



VILLAGE PLAN COMMISSION AGENDA

Tuesday, December 16, 2025, at 5:00pm

Rick J. Hermus Council Chambers

515 W. Kimberly Ave.

Kimberly, WI 54136

- 1. Call to Order**
- 2. Roll Call**
- 3. Moment of Silent Reflection, Pledge of Allegiance**
- 4. Approval of November 18, 2025, Meeting Minutes**
- 5. Public Hearing**
 - a. None
- 6. Unfinished Business for Consideration or Action**
 - a. None
- 7. New Business for Consideration or Action**
 - a. Site & Architectural Review Amendment – Rebman Plumbing located at 700 W Kimberly Avenue
 - b. Preliminary Plat Review – The Blues (Replat of the Condominium Plat – The Blues at the Trails)
- 8. Adjournment**

Plan Commission

Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/894788813>

You can also dial in using your phone.

Access Code: 894-788-813

United States (Toll Free): [1 866 899 4679](tel:18668994679)

United States: [+1 \(571\) 317-3116](tel:+15713173116)

Any person wishing to attend the meeting who because of their disability is unable to attend, is requested to contact the ADA Coordinator at 920-788-7500 at least 48 hours prior to the meeting so that reasonable accommodations may be made.

**VILLAGE OF KIMBERLY
PLAN COMMISSION MINUTES
11/18/2025**

A meeting of the Village Kimberly Plan Commission was called to order on Tuesday, November 18, 2025, at 5:00pm in the Rick J. Hermus Council Chambers, 515 W. Kimberly Ave, by President Kuen.

Commissioners Present: President Chuck Kuen and Commissioners: Michael Robach, Jeremy Freund, Dave Vander Velden, Norb Karner, Todd Schneider, and Nancy Bourassa

Commissioners Excused: None

Staff Present: Deputy Clerk Erica Ziegert and Community Development Director Sam Schroeder

Approval of Minutes from the 10-21-2025 Meeting

Commissioner Karner moved, Commissioner Vander Velden seconded the motion to approve. Motion carried by unanimous vote.

Public Hearing

None

Unfinished Business

None

New Business

Site & Architectural Review – Kim-Com Promotions LTD (Paperfest) located at 141 N Clark Street

Commissioner Vander Velden moved, Commissioner Karner seconded the motion to approve the site plan and architectural components for Kim-Con Promotions, aka Paperfest located at 141 N Clark Street as presented, contingent upon the following:

1. The noted terrace tree to be removed shall remain. 2. Areas not identified as outdoor storage or parking shall be stripped of any gravel, topsoiled and shall be restored with grass. Any future use of this area shall require the review by the Village Staff. 3. A grading and drainage plan shall be provided and approved by Village Staff to ensure proper drainage of the site and parking prior to restoration. 4. Any new lighting shall be full cut off and meet Village Ordinances. 5. Any new signage shall require a separate permit and approval by the Village Staff. 6. Any dumpster or refuse shall be enclosed, aesthetically constructed similar to the building, and out of view from off premise. 7. Minor modifications to the building and site plan are permitted with Village Staff review and approval. Motion carried by unanimous vote.

Adjournment

Commissioner Freund moved, Commissioner Karner seconded the motion to adjourn. Motion carried by unanimous vote at 5:13pm.

Erica Ziegert
Deputy Clerk
Dated 11/19/2025



Village of Kimberly Request for Plan Commission Recommendation

ITEM DESCRIPTION: Site & Architectural Review Amendment – Rebman Plumbing located at 700 W Kimberly Avenue

REPORT PREPARED BY: Sam Schroeder, Community Development Director

REPORT DATE: December 16, 2025

EXPLANATION: Just about a year ago on December 17, 2024, the Village Plan Commission reviewed and approved the site and architectural submittal by Rebman Plumbing for a proposed building addition to their existing facility (former carwash) located at 700 W Kimberly Avenue. These plans included a simple gable to gable structure added to the existing building with minor architectural elements added such as dormers on the southern roof, overhangs above the front entrance doors, and brick wainscoting along the front and return wall to complement the existing brick building.

Since that time, the plans did go through commercial plan review and construction has commenced. It was identified as the building took shape that the building currently under construction does not match the approved site and architectural drawings submitted in December of 2024. The Property Owner noted certain changes were made ahead of the commercial plan review which is reviewed by a third party. Those plans were further refined with neither being reviewed nor approved by zoning. Changes are summarized below.

Commercial approved plans changes:

- Parapet walls versus the gabled overhangs
- Pitched roof structure over the existing building
- Removed overhangs above front entrance doors

Under construction changes:

- Brick on the existing building was primarily covered with vinyl siding with the exception of brick wainscoting on the south facade
- Brick wainscoting on east side of new building back to old building was removed
- The window/door on the existing building was removed
- The overhangs above the front entrance doors will be added contrary to the plan per the Property Owner*

The Owner noted that with the plans being approved by the commercial plan review that they assumed these changes had sufficed. Staff noted that this review is for the structural and code elements of the code to be substantially in line with what was approved by the Village Plan Commission and Board and is not re-reviewed.

The Property Owner identified that several of the changes were due to needing to meet code:

- The parapet wall and the removal of the door on the existing building were due to the fire separation requirements.
- The structure installed over the existing building was due to the concern of snow load and tying that into the new building to avoid future water and drainage issues.

The Owner further noted that contrary to the approved commercial building plans, the small architectural overhangs above the front entrance doorways will be installed.

Attached to this staff report includes:

1. Photos of the Construction Underway
2. Commercial Approved Building Plans Summarizing the Changes
3. Commercial Approved Building Plans
4. Original Plan Commission Memo
5. Original Drawings
6. Approved Drainage Plan

RECOMMENDED ACTION: At this stage in the project, Staff would recommend approval of the building as currently being constructed with no changes to the approved grading and drainage, the overall site plan, the landscaping, or any other conditions as originally approved and with added condition that the overhangs above the front entrances would be added.

Should the Plan Commission desire, Staff believes there could be consideration to require added brick wainscotting on the east and west façade as well as the wall returned back to the existing building. All other approvals and conditions should remain.



STS
12/03/2025 1:01 PM



STS
12/03/2025 1:01 PM

PLAN CONDITIONALLY APPROVED
No Variation of this Plan is Permitted without the Approval of E-Plan Exam and the Municipal Building Department. A Conditional Use Permit or Zoning Permit for additional conditions that must be addressed during construction prior to inspection.
Review Type: Building & Structure Review Only.
Approved By: Brian J. Reeb Date: 05/20/2025

FULL FLOOR PLAN
SCALE: 1/8" = 1'-0"

WEST ELEVATION
SCALE: 1/8" = 1'-0"

NORTH ELEVATION
SCALE: 1/8" = 1'-0"

SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

EAST ELEVATION
SCALE: 1/8" = 1'-0"

PROJECT

NAME:	REBMAN PLUMBING
ADDRESS:	KIMBERLY, WI
CITY, STATE, ZIP:	KIMBERLY, WI 54136
MUNICIPALITY:	VILLAGE OF KIMBERLY, OUTAUM COUNTY

REVISIONS

DATE:	05/20/2025
DESCRIPTION:	REBMAN PLUMBING
BY:	AARON J. HALBERG
PREVIOUS DRAWING NUMBER:	25A099
DATE DRAWN:	APRIL 3, 2025
PROJECT NUMBER:	25A099
FOR NUMBER:	25A099

NOTE:
FURTHER TRUSSES OVER THE EXISTING BUILDING. THE BUILDER MUST CONFIRM ALL TRUSS SPANS, HEEL HEIGHTS, AND TRUSS DECKING. THE NEW ROOFLINE OVER THE EXISTING BUILDING TO MATCH UP WITH THE NEW ADDITION ROOF.

HALBERG
ENGINEERING, LLC
Engineering Scope, Building Design for
WISCONSIN
IBC 2015 / SPS 361/82 compliance
www.halbergengineering.com

2 OF 7

BRICK REMOVED ON
EXISTING BLD
RETURN

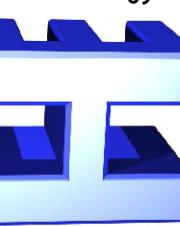


Engineering Scope: Building Design for IBC 2015 / SPS 361/362 compliance

NOTE:
AUTOMATICALLY MADE
IN PREPARING THESE PLANS AND CHECKING
OR SUBCONTRACTOR MUST CHECK ALL DIMENSIONS
DETAILED FOR ACCURACY AND BE RESPONSIBLE FOR
CONSTRUCTION TO ALL APPLICABLE STATE AND
LOCAL AND OTHER CODE REQUIREMENTS.

April 29, 2025

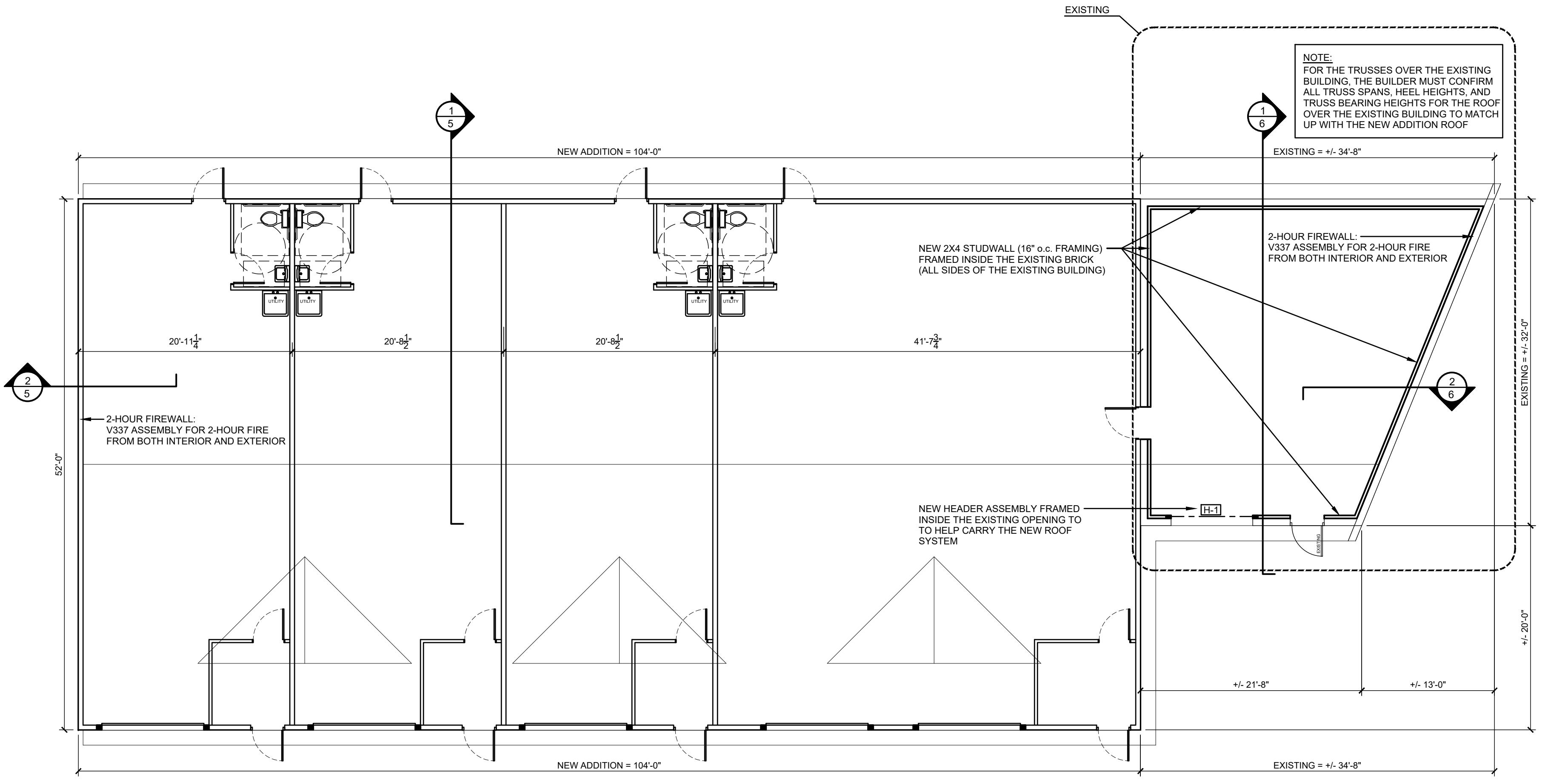
HALBERG
ENGINEERING LLC
Specialists in Post Frame Engineering
www.halbergengineering.com



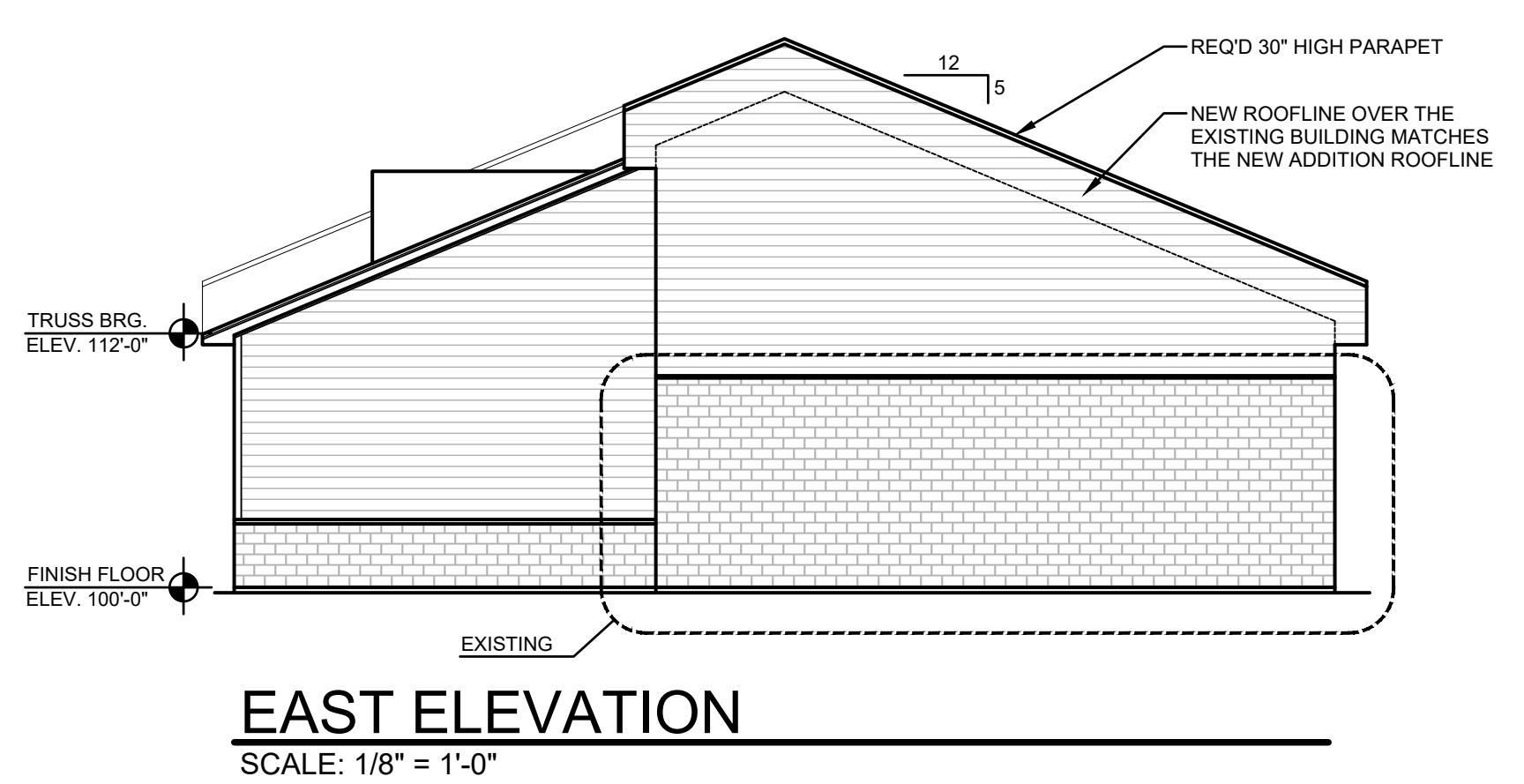
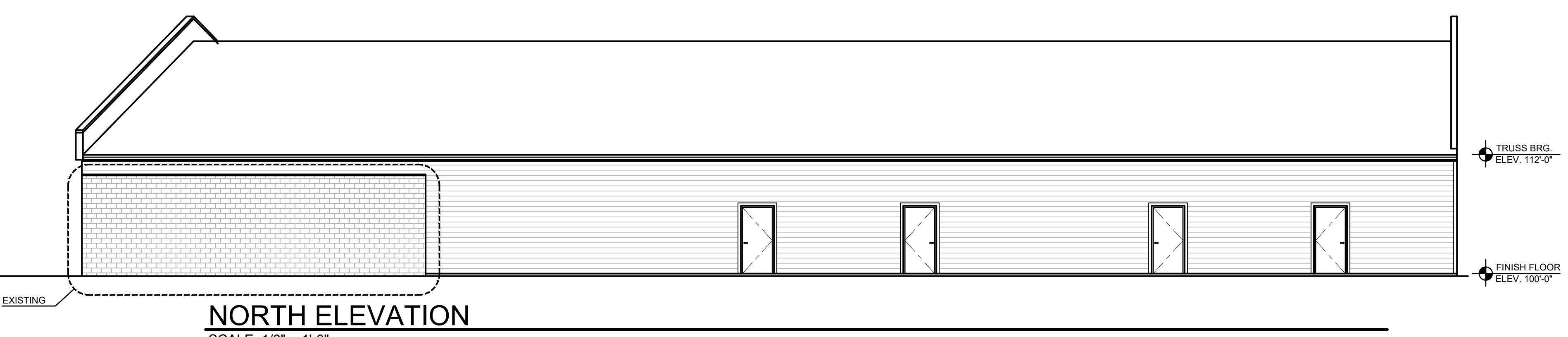
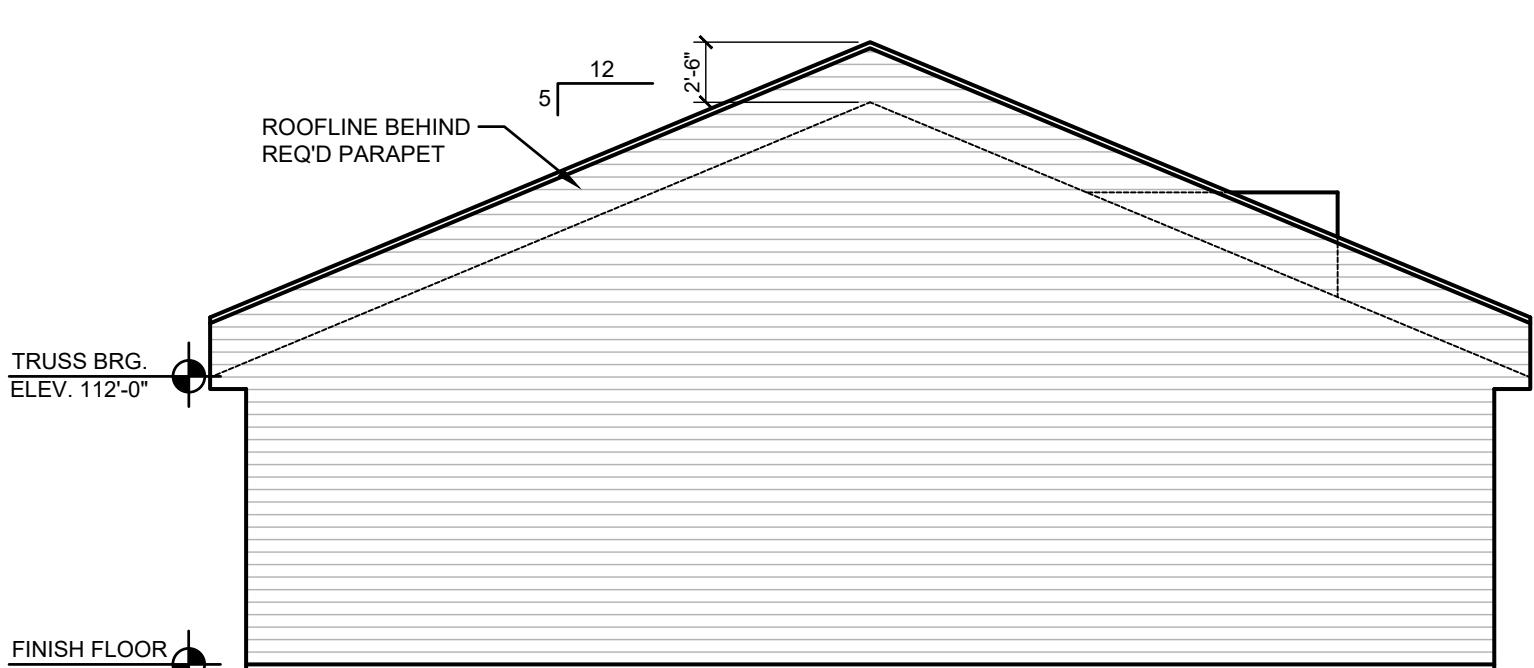
PROJECT:
NEW ADDITION
BRIAN REBMAN
KIMBERLY, WI

SITE INFORMATION:
NAME: REBMAN PLUMBING
ADDRESS: KIMBERLY AVE
CITY: KIMBERLY
STATE: WI
ZIP: 54136
MUNICIPALITY: VILLAGE OF KIMBERLY, OUTAGAMIE COUNTY

REVISIONS
DRAWN BY: RVL
DATE DRAWN: APRIL 3, 2025
PROJECT MANAGER: JASON BUKOSKI
JOB NUMBER: 25A09
SHEET 2 OF 7



FULL FLOOR PLAN





Engineering Scope: Building Design for IBC 2015 / SPS 361/362 compliance
AARON J. HALBERG, PE
34082 HAYWARD, WI 54846
PROFESSIONAL ENGINEER
April 29, 2025
ENGINEER'S SEAL

NOTICE:
AUTOMATICALLY MADE
IN PREPARING THESE PLANS AND CHECKING
OR SUBMITTING THEM TO A CONTRACTOR OR OTHER
DETAILED FOR ACCURACY AND BE RESPONSIBLE FOR
CONSTRUCTION LOCAL APPLICABLE STATE AND
LOCAL AND OTHER CODE REQUIREMENTS.

HALBERG
ENGINEERING LLC
Specialists in Post Frame Engineering
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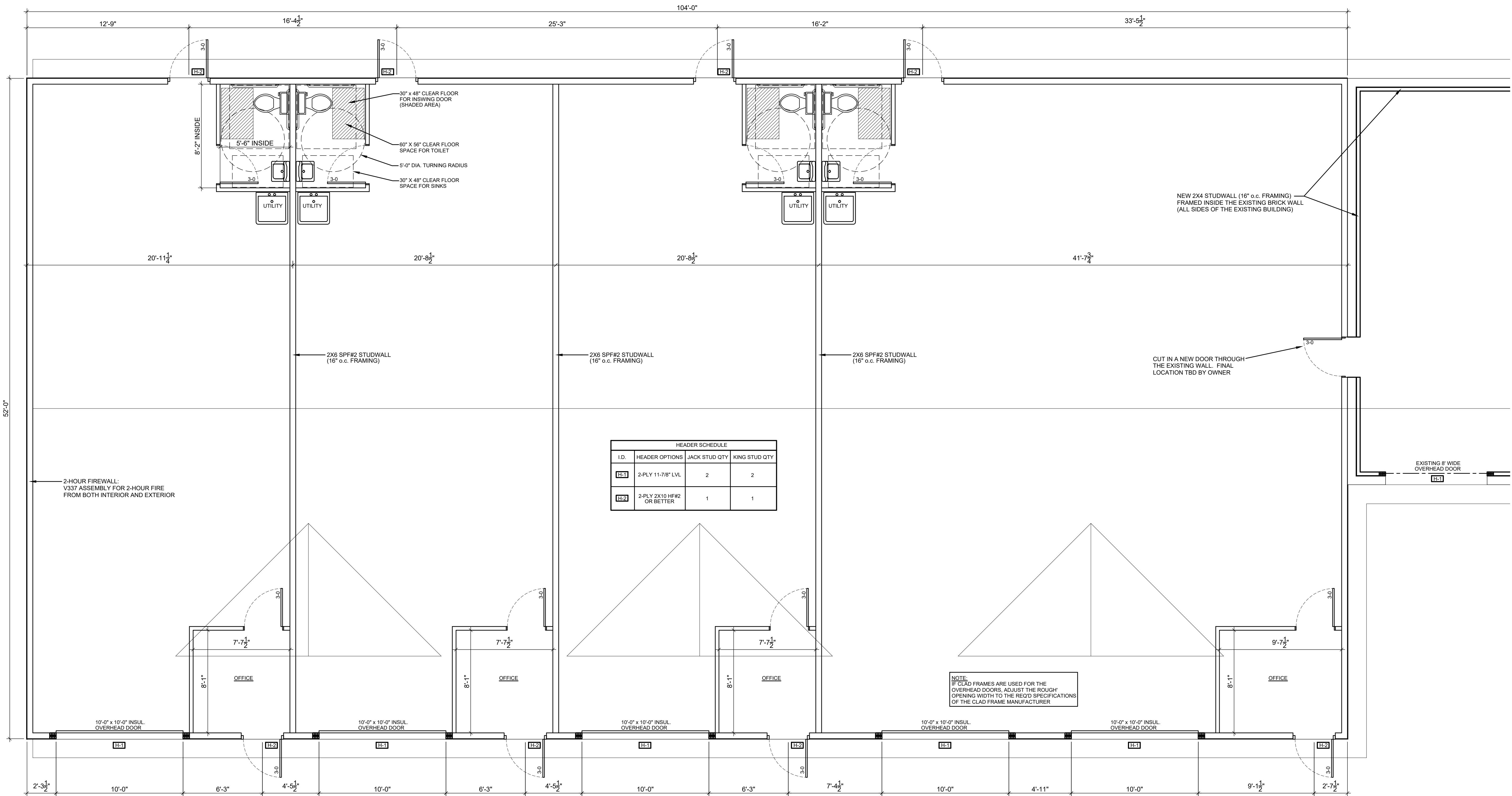
HALBERG
ENGINEERING
BRIAN REBMAN
KIMBERLY, WI

PROJECT:
NEW ADDITION
BRIAN REBMAN
KIMBERLY, WI

REVISIONS
DATE: 4/16/25
DESCRIPTION: PRELIMINARY FOR FINAL REVIEW
BY: RVL
DATE DRAWN: APRIL 3, 2025
PROJECT MANAGER: JASON BUCKOSKI
JOB NUMBER: 25A09
SHEET 3 OF 7

DRAWN BY: RVL
DATE DRAWN: APRIL 3, 2025
PROJECT MANAGER: JASON BUCKOSKI
JOB NUMBER: 25A09
SHEET 3 OF 7

PLAN CONDITIONALLY APPROVED
No Variation of this Plan is Permitted without the
Approval of E-Plan Exam and the Municipal Building
Inspection Department. See Plan Review Letter and/or
Permit for additional conditions that must be addressed
during construction prior to inspection.
Review Type: Building & Structure Review Only.
Approved By: Brian J. Rehman Date: 05/20/2025



NEW ADDITION FLOOR

SCALE: 1/4" = 1'-0"



3 OF 7



Village of Kimberly Request for Plan Commission Recommendation

ITEM DESCRIPTION: Site & Architectural Review – Rebman Plumbing located at 700 W Kimberly Avenue

REPORT PREPARED BY: Sam Schroeder, Community Development Director

REPORT DATE: December 17, 2024

EXPLANATION: Robert E. Lee & Associates on behalf of Rebman Plumbing has submitted a site review application for a proposed building addition to the existing Rebman Plumbing facility at 700 W Kimberly Avenue. The building addition would include a large garage for Rebman Plumbing and three contractor shop/office spaces. The Plan Commission did approve a conditional use for the proposed development on May 6, 2024. The conditional use permit was not brought forward, however, to the Village Board for review. If the Site and Architectural Review is approved by the Plan Commission, the Village Board will review both the specific development details and the conditional use permit at a subsequent meeting.

The site being the former carwash property totals 0.44 acres, zoned B-1, general business district.

Attached to this staff report includes:

1. Site Plan Review Application
2. Project Description
3. Plan Drawings
4. Engineer Review Comments

Scope of Construction – Reference Project Description and Plans for additional insight.

1. 5,408 SF building addition to the western portion of the building primarily over the former carwash area
2. Addition includes three contractor shops/offices each totaling 1,022sf with the remaining 2,080sf being part of Rebman Plumbing operations. Each unit will have an overhead garage door facing Kimberly Avenue, a service door with an overhead canopy, a rear service door, an interior bathroom, and an interior office.
3. The primary exterior façade material will be vinyl siding with decorative brick along the southern and eastern portions of the addition tying it with the existing development.
4. The applicant has proposed a fence along the eastern property line to match the existing rear fence as well as providing a small landscape area between the parking area and the Kimberly Avenue right of way on staff's request.
5. The only lighting proposed for the site will be minor recessed lighting within the soffit over the front façade.
6. The site currently is impervious and is part of a regional stormwater basin so no on-site treatment is proposed or needed.

The staff zoning review identified the proposed project complies with applicable ordinances.

Staff has completed a review of the site for compliance with the Kimberly Municipal Code whereas the proposed project substantially meets code and notes the following:

1. **Grading and Drainage.** The Village has received complaints and issues with stormwater runoff affecting properties to the north and east. The property to the east, Fringe at 650 W Kimberly Ave, has modified their yard which has minimized impacts. Staff and the Village Engineer are proposing roof drains be added to a private stormwater system to bring all of the roof drainage towards the stormwater main within W Kimberly Avenue.
2. **Lighting.** A photometric plan was not submitted. The proposed recessed lighting should be minimal with minimal impacts upon adjoining properties. The Village would reserve the right to review the lighting to ensure code is being met following the installation.
3. **Outside Storage.** The development is designed that storage of materials, equipment and work vehicles would be stored within the enclosed building and out of sight of the general public. Staff is recommending exterior storage be limited and noted as part of a condition of approval.
4. **Site development.** The applicant has implemented many of staff's preliminary recommendations including adding brick to the street facing façade, adding canopy's above the service door to soften the façade, identifying proposed lighting, adding fencing along the eastern property line north of the building to provide screening, adding rear service doors, adding office spaces to align with the business zoning classification, and adding a landscape strip along the W Kimberly Avenue right-of-way. The landscaping plan calls for 16 green mountain boxwoods. Staff is proposing some diversity and trees be planted.
5. **Engineering Comments.** Further recommendations and reviews are attached to this memo.
6. **Building Inspections and Approvals.** Building plan review and inspections will be completed by the State of Wisconsin, unless delegation authority is completed by the Village of Kimberly.

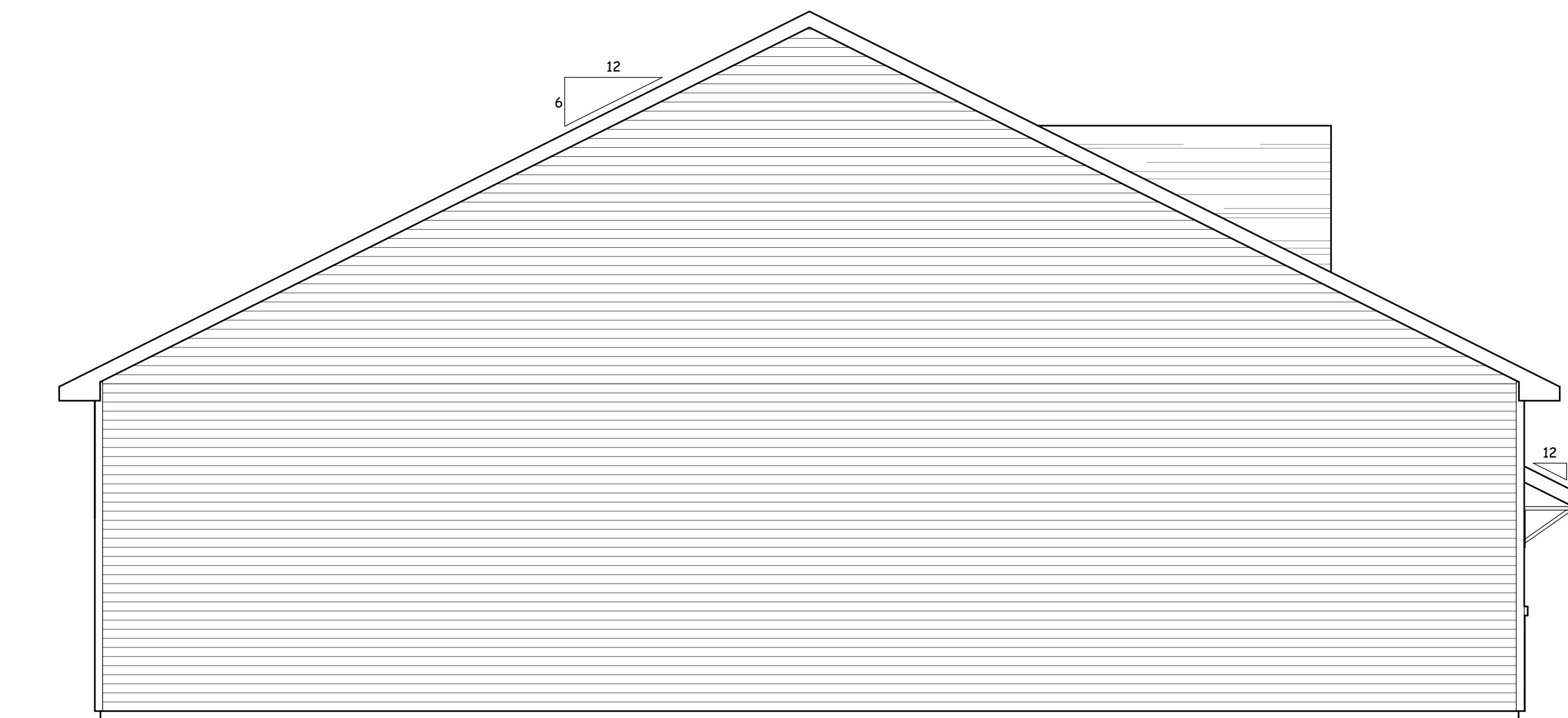
RECOMMENDED ACTION: Staff recommends approval of the site plan and architectural components of the Rebman Plumbing expansion as presented, contingent upon the following:

1. Roof drains into a private storm system shall be installed to reduce the runoff off-site.
2. Six of the proposed shrubs shall be replaced with two deciduous trees as well as all landscaping shall meet the vision control requirements.
3. The proposed brick shall complement the existing building and any changes to the existing building shall complement the proposed addition and shall require staff approval.
4. All storage of materials shall be held within the enclosed buildings.
5. All storage of work vehicles, trailers and other equipment shall be stored within the enclosed building or the rear of the building outside of the general public view.



FRONT ELEVATION

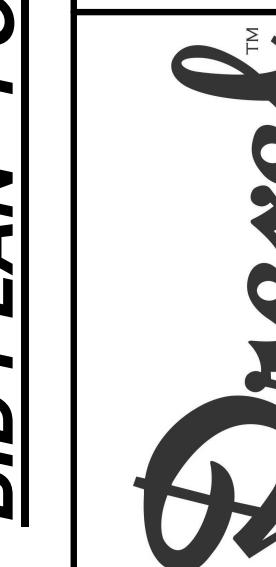
1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"

BID PLAN - FOR BIDDING PURPOSES ONLY



KIMBERLY SHOP

GARAGE AREA
TOTAL AREA

5408 SF
5408 SF

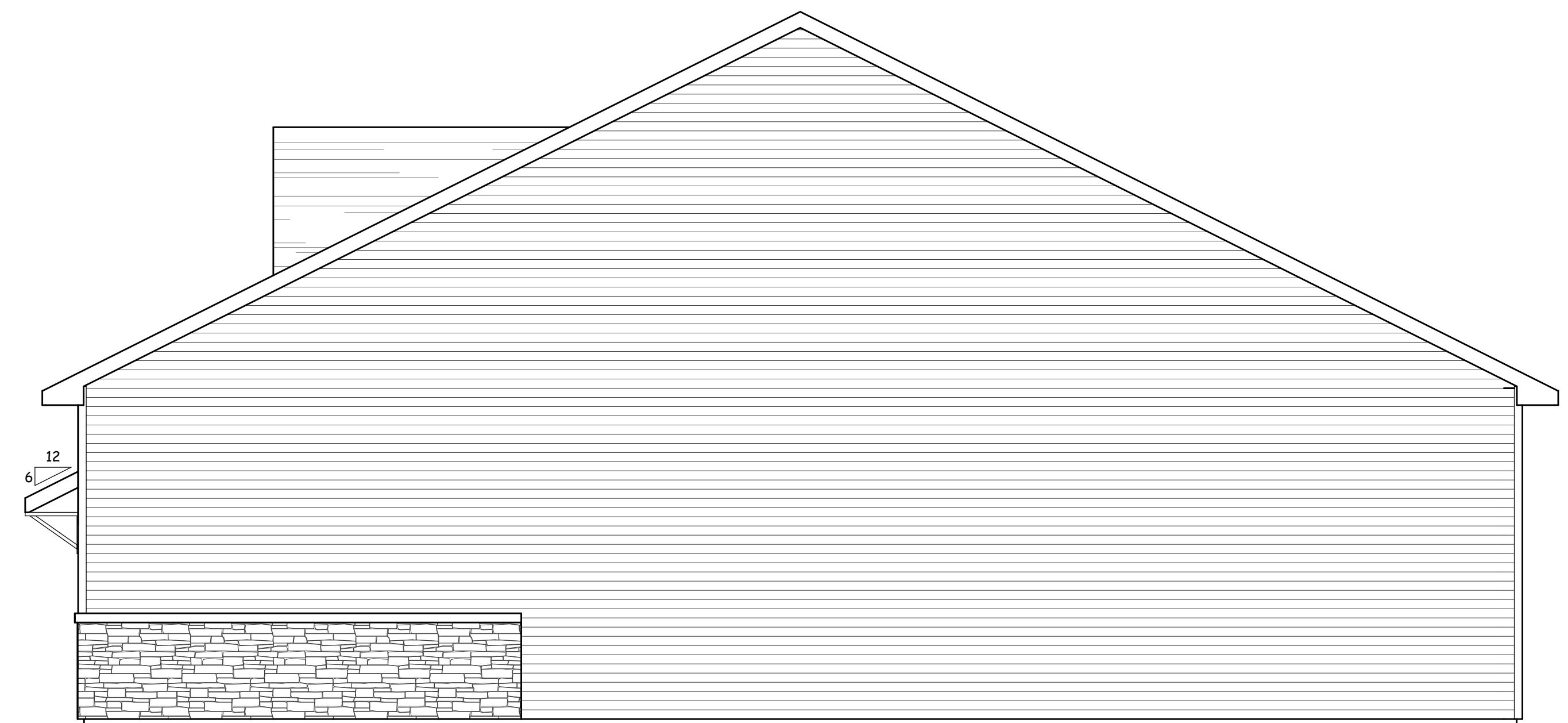
DESIGNER: MWESTEEN	1/4" = 1'-0"	GARAGE AREA	5408 SF
A1		TOTAL AREA	5408 SF
DrexelTeam.com	J BUCK CONSTRUCTION	PROJ. ADDRESS TBD	
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COPYRIGHT © 2024 DODGE BUILDINGS. ALL RIGHTS RESERVED. THIS DRAWING IS FOR BIDDING PURPOSES ONLY. IT IS THE PROPERTY OF DODGE BUILDINGS AND IS FOR THE EXCLUSIVE USE OF THE BIDDING TEAM. IT IS NOT TO BE COPIED, REPRODUCED, OR REVERSED WITHOUT THE EXPRESS WRITTEN PERMISSION OF DODGE BUILDINGS. DODGE BUILDINGS IS A REGISTERED TRADE NAME OF DODGE BUILDINGS INC. DODGE BUILDINGS INC. RESERVES THE RIGHT TO USE ALL OR PARTS OF THESE PLANS IN THE FUTURE.	1 BID PLAN	02/02/2024	MRW
	2 REVISIONS	11/20/2024	MRW
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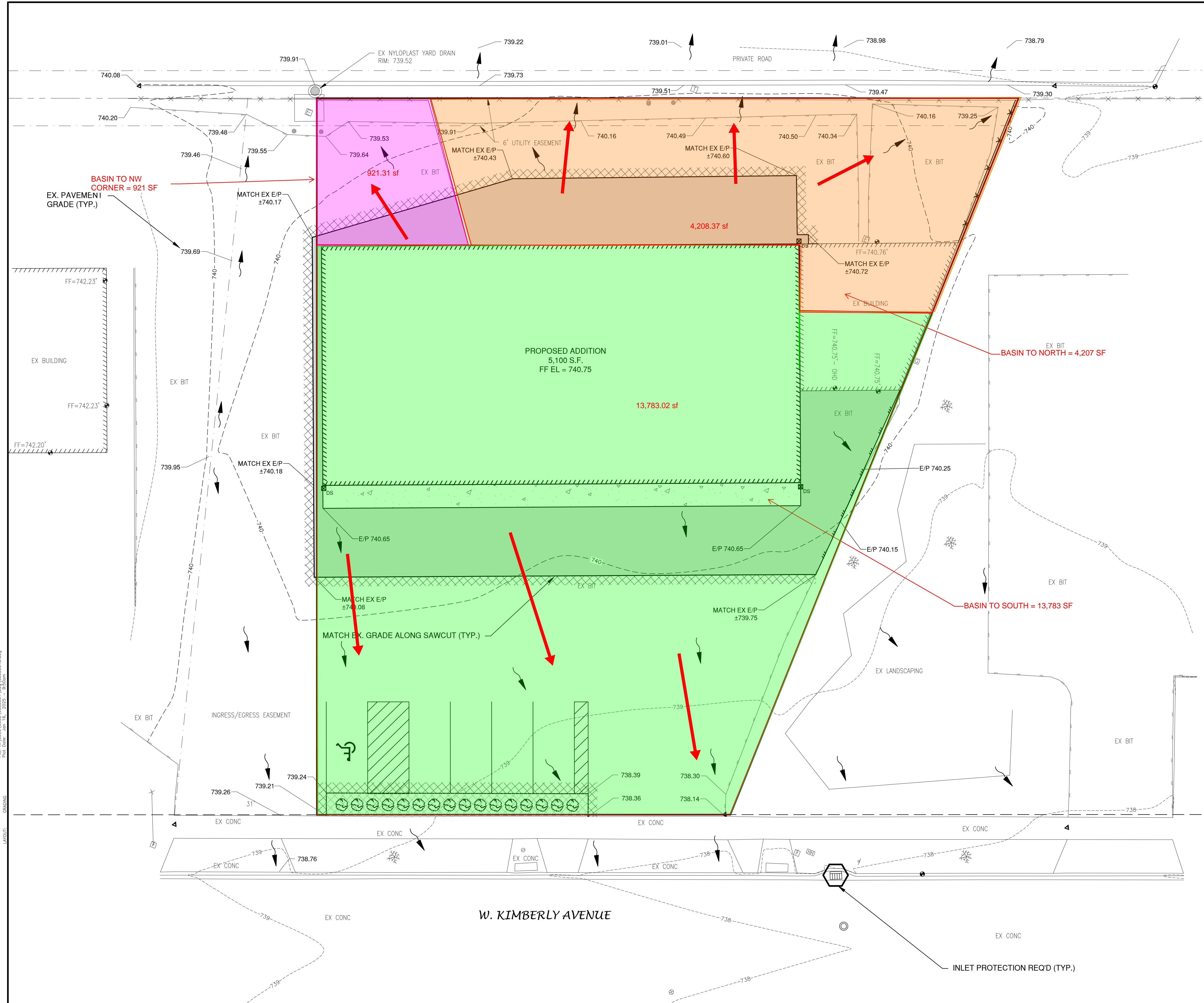


RIGHT ELEVATION

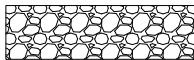
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BID PLAN - FOR BIDDING PURPOSES ONLY

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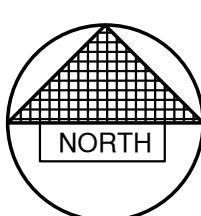
LEGEND

— T/C 999.99	TOP OF CURB ELEVATION
— F/L 888.88	FLOW LINE ELEVATION
— S/W 666.66	TOP OF SIDEWALK ELEVATION
— E/P 555.55	EDGE OF PAVEMENT ELEVATION
— R/W 444.44	TOP OF RETAINING WALL ELEVATION
— 333.33	GROUND ELEVATION
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— · · — · —	DRAINAGE DIVIDE
←	FLOW ARROW
— X —	SILT FENCE (PER WDNR TECHNICAL STANDARD 1056)
	DITCH CHECK (PER WDNR TECHNICAL STANDARD 1062)
	TRACKING PAD (PER WDNR TECHNICAL STANDARD 1057)
	EROSION MAT (PER WDNR TECHNICAL STANDARD 1053)
	INLET PROTECTION (PER WDNR TECHNICAL STANDARD 1060)

EROSION CONTROL

ALL EROSION CONTROL PRACTICES INDICATED ON THIS PLAN ARE APPROXIMATE LOCATIONS ONLY. THE ACTUAL SITE MAY REQUIRE MORE OR LESS EROSION CONTROL DEPENDING ON THE CURRENT CONDITION OF THE SITE.

1. SILT FENCE IS REQUIRED DOWNSLOPE OF ANY DISTURBED LAND THAT MAY CARRY SEDIMENTS OFF SITE.
2. A TRACKING PAD IS REQUIRED AT ANY INGRESS/EGRESS LOCATION, WHERE SEDIMENT MAY BE TRACKED OFF-SITE.
3. PROPER INLET PROTECTION SHALL BE USED DEPENDING ON THE INLET TYPE.
4. ALL NECESSARY SITE DEWATERING SHALL BE PERFORMED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061



A horizontal scale bar consisting of a thick black line with a white gap in the center, representing a scale of 20 feet. Above the bar, the numbers '0', '10', and '20' are positioned at regular intervals. Below the bar, the text 'SCALE IN FEET' is centered.

NO.	DATE	APPROV.

REVISION

NO.	DATE	APPROV.	
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REVISION DRAWN
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BUILDING

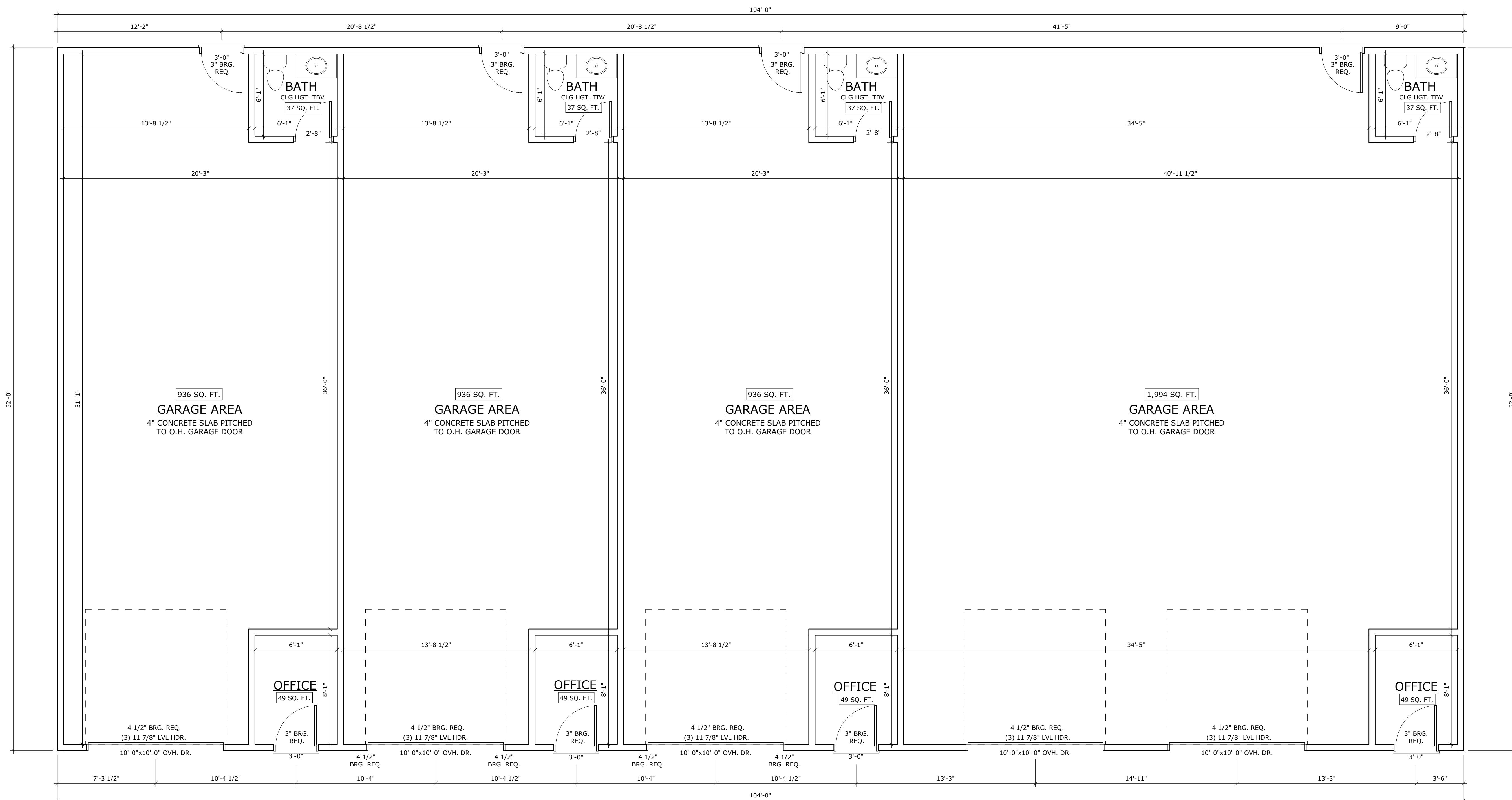
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Page 1 of 1

Ergonomics

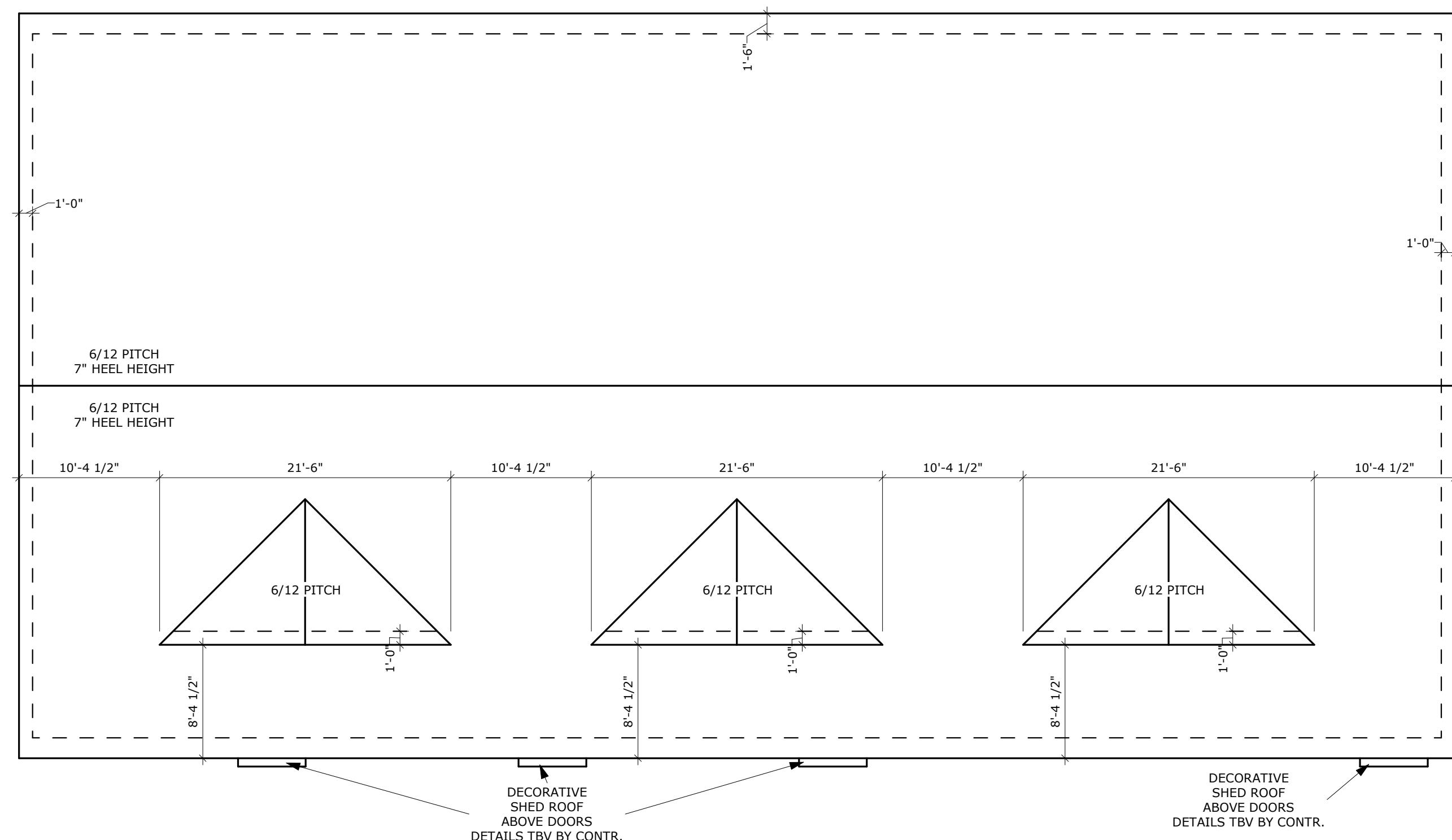
 **Robert E. Lee**
& Associates, Inc. 

SHEET NO
5



FIRST FLOOR PLAN

1/4" = 1'-0" WALL HEIGHT: 12'-0"



ROOF PLAN

$$1/8" = 1'$$

GARAGE PLAN SPECIFICATIONS

OF SYSTEMS
OOD TRUSSES @24" O.C.
DESIGNED FOR: ZONE 2
TD. LOADING (PER SQ. FT.)
30# TCLL, 10# TCDL, 10# BCDL
EFLECTION: LL=L/240, TL=L/180
URATION OF LOAD: 1.15%

ADERS
TANDARD HEADER
ALL HEADERS NOT LABELED AS LVL TO BE MIN. (2) 2X10'S
HEADER FOR ON-SITE (UNLESS VALUE ENGINEERED FOR
OFF-SITE CONSTRUCTION)
OP OF WINDOW R.O.S.
FIRST FLOOR @ 6'-11 3/8" ABOVE SUBFLOOR
(UNLESS NOTED/SHOWN OTHERWISE)
MINIMUM OF (2) SHOULDER STUDS AT EACH END FOR ALL
PENINGS 6'-0" AND LARGER

NERAL INFORMATION
LL DIMENSIONS ARE TO THE ROUGH STUD (UNLESS NOTED
THERWISE)
2X6 WALLS=5 1/2", 2X4 WALLS =3 1/2"
OUNDATION WALL THICKNESS FOR REPRESENTATION ONLY-
ASON/CONTRACTOR TO VERIFY (WHEN APPLICABLE)
RNAL FOOTING SIZE AND DEPTH TO BE DETERMINED BY
NTRACTOR (WHEN APPLICABLE)
ASON TO LOCATE PILASTERS AND SIZE FOOTINGS PER CODE
ND SOIL CONDITIONS (WHEN APPLICABLE)
ENERAL CONTRACTOR TO LOCATE THE FOLLOWING (WHEN
PLICABLE)
FLOOR DRAINS, ELECTRIC SERVICES,ETC.
LL DOOR HEIGHTS ARE 6'-8" UNLESS NOTED/SHOWN
THERWISE

GARAGE AREA	5408 SF
TOTAL AREA	5408 SF

BID PLAN - FOR BIDDING PURPOSES ONLY

BID PLAN - FO

	
KIMBERLY SHOP	
J BUCK CONSTRUCTION	
PROJ. ADDRESS TBD	
M.WESTEEN	11/20/2024
CALE:	MRW
As indicated	
HEET NO:	A3
PROJECT NO:	
G24-145-W	
<p>REVISIONS</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p>	
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Village of Kimberly Request for Plan Commission Recommendation

ITEM DESCRIPTION: Preliminary Plat Review – The Blues (Replat of the Condominium Plat – The Blues at the Trails)

REPORT PREPARED BY: Sam Schroeder, Community Development Director

REPORT DATE: December 16, 2025

EXPLANATION: Wilson Place LLC has submitted an application for a preliminary plat review to replat the former Blues at the Trail Condominium Plat that was approved in 2022 and recorded in 2024. Said Condo Plat was approved in conjunction with a Planned Unit Development (PUD) zoning classification to allow greater flexibility in the design and land uses within the area. The current condo plat includes a mix of single family detached and attached units.

With this preliminary plat, the development group is looking to dissolve the condominium plat and associated declaration and move the development closer to a traditional single family development on the infill lots and still allow for multifamily developments along the river (Lots 18 and 41) and possibly a commercial space at the trailhead along Papermill Run (Lot 17) just north of Pine and Wilson Street. This proposal would reduce the total number of single family infill lots, however, the developer believes this will open the door to a much more attractive and expedited development.

Following approval of the preliminary plat, the developer would look to approve a final plat as well as an amendment to the PUD to more closely fit with the proposed development. If all is well, the Developer believe they are positioned with set partners to commence and complete construction of the full development in short order.

Staff Review

The original condominium concept had shown a large amount of private amenities including playsets, interior trails in the back yards of the infill lots, landscape areas, a dog run, sitting areas and a basketball court. With the dissolution of this condo, these amenities would all be presumed to all go away.

Furthermore, due to the private connectivity of the approved condo development, the final plans previously approved did not indicate any public sidewalks along Satori Trail or Tanha Lane. As currently approved, contrary to the visual of the PUD concept plan, there is only sidewalk planned or installed along the east side of Wilson Street, the north side of E Papermill Run, and the north side of Terra Blue Court.

In an attempt to add necessary pedestrian accommodations, as standard throughout the Village of Kimberly, Staff is recommending additional investigation be completed prior to a final plat submittal to consider additional pedestrian accommodations. There are many constraints including existing utilities, limited right-of-way width, street width and grades that need to be considered. Additionally, due to the lack of sidewalk, the low volume cul-de-sac street, the grades and the location, Staff at this time would not pursue the proposed public trail easement north of Tanha Lane and recommend that this be removed from the final plat.

In terms of utilities, specifically service laterals, due to the reduction in the number of units being proposed, many of the previously installed laterals will have to be properly and professionally abandoned at the developers cost. Likewise, any lot that is not serviced will require the necessary connections to the public service mains.

Lastly, due to the preliminary internal concepts seen for the development of Lot 41, Staff is also recommending that the north line of Lots 33 and 41 be moved further south, reducing their lot width to accommodate appropriate transitioning, landscaping and/or screening from the future multifamily developments.

Attached to this staff report includes:

1. Original PUD Concept
2. Original Condo Plat
3. Draft Preliminary Plat
4. Staff Review Comments

RECOMMENDED ACTION: Staff recommends approval of the Preliminary Plat for the Blues at the Trail with the following conditions:

1. The public trail easement north of Tanha Lane is removed.
2. The north line of Lots 33 and 40 are moved further south to allow for additional buffering between said Lots and future development within Lot 41.
3. All Lots shall be serviced by laterals connected to public utility mains at the developers costs.
4. Any duplicate service utility laterals shall be properly abandoned at the developers costs.
5. Additional investigation shall be completed prior to a final plat submittal to consider necessary pedestrian accommodations.

BLUE AT THE TRAIL

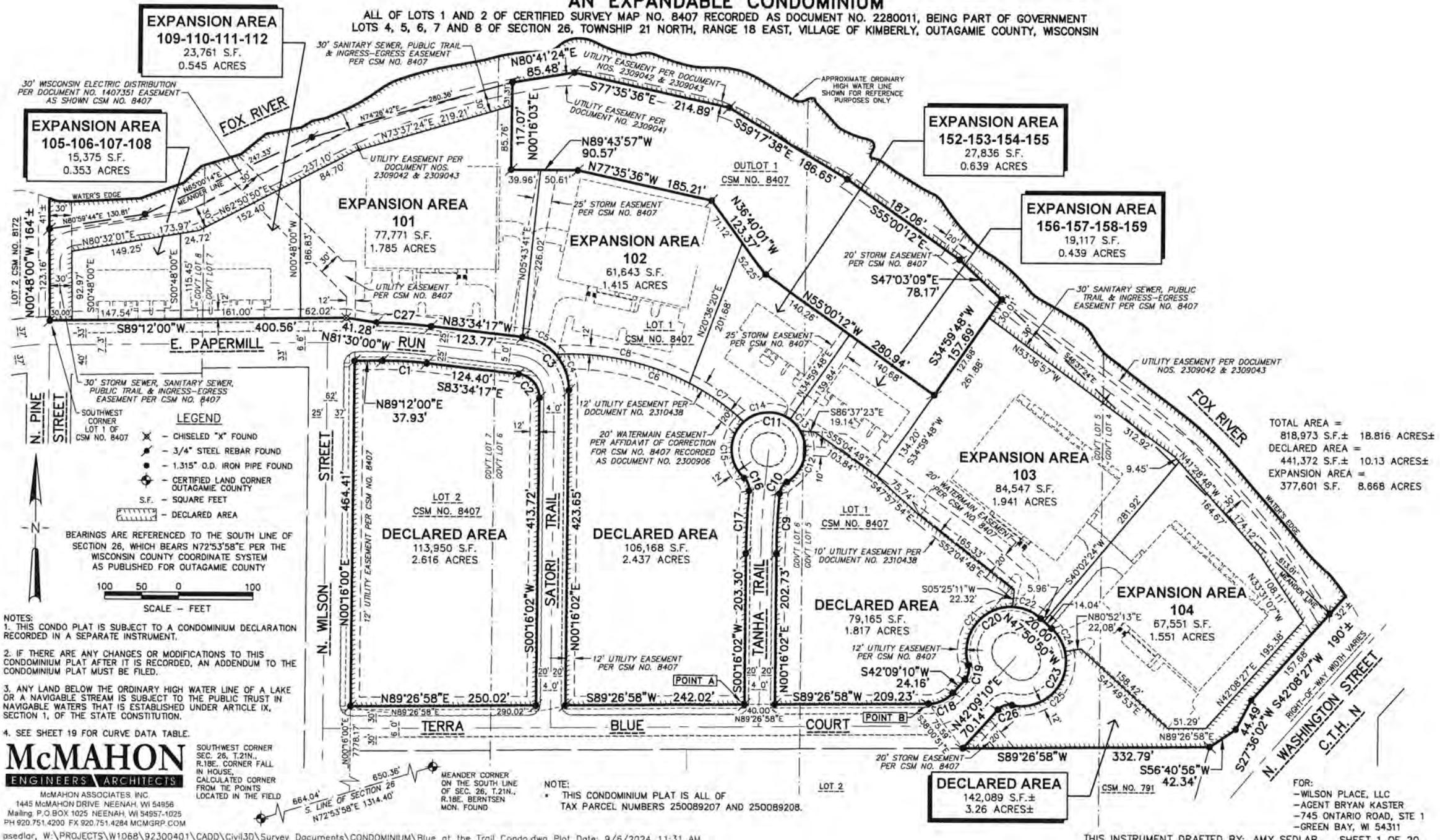
CURRENT PUD CONCEPT



DEVELOPMENT CONCEPT PLAN

CURRENT CONDO PLAT

BLUE AT THE TRAIL CONDOMINIUM AN EXPANDABLE CONDOMINIUM

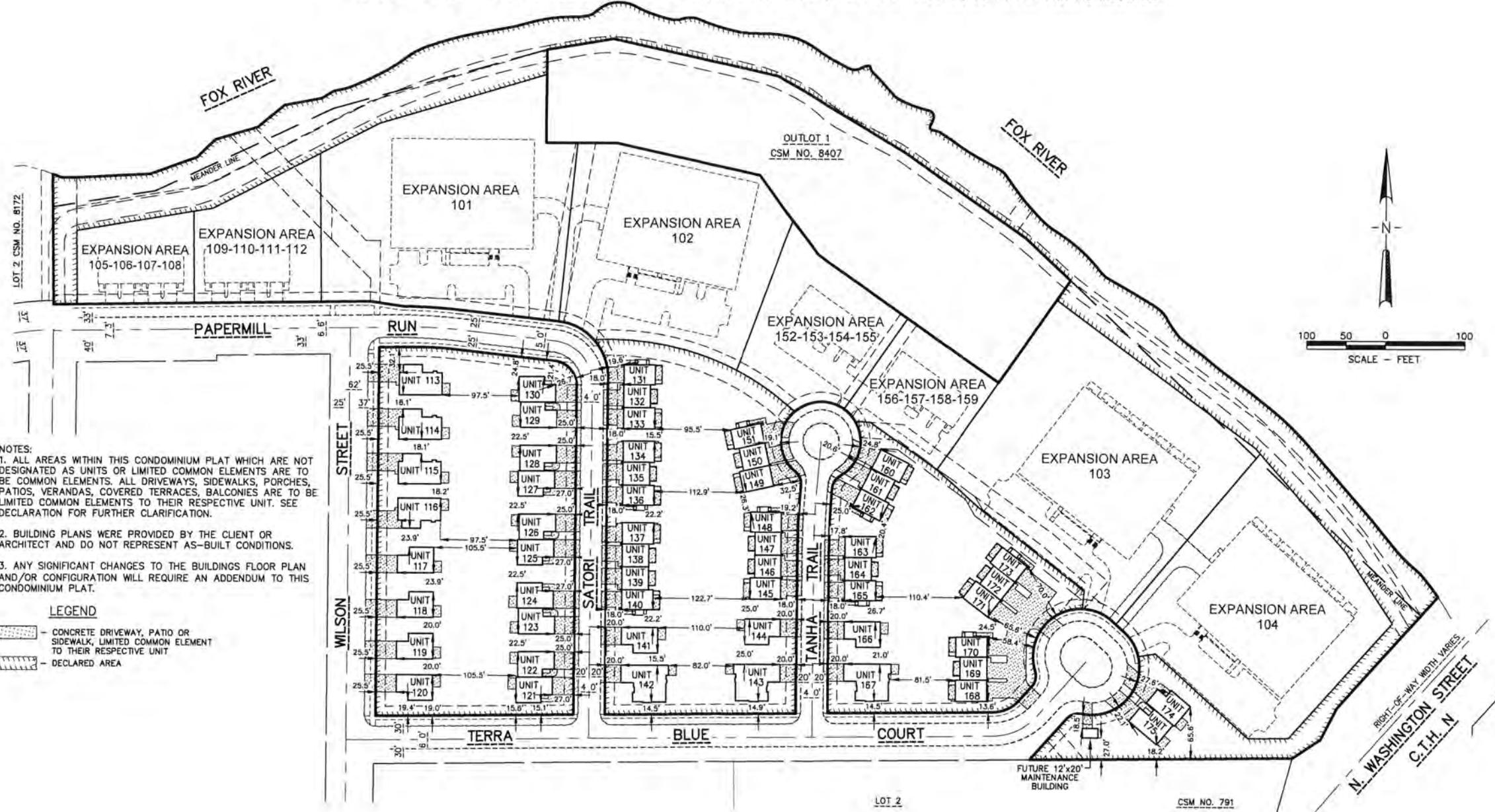


CURRENT CONDO PLAT UNITS

BLUE AT THE TRAIL CONDOMINIUM

AN EXPANDABLE CONDOMINIUM

ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 8407 RECORDED AS DOCUMENT NO. 2280011, BEING PART OF GOVERNMENT LOTS 4, 5, 6, 7 AND 8 OF SECTION 26, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF KIMBERLY, OUTAGAMIE COUNTY, WISCONSIN



PRELIMINARY PLAT
BLUE AT THE TRAIL

BLUE AT THE TRAIL CONDOMINIUM, AN EXPANDABLE CONDOMINIUM, DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 2324836 AND CONDOMINIUM PLAT RECORDED AS DOCUMENT NO. 2324837 IN CABINET N OF PLATS ON PAGE 243; BEING ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 8407 RECORDED AS DOCUMENT NO. 2280011, LOCATED IN PART OF GOVERNMENT LOTS 4, 5, 6, 7, AND 8 OF SECTION 26, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF KIMBERLY, OUTAGAMIE COUNTY, WISCONSIN

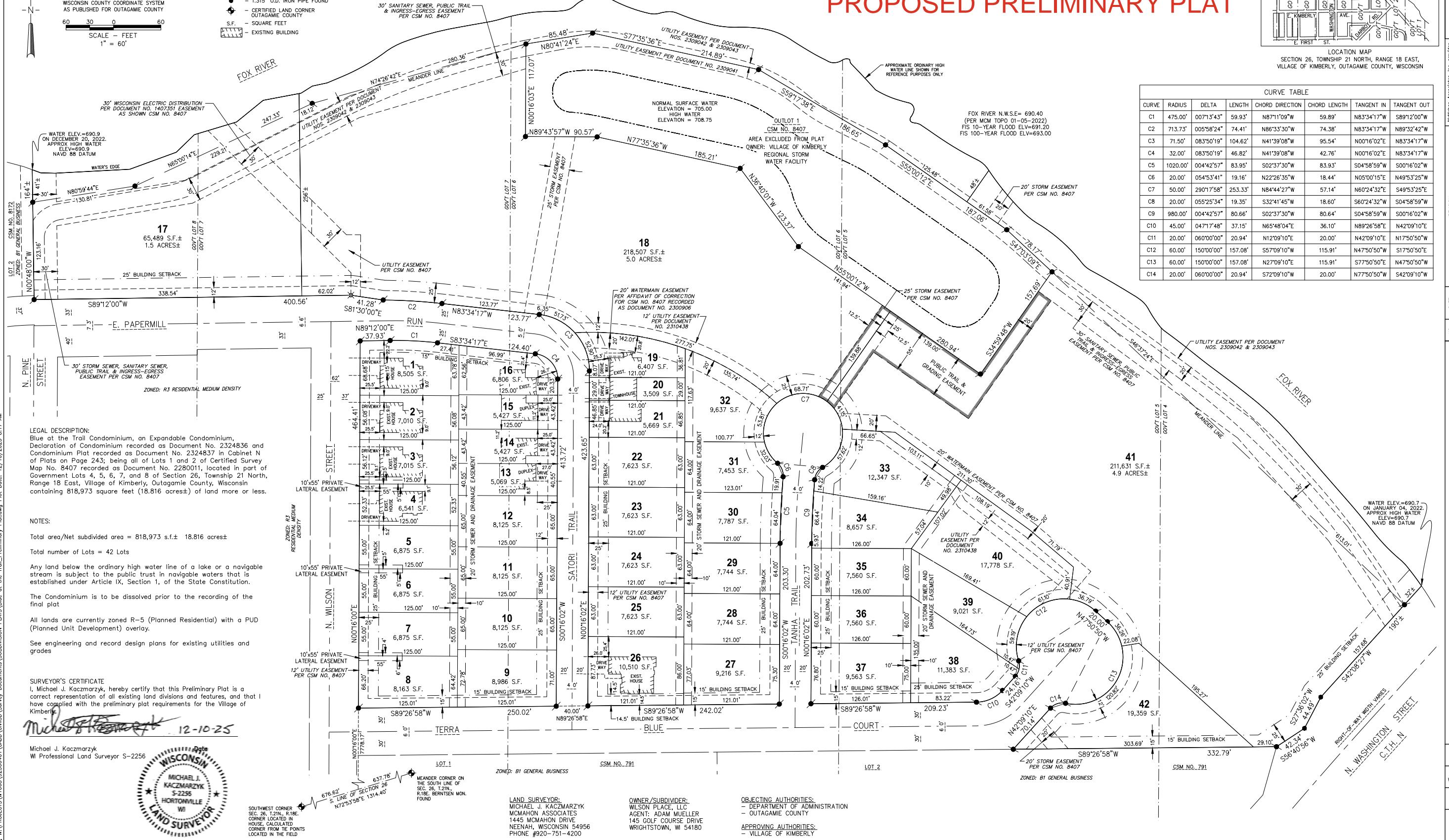
PROPOSED PRELIMINARY PLAT

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF SECTION 26, WHICH BEARS N72°53'58"E PER THE WISCONSIN COUNTY COORDINATE SYSTEM AS PUBLISHED FOR OUTAGAMIE COUNTY

SCALE - FEET
1" = 60'

LEGEND

- CHISELED "X" FOUND
- 3/4" STEEL REBAR FOUND
- 1.315" O.D. IRON PIPE FOUND
- CERTIFIED LAND CORNER OUTAGAMIE COUNTY
- SQUARE FEET
- EXISTING BUILDING

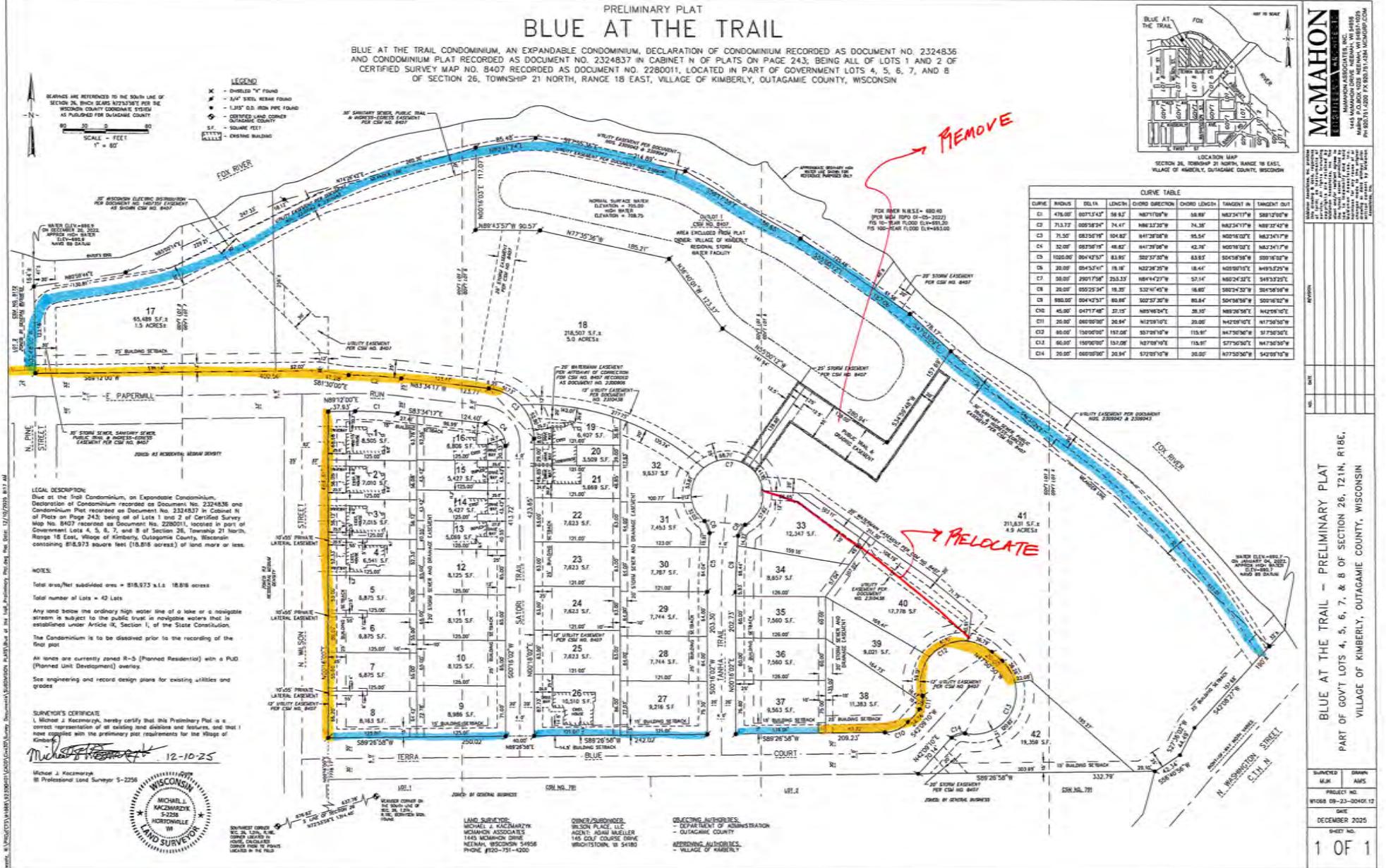


STAFF COMMENTS

PRELIMINARY PLAT

BLUE AT THE TRAIL

BLUE AT THE TRAIL CONDOMINIUM, AN EXPANDABLE CONDOMINIUM, DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 2324836 AND CONDOMINIUM PLAT RECORDED AS DOCUMENT NO. 2324837 IN CABINET N OF PLATS ON PAGE 243, BEING ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 8407 RECORDED AS DOCUMENT NO. 280011, LOCATED IN PART OF GOVERNMENT LOTS 4, 5, 6, 7, AND 8 OF SECTION 26, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF KIMBERLY, OUTAGAMIE COUNTY, WISCONSIN.



EXISTING SIDEWALK/TRAIL

PROPOSED SIDEWALK

McMAHON
McMahon Associates, Inc.
1445 McMahon Drive, Mequon, WI 53092
1410 P. O. Box 3030, Mequon, WI 53092-3030
PH 800/711-4280, FAX 800/711-4284, McMahons.com

William Armstrong, the president of the company, has said that the new plant, at a total cost of \$100,000, will be completed in time to meet the demand for the new crop. The new plant will be located in the town of Elizabethtown, and will be operated by the company.

AYAPAN

BLUE AT THE TRAIL - PRELIMINARY PLAT	
PART OF GOVT LOTS 4, 5, 6, 7, & 8 OF SECTION 26, T21N, R18E, VILLAGE OF KIMBERLY, OUTAGAMIE COUNTY, WISCONSIN	
SURVEYED M/L	DRAWN AHS
PROJECT NO. W1088-09-23-004012	
DATE DECEMBER 2025	
SHEET NO. 1 OF 1	

1 OF 1