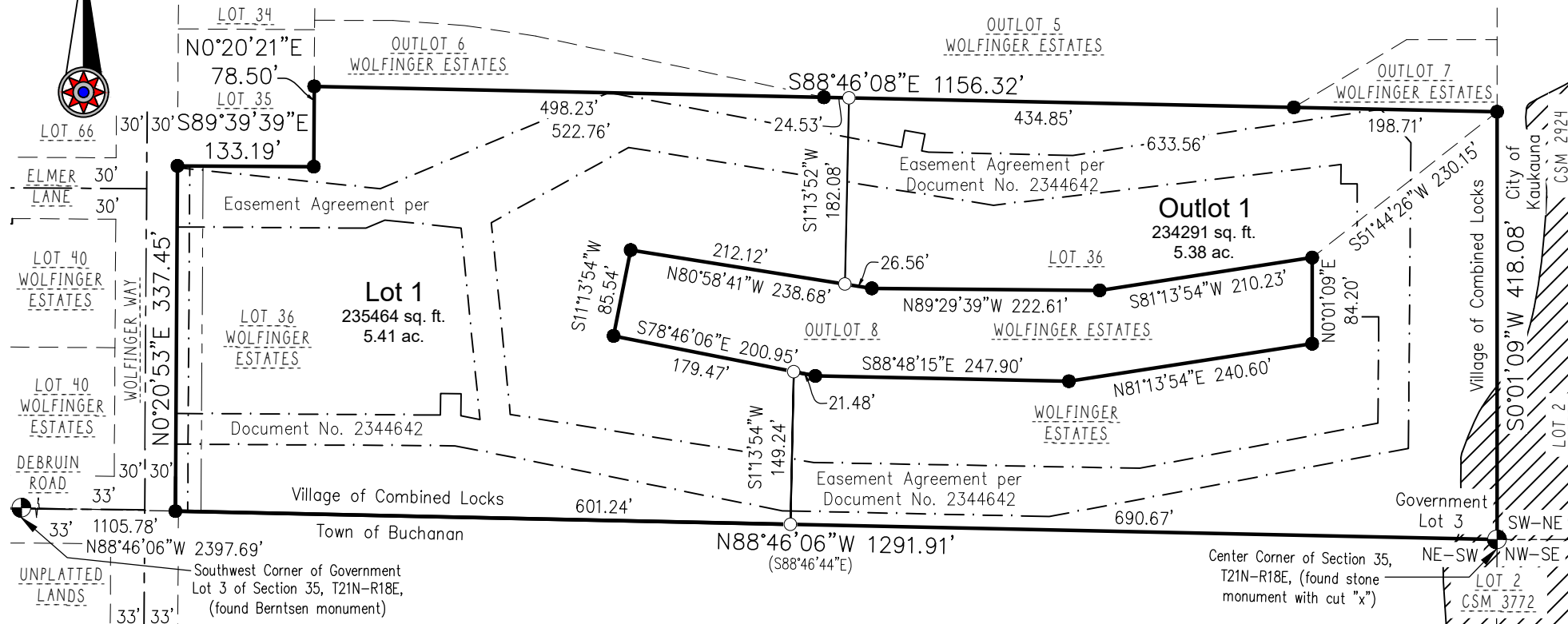
Floodplain acquired from FEMA Firm Panel No. 55087C0343D, dated July 22nd, 2010.



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



North



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

vierbicher
planners | engineers | advisors



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

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



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.

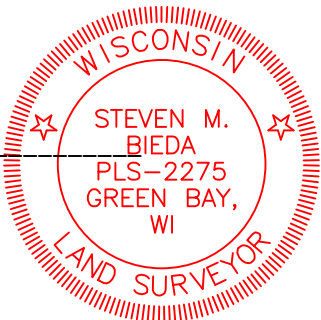
SURVEYOR'S CERTIFICATE

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.

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



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.

Date
Outagamie County Treasurer

CERTIFICATE OF THE VILLAGE OF COMBINED LOCKS TREASURER

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

Date
Village of Combine Locks Treasurer

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





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 Micoiley Member
Tycore Built LLC – President

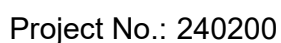
Personally came before me this _____ day of _____, 20____, the above named Member of said Limited Liability Company and acknowledged that he executed the foregoing instrument as such Member as the deed of said Limited Liability Company, by its authority.

Notary Public
Brown County, Wisconsin

My Commission Expires _____

STATE OF WISCONSIN]
] SS
COUNTY OF BROWN]

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



Drawing No.: L-12584 Sheet Three of Three

LOSS REPORTING FORM

MUNICIPAL PROPERTY INSURANCE COMPANY

9701 BRADER WAY, SUITE 301

MIDDLETON, WI 53562

CONTACT: JERRY PARKER

PHONE: (877) 278-4165

FAX: (612) 766-3099


EMAIL: CLAIMS@MPICWI.COM

Instructions: Complete this form online or email or mail to MPIC. If available, attach a copy of the police report. This form may be reproduced.

Major losses should be reported by phone. Call MPIC at:

Phone: (877) 278-4165

Complete this section:

| | | | |
|--|--------------------------------|---|---------------------|
| Policy Number: | | Name as it Appears on Policy: Village of Combined Locks | |
| Contact Person (for this claim): Racquel Shampo-Giese | | Phone Number: 920-788-7740 ext. 203 | |
| Fax Number: 920-788-7742 | | Email Address: gieser@combinedlocks.wi.gov | |
| Address: 405 Wallace Street | | City: Combined Locks | State: WI |
| | | Zip Code: 54113 | |
| Date of Loss (if unsure, use date discovered): 01/10/2026 | Time of Loss: 3:00pm | Estimated Amount of Loss (attach copy of estimate if available): \$30,000 estimates to be received soon | |
| Kind of Loss (check one): <input type="checkbox"/> Fire <input type="checkbox"/> Lightning <input type="checkbox"/> Wind <input type="checkbox"/> Hail <input type="checkbox"/> Glass Breakage <input type="checkbox"/> Vandalism (Other than Glass) <input type="checkbox"/> Water Damage <input type="checkbox"/> Damage by Vehicle <input type="checkbox"/> Collision – Vehicle <input type="checkbox"/> Comprehensive – Vehicle <input checked="" type="checkbox"/> Other – Describe Sanitary Sewer Backup | | Type of Property: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Contents <input type="checkbox"/> Contractors Equipment <input checked="" type="checkbox"/> Other – Describe Flooring, moulding, and drywall <input type="checkbox"/> Property in the Open <input type="checkbox"/> Money <input type="checkbox"/> Vehicle | |
| Location of Loss: 405 Wallace Street | | | |
| Description of Loss and Damage: Sanitary sewage projected from a toilet and floor drain and onto the floors in a bathroom and the adjacent hallway and storage room. | | | |
| Remarks: The sewer drain contractor augered the lateral and removed some wipes. Photos available, if needed. | | | |
| Print Name: Racquel Shampo-Giese | | Title: Administrator | |
| Signature:  | | Date: 01/13/2026 | |