



NOTICE OF PLAN COMMISSION MEETING

DATE: Tuesday, February 3, 2026

TIME: 5:15pm

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

AGENDA

1. Review and consider approval of minutes from 01/20/26 meeting
2. Meet with Kimberly High School representative and discuss items to capture for the Parks QR Code Project
3. Schedule next meeting
4. 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, January 20, 2026

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, Carney, Talbot, Romberg, and Mulry.

Plan Commission members absent – Mader, Maynard, and Weyenberg. Staff present – Administrator Shampo-Giese. Others present – Brad Rymer of Vierbicher (via telephone).

- 1. Review and consider approval of minutes from 12/02/25 meeting:** R.J. Talbot made a motion to approve the minutes as presented. K. Carney seconded the motion, and it passed unanimously.
- 2. Review and consider recommendation to approve a Certified Survey Map to divide parcel 230158038:** Mr. Brad Rymer of Vierbicher addressed the Plan Commission with his client's request to divide parcel 230158038, which is the parcel that the Locks Grand apartments will be built on. Mr. Rymer explained that the need for the CSM is for financing purposes. The proposed CSM allows for six apartment buildings to be constructed on Lot 1 during Phase 1 of the construction. The matter was discussed. N. Romberg made a motion to recommend approval of the CSM. T. Mulry seconded the motion, and it passed unanimously.
- 3. Create list of park activities to capture for the QR Code Project:** Plan Commission members had a lengthy discussion about the park activities to get photos or videos of for the QR Code Project. T. Mulry suggested inviting the Kimberly High School teacher who will guide his students who will help with this project. It was agreed that each park's QR code will include identification signs, scenery, and playground equipment. The students will use the Parks and Amenities page of the CORP as a guide. The QR code for each park will also include the individual park pages from the CORP. T. Mulry will find out if the KHS teacher can attend a Plan Commission meeting on 2/3 or 2/10.
- 4. Begin drafting ideas for Lindberg Park public input on redevelopment:** Plan Commission members discussed the next steps for obtaining public input for Lindberg Park redevelopment. The Administrator will draft a mailer that will go to all Combined Locks households and invites them to a meeting at Lindberg Park in August. K. Heckner will draft some proposed layouts to have at that meeting. He will then revise them based on the August public input and have the revisions available for residents to view at the November 2026 election. He will set up the layouts in the Council Chambers or Golden Agers Room.
- 5. Schedule next meeting:** The next meeting will be at 5:15pm on 2/3 or 2/10 based on the KHS teacher's availability.
- 6. Adjourn:** K. Carney made a motion to adjourn the meeting. R.J. Talbot seconded the motion, and it passed unanimously. The meeting adjourned at 6:09pm.

MEMORIAL PARK



PARK TYPE

Community Park

Address: 405 Wallace Street

Size: 52.4 acres

Memorial Park is conveniently situated in the heart of the community and underwent extensive renovation in 2004, transforming old structures into modern amenities. This versatile facility features illuminated baseball fields, a volleyball court, a basketball court, a children's play area, restrooms, a shelter, soccer fields, horseshoe pits, and an archery range with an elevated platform. Additionally, there is a lighted pathway for visitors to enjoy.

The park encompasses 40 acres of wooded land, featuring ravines, hiking trails, and an ice skating area.

Memorial Park serves as the community's main recreational hub.



DON FRIES RECREATION AREA



PARK TYPE
Neighborhood Park

Address: 405 Wallace Street

Size: 8.63 acres

The Don Fries Recreational Area is located on the eastern side of the Combined Locks Civic Center Campus. This park features soccer fields and a sledding hill. It also serves as a trailhead for scenic walks through over 40 acres of forest, with 3.1 miles of walking and hiking trails.

The terrain is ideal for hosting musical and theatrical events in a natural amphitheater setting.

Refer to Memorial Park (page 18) for the map location.



Photo by Kimberly H.S. Digital Media Students

VAN ZEELAND PARK



PARK TYPE

Neighborhood Park

Address: 237 Darboy Road

Size: 4.67 acres

Van Zeeland Park is situated in the northwest section of the community and underwent a complete transformation in 2022.



The park includes a shelter that has a kitchen and restrooms, making it suitable for various activities. It features multi-use fields, a full-size basketball court, a pickleball court, a children's play area, an open play area, and a Gaga ball structure. Additionally, plans are in place for a Bocce ball area



Photo by Kimberly H.S. Digital media students

LINDBERG PARK



PARK TYPE
Community Park

Address: 415 Park Street

Size: 16.28 acres

Lindberg Park, situated in the east-central part of the Village, is the oldest community park and serves as an ideal venue for small family reunions and gatherings. Recent improvements have included the installation of a tennis court that also features markings for pickleball. The park offers a children's play area equipped with a play communication board, a grass volleyball court, and a covered picnic shelter with restrooms.

Spanning approximately 16 acres, the park includes wooded areas, ravines, and undeveloped land, with part of it adjacent to Don Fries Recreation Area and Memorial Park. Within the park, a 0.5-mile-long walking trail loop meanders through the undeveloped sections.

Renovation work at the park is currently progressing in four to five phases. Phase 1 has recently been completed, which focused on the reconfiguration of the parking lot to improve water drainage and separate the play areas from vehicular traffic. Future phases will aim to enhance the children's play area, add more pickleball courts, and implement additional improvements. These may include a new shelter with restrooms and kitchen facilities, a volleyball court, an open grassy play area, and a scenic overlook.



Photos by Racquel Shampo-



BLAESE PARK



PARK TYPE

Neighborhood Park

Address: 535 Richard Street

Size: 0.77 acres

Blaese Park is located on the southwest side of the community. This park features a playground area and a shaded shelter.

The park was named for Ronald "Ronnie" Blaese, a Combined Locks soldier who lost his life in the Vietnam War. The park was dedicated in 1985 in honor of all Combined Locks Veterans.



Photo by Kimberly H.S. Digital media students



GREENWAY PARK



PARK TYPE
Neighborhood Park

Address: 135 Parkway Drive

Size: 4.19 acres

Greenway Park is a neighborhood park serving the Green Way Village subdivision, situated in the southeastern part of the community.

The park spans approximately 4 acres, with some areas featuring hilly terrain. About 1 acre of flat land has been developed for park activities.

Originally, the land that now comprises the Green Way subdivision was owned by Arnold and Jeanette Coonen, who annexed the property to the Village of Combined Locks for development. A "Name the Park" contest was held to determine its official name, and Arnold and Jeanette selected the winning entry.



COONEN PARK



PARK TYPE

Neighborhood Park

Address: 550 Coonen Drive

Size: 6.16 acres

Coonen Park is the newest recreational facility in the community, built in 2017. It covers approximately 6 acres within the Coonen subdivision.

The park features playground areas, a lighted pathway, open play spaces, a basketball court, a Gaga ball pit, grass volleyball courts, a shade shelter, and restroom facilities.



Photo by Kimberly H.S. Digital media students

PARKS AND AMENITIES



TABLE 4.4: VILLAGE OF COMBINED LOCKS PARK AMENITIES MATRIX

|  | Community Parks | | Neighborhood Parks | | | Other Recreation | | |
|---|-----------------|----------|--------------------|----------------|----------|------------------|-----------|----------|
| | Memorial | Lindberg | Coonen | Van Zeeland | Greenway | Blaese | Don Fries | CE Trail |
| Acres | 52.4 | 16.28 | 6.16 | 4.67 | 4.19 | 0.77 | 8.63 | |
| Amenities | | | | | | | | |
| Archery Range | X | | | | | | | |
| Baseball/Softball Diamond | X | | | | | | | |
| Basketball Court/Basketball Hoop | X | X | X | X | | | | |
| Batting Cage/Backstop | X | | | | | | | |
| Bocce Ball Court - future | | | | X | | | | |
| Community Food Pantry | X | | | | | | | |
| Concessions Stand (Privately Operated) | X | | | | | | | |
| Drinking Water | X | X | X | X | | | | |
| Fishing (Along Garner's Creek) | X | | | | | | X | |
| Flexible Lawn Space | X | X | X | X | X | Y | X | |
| Gaga Ball | X | | | X | | | | |
| Horseshoe Pits | X | | | | | | | |
| Ice Skating/Hockey Rink | | | | | | | X | |
| Free Little Library | X | | | | | | | |
| Off Street Parking | X | X | X | X | X | | X | X |
| Pickleball Court | | X | | X | | | | |
| Playground Equipment (Handicap Accessible) | X | X | X | X | X | Y | | |
| Restrooms | X | X | X | X | | | | |
| Shelter - Rentable | X | X | | X | | | | |
| Shelter - Shade | | | X | | X | Y | | |
| Sledding Hill | | | | | | | X | |
| Multi-use Field | X | | | X | | | X | |
| Tennis Court | | X | | | | | | |
| Volleyball Court | X | X | X | X | | | | |
| Walking Trails | X | X | X | X | | | X | X |