



VILLAGE OF KIMBERLY, WI

NOTICE OF VILLAGE COMMUNITY DEVELOPMENT AUTHORITY MEETING

DATE: Wednesday, March 19, 2025
TIME: 4:00 pm
LOCATION: Village Hall, Rick J. Hermus Council Chambers
515 W. Kimberly Ave.
Kimberly, WI 54136

Notice is hereby given that a Community Development Authority Meeting will be held on Wednesday, March 19, 2025, at the Village Hall. This meeting is open to the public and the agenda is listed below.

- 1) Call to Order
- 2) Roll Call
- 3) Election of Vice-Chairperson
- 4) Appointment of the Community Development Director of the Village of Kimberly as the acting Secretary and Executive Director of the Community Development Authority of the Village of Kimberly.
- 5) Appointment of the Clerk/Treasurer of the Village of Kimberly as the acting Treasurer of the Community Development Authority of the Village of Kimberly.
- 6) Approval of Minutes from the 3/9/2022 Meeting
- 7) Public Hearing
 - a) Consider Designating a Vacant Building being the Former Specialty Mineral Property Located at 442 N Main Street, Parcel 250-003400, Village of Kimberly, Wisconsin as Blighted
- 8) Unfinished Business
 - a) None
- 9) New Business for Consideration and Approval
 - a) CDA Resolution No. 1, Series of 2025 – Resolution Determining Property to be Blighted and Submitting Determination to Village Board for Approval (442 N Main Street)
 - b) Village of Kimberly Development Update
- 10) Adjournment

Community Development Authority

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**SPECIAL MEETING OF THE KIMBERLY
COMMUNITY DEVELOPMENT AUTHORITY (CDA)
AND THE KIMBERLY ECONOMIC DEVELOPMENT ORGANIZATION (KEDO)
MARCH 9, 2022**

The meeting was called to order at 6:00 p.m. Members present for roll call were President Chuck Kuen, Administrator Danielle Block, Community Enrichment Director Holly Femal, Jessica Schneider, Tim Wyngaard, Bruce Hawley and Brad Lamers. Trustee Peggy Weber, Kelly Davies and Kimberly School Superintendent Bob Mayfield were absent and excused.

President Kuen moved, Hawley seconded the motion to approve the minutes of the March 17, 2021 Joint CDA/KEDO meeting. The motion carried by unanimous vote of the members.

Administrator Block indicated that a request for proposals was recently sent out for formulating a village-wide strategic planning effort and vision concept for the next several years. This includes municipal operations, community development and library services.

Administrator Block updated members on activity in the Tax Incremental Districts (TID). TID 4 continues to be a donor TID to TID 6. The planned LED street light improvement for TID 4 will convert 36 streetlights at a cost of \$15, 555.00

In TID 5, the Creekview Road reconstruction and Eisenhower Avenue concrete replacement were completed in 2021, as well as the expansion of Luvata and the development of Stein's and Vandenboom Verstegen Wealth Management. There are still three vacant lots available for development in this area. Van Roy Road is being urbanized in 2022 and will include a sidewalk on the south side. Construction will begin in late spring. A multi-modal trail on the south side of the road will be constructed along Marcella Street and Kennedy Avenue, beginning at Kimberly Avenue and ending at Cobblestone. A grant application has been submitted to the State to fund this project and the Village will know in a few weeks whether it has been approved or not. The multi-modal trail from Cobblestone to Railroad Street will be completed this year. The R-CUT intersection at CE & Railroad by the County will start in 2023. Finally, Liberty Hall has been sold and is being repurposed into an auto repair shop.

TID 6 continues to perform better than expected. The Village is in negotiations with a development team for property located on the east side of the TID. It is anticipated that the Village will borrow for an infrastructure project in this area. The infrastructure will include utilities, public roadway, a multi-modal trail along the river and a storm water pond. In 2022, the final work on the Cedars Historic Overlook will be completed. It will include a gathering/rental space, historic features and public bathrooms.

After an anonymous donor provided funding, a multi-modal trail along Railroad Street and a portion of Papermill Run was completed in 2021. This winter the Village installed an ice rink at Treaty Park. The Village was recently notified that it has been approved to receive \$20,000 in grant money from T-Mobile to install planter boxes along Kimberly Avenue. The Village still has business lots available for commercial development in the downtown corridor along Kimberly Avenue. The former Shopko property will go up for auction again at the end of March

2022. Continued interest in the property is to develop indoor storage which is not a permitted use under current zoning.

There was no Unfinished Business.

There was no New Business.

Hawley moved, Schneider seconded the motion to adjourn at 6:52 pm. Motion carried.

A handwritten signature in cursive script, reading "Danielle L. Block".

Danielle L. Block
Secretary



VILLAGE OF KIMBERLY

515 W. Kimberly Avenue

Kimberly, WI 54136

THE COMMUNITY DEVELOPMENT AUTHORITY
OF THE VILLAGE OF KIMBERLY
NOTICE OF PUBLIC HEARING

TAKE NOTICE that The Community Development Authority of the Village of Kimberly, Wisconsin (the "Authority") intends to consider designating a vacant building being the former Specialty Mineral property located at 442 North Main Street, parcel 250-003400, Village of Kimberly, Wisconsin as blighted.

Pursuant to the provisions of Sections 66. 1333(5)(c), Wisconsin Statutes, the Authority will conduct public hearings on consideration of blight designations and acquisition of the Property on March 19th, 2025 at 4:00PM at the Kimberly Municipal Complex, 515 W Kimberly Avenue, Kimberly, Wisconsin in the Council Chambers. Persons interested in this matter will be given an opportunity to comment and ask questions about the proposed determination.

THE COMMUNITY DEVELOPMENT
AUTHORITY OF THE VILLAGE OF KIMBERLY,
WISCONSIN

Published: February 26th & March 5th, 2025

COMMUNITY DEVELOPMENT AUTHORITY
OF THE
VILLAGE OF KIMBERLY, WISCONSIN

Resolution No. 1 CDA, Series of 2025

RESOLUTION DETERMINING PROPERTY TO BE BLIGHTED AND
SUBMITTING DETERMINATION TO VILLAGE BOARD FOR APPROVAL

WHEREAS, the property in the Village of Kimberly, Wisconsin (the "Village") described as 442 N. Main Street, Kimberly, Wisconsin, 54136, Tax Parcel No. 2500034004, legally described in EXHIBIT A, (the "Property") has been proposed as the site for redevelopment opportunity project; and

WHEREAS, the Property has been determined by the Village's staff to be a "blighted property" as defined in Section 66.1333, Wisconsin Statutes based on a report prepared by the Community Development Director dated March 19th, 2025 (the "Report"); and

WHEREAS, blight elimination, slum clearance, and urban renewal and redevelopment projects on the Property will protect and promote the health, safety and general welfare of citizens of the Village; and

WHEREAS, the Community Development Authority of the Village of Kimberly (the "Authority") proposes to assist the redevelopment of the Property, the blight elimination and urban renewal projects on the Property; and

WHEREAS, pursuant to Section 66.1333(5)(c)1g., Wisconsin Statutes, the Authority may assist the private development of blighted property without designating a redevelopment area boundary or adopting a redevelopment plan if the Authority obtains advance approval of the Village Board; and

WHEREAS, on March 19th, 2025, this body held a duly-noticed public hearing to determine whether the Property is blighted, at which all interested parties were given an opportunity to express their views respecting the determination of blight for the Property; and

WHEREAS, on February 25th, 2025, a notice of the public hearing was sent via certified mail to the sole registered owner of the Property, via United States Postal Services, as required by statutes; and,

WHEREAS, this body has studied the facts and circumstances relating to the Property and the proposed development of the Property, consideration having been given, among other items, to the following matters: (i) the definition of "blighted property" contained in Section 66.1333(2m)(bm), Wisconsin Statutes, (ii) the Report with respect to the existence of blight on the Property in the context of Section 66.1333, Wisconsin Statutes, (iii) the past and existing condition of, and the proposed uses of, the Property, (iv) the goals and objectives of the proposed development of the Property, and (v) visual inspections of the Property and surrounding areas by various members of the Authority and by various staff of and consultants to the Village.

NOW, THEREFORE, BE IT RESOLVED, by the Community Development Authority of the Village of Kimberly that:

1. The Property is determined to be a "blighted property" within the meaning of Section 66.1333(2m)(bm), Wisconsin Statutes.
2. The finding of blight and the proposed development of the Property for the purpose of carrying out blight elimination and urban renewal projects shall be submitted to the Village Board for review and approval.

Adopted and approved this 19th day of March, 2025.

Charles A. Kuen
Chairperson

Secretary

EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

Lot One (1), Certified Survey Map No. 1315 recorded in the Office of the Register of Deeds for Outagamie County, Wisconsin on July 02, 1992, in Volume 7 of Certified Survey Maps, Page 1315, as Document No. 1043956, said Certified Survey Map being part of Lots 15, 16, 17 and 18 of Block One (1) of Gilmore's Addition and part of vacated Sidney Street, vacated Beverly Street and the vacated alley lying between Lots 17, 18, and 19 of said Block One of Gilmore's Addition all lying in Government Lot Four (4), Section Twenty-seven (27), Township Twenty-one (21) North, Range Eighteen (18) East, Village of Kimberly, Outagamie County, Wisconsin; Together with the West 1/2 of that portion of North Main Street Vacated by instrument recorded in Jacket 9545, Image 39-42 as Document No. 962496 adjacent to it most easterly line.



Village of Kimberly Request for Community Development Authority Recommendation

ITEM DESCRIPTION: Resolution Determining Property – 442 N. Main Street (Parcel 250-003400) – to be Blighted

REPORT PREPARED BY: Sam Schroeder, Community Development Director

REPORT DATE: March 19, 2025

EXPLANATION: The Village of Kimberly is considering the acquisition of the former Specialty Mineral property located at 442 N Main Street, being parcel 250-003400. This property has remained vacant and an economic liability for some time. With the past use discontinuing and no production occurring for a period of 12 months, the Village of Kimberly rezoned this property from I-2 Industrial to R-3 Medium Density Residential in June of 2019. Since this time, the site has substantially remained vacant and underused.

Anytime a municipality is acquiring a property, the community does want to protect itself as much as possible from future environmental liabilities. The State of Wisconsin offers a Local Governmental Unit Environmental Liability Exemption (LGU). In order to be eligible for a LGU Status, a municipality must purchase the property through an approved method, one of which being that the property is for the purpose of the elimination of blight following the state or federal process.

A blighted property is defined by Wisconsin State Statutes 66.1333(2m) as:

“Any property within a city, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provisions for ventilation, light, air or sanitation, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime, and is detrimental to the public health, safety, morals or welfare, or any property which by reason of faulty lot layout in relation to size, adequacy, accessibility or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair market value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a city, retards the provisions of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use, or any property which is predominantly open and which because of obsolete platting, diversity of ownership, deterioration of structures or of site improvements, or otherwise, substantially impairs or arrests the sound growth of the community.”

The Community Development Authority was created in a community to more effectively and efficiently prevent and eliminate blighted areas and prevent the recurrence of blighted areas in addition to carrying out slum clearance and urban renewal programs and projects. Reviewing the definition of a blighted property staff finds the following as it relates to the consideration of blighting the property of 442 N Main Street:

- Vacant. This property is vacant, which causes increased deterioration, potential fire hazards, an increase opportunity for crime, economic liability causing a decrease in neighborhood property values, and overall a deterrent to the public health, safety, morals, and welfare of the community.
- Obsolete Development. This facility was constructed for a very specific purpose with the large silos and large ceilings inside the property. Upon discontinuing operations, this facility has become obsolete with the facility and appurtenances being unneeded for the past use or future use in its current state.
- Sound Growth. Over the last decade and since the closing of the large mill site and industrial corridor, this area has seen a massive transformation with industrial property being cleaned up and switching to residential urban renewal. The impact of this vacant industrial facility with its large silos and chain link fence covered with barbwire, no longer fits the redevelopment plan and opportunity of the overall community. This property will substantially impair the sound growth of the community the longer it remains further affecting the general welfare of the community.

Due to the above, staff believes the property meets the statutory requirements of the determination of blight due to its current vacant and deteriorating condition, obsolete building amenities, zoning classification, and development patterns, which may substantially impair the sound growth of the community and be a deterrent to the public health, safety, morals, and welfare of the community.

RECOMMENDED ACTION: Staff recommends the Community Development Authority approve CDA Resolution R-1-25 determining a certain Property as blighted being 442 N Main Street (Parcel 250-003400), per Wisconsin Statutes 66.1333(2m)(bm) and recommend the Village Board confirm the determination for the purpose of carrying out blight elimination and urban renewal projects.

