



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.



Engineering Scope: Building Design for IBC 2015 / SPS 361362 compliance
 APR 29, 2025
 ENGINEER'S SEAL

NOTE: THIS PLAN IS FOR THE REBMAN PLUMBING BUILDING. THE TRUSS BRG. MUST COMPLY WITH ALL TRUSS BRG. HEEL HEIGHTS AND TRUSS BRG. HEIGHTS FOR THE ROOF OVER THE EXISTING BUILDING TO MATCH UP WITH THE NEW ADDITION ROOF.

HALBERG ENGINEERING, LLC
 3992 HAYWARD AVE.
 KIMBERLY, WI 53142
 www.halberg-engineering.com

PROJECT
 NEW ADDITION
 BRIAN REBMAN
 KIMBERLY, WI

SITE INFORMATION
 NAME: REBMAN PLUMBING
 ADDRESS: KIMBERLY AVE
 CITY, STATE, ZIP: KIMBERLY, WI 53142
 SUBDIVISION: VILLAGE OF KIMBERLY, OJASANE COUNTY

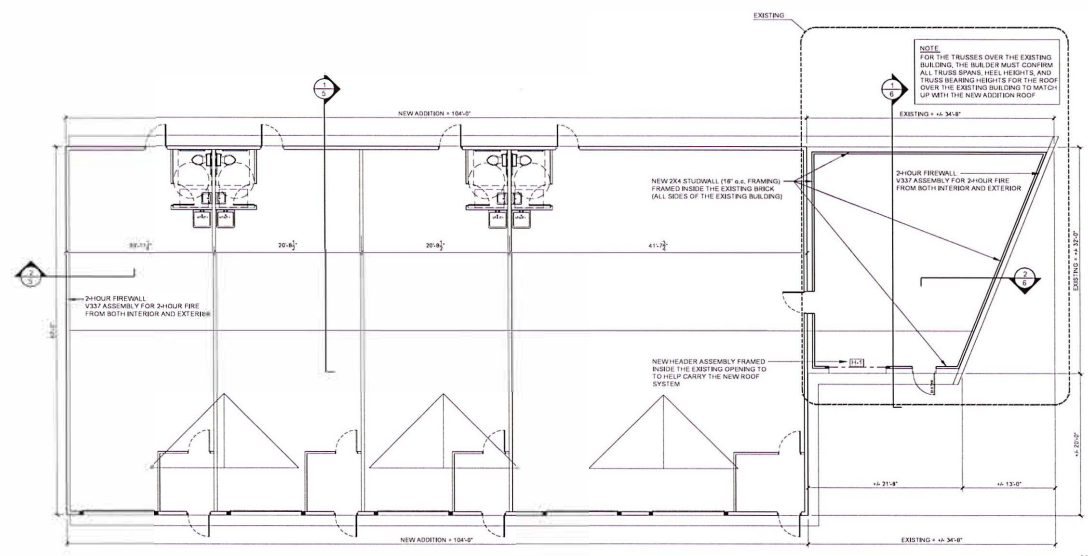
REVISIONS

DATE	DESCRIPTION
APR 3, 2025	ISSUED FOR STATE PLAN APPROVAL

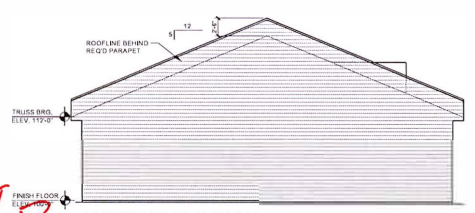
DRAWN BY: JVL
DATE: APR 3, 2025
PROJECT MANAGER: JASON BLANKENHORN
JOB NUMBER: 25A09

SHEET
 2 OF 7

PLAN CONDITIONALLY APPROVED
 No Variation of this Plan is Permitted without the Approval of E-Plan Team 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: *Ryan Jones* Date: 05/26/2025



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



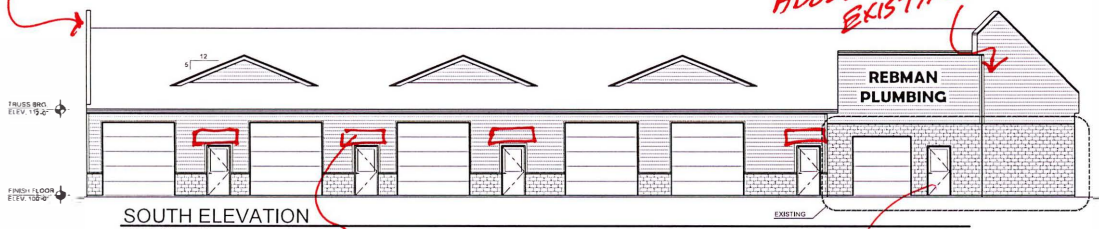
WEST ELEVATION
 SCALE: 1/8" = 1'-0"



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

PARAPET ADDED

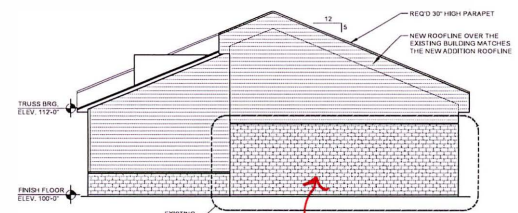
STRUCTURE ADDED ABOVE EXISTING BLD



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

OVERHANG/CANOPIES NOT SHOWN

DOOR REMOVED



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

BRICK REMOVED ON EXISTING BLD & RETURN

NOTE:
ALTHOUGH EVERY EFFORT HAS BEEN MADE TO PREPARE THESE PLANS ACCURATELY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS.

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

PROJECT:
NEW ADDITION
BRIAN REBMAN
KIMBERLY, WI

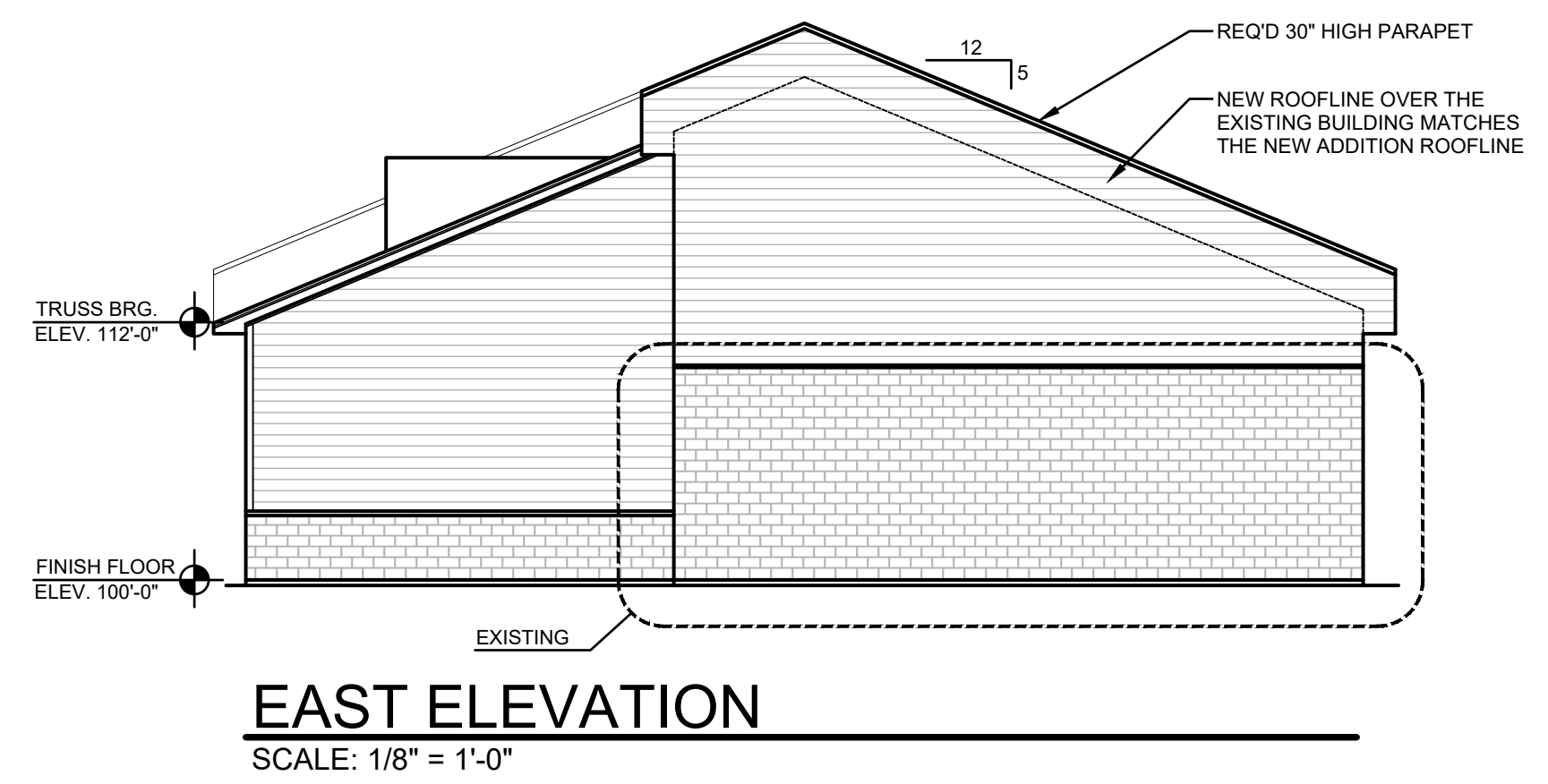
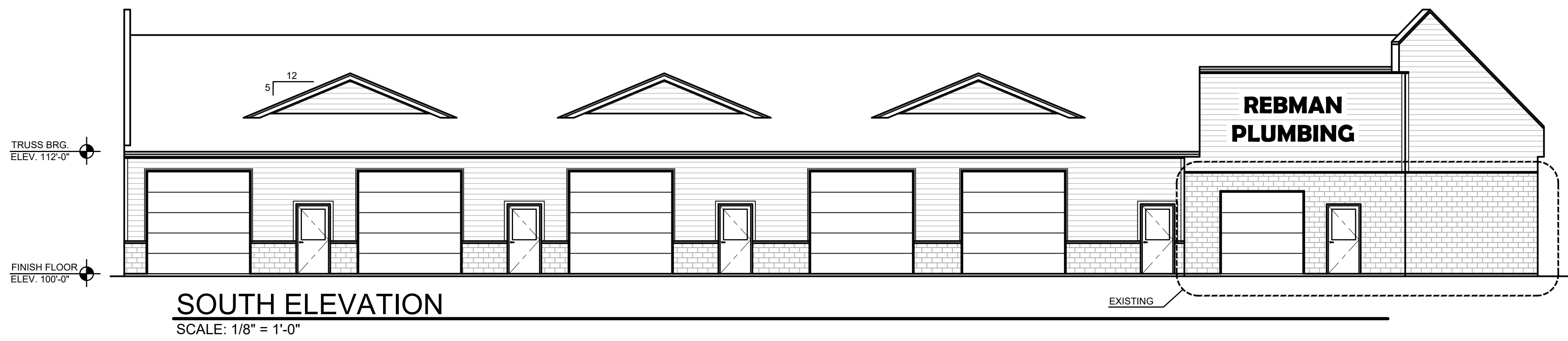
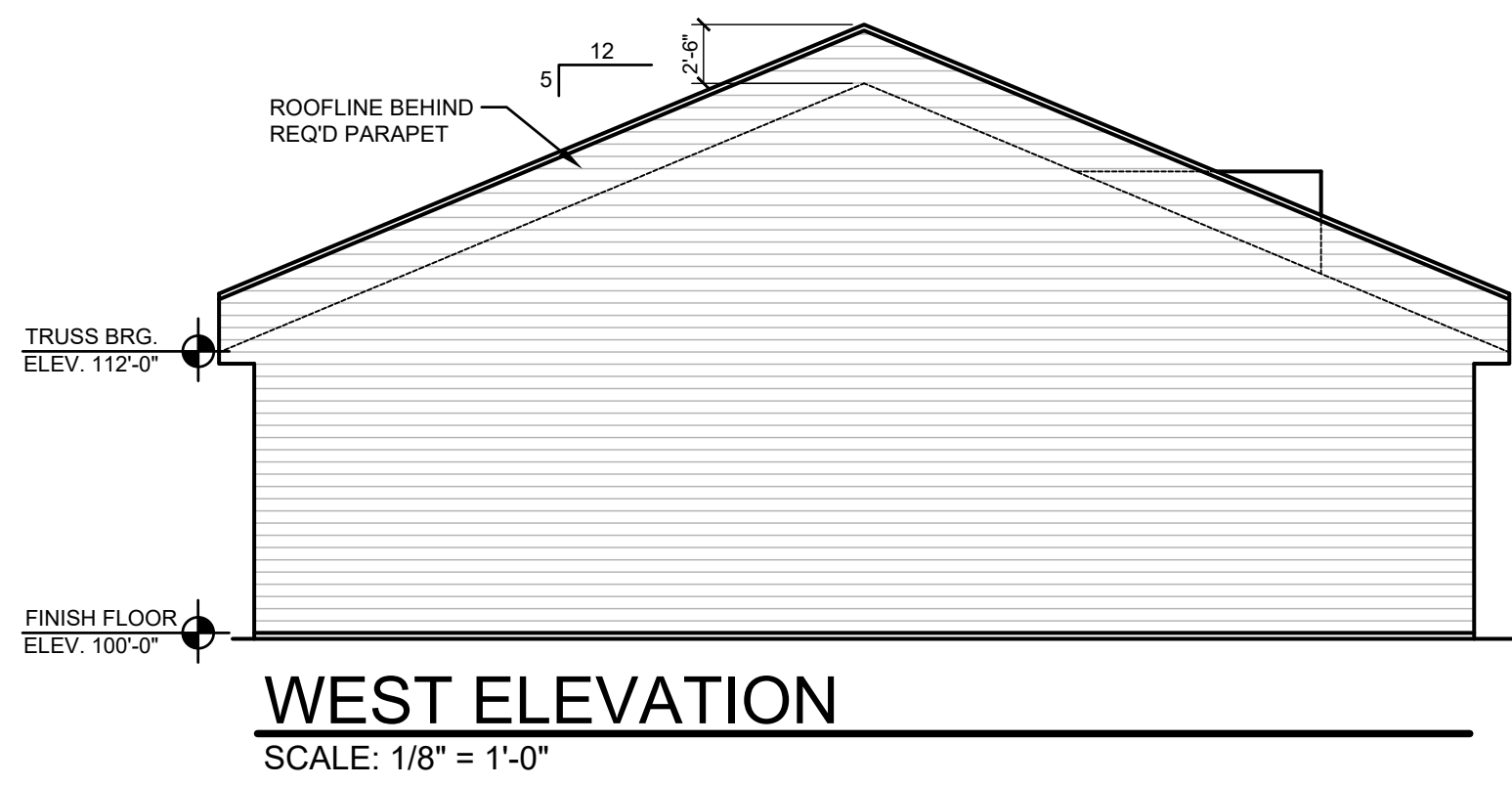
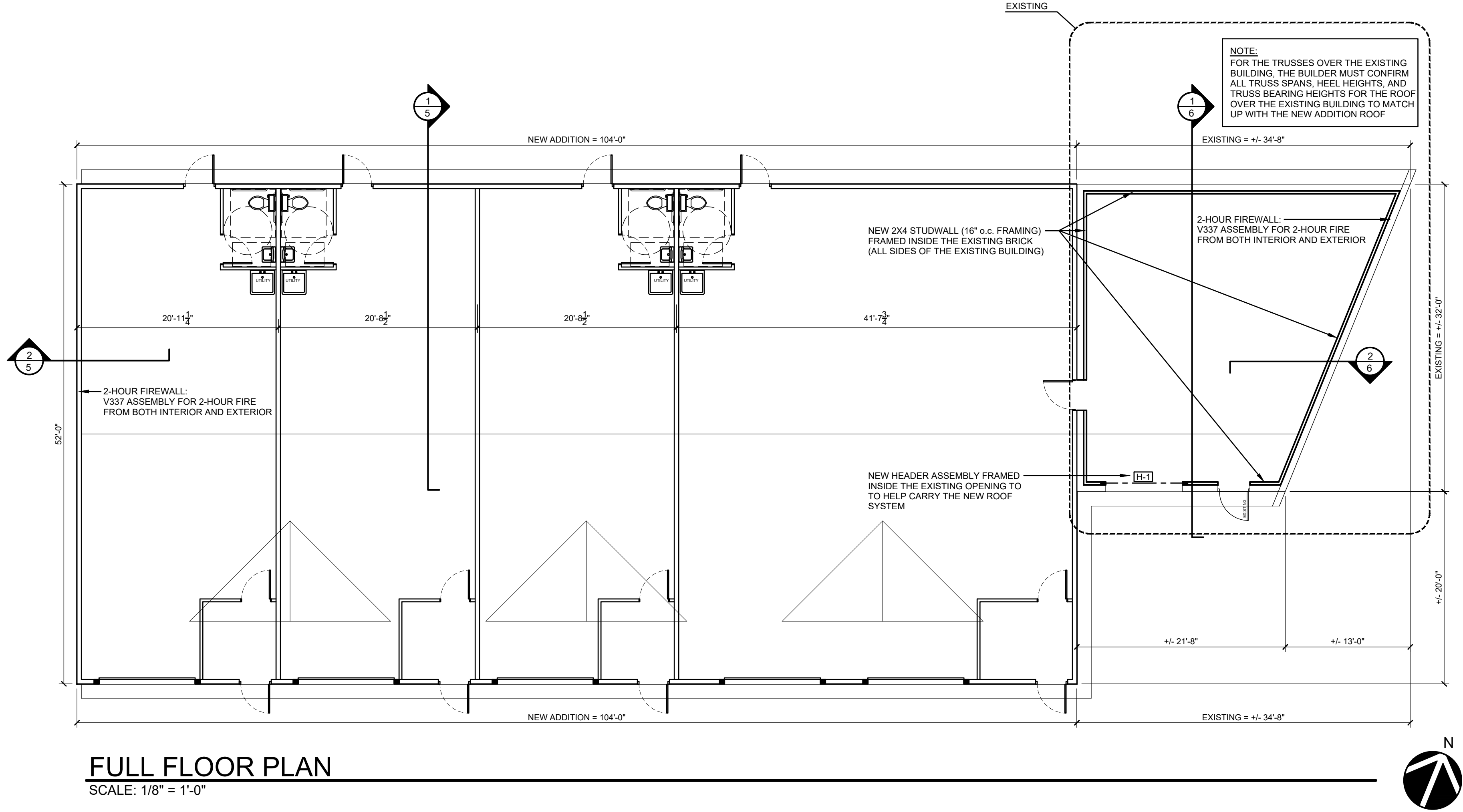
SITE INFORMATION:
NAME: REBMAN PLUMBING
ADDRESS: KIMBERLY AVE
CITY, STATE, ZIP: KIMBERLY, WI 54138
MUNICIPALITY: VILLAGE OF KIMBERLY, OUTAGAMIE COUNTY

REVISIONS		DATE	BY	DESCRIPTION
		4/16/25	BVL	PRELIMINARY FOR FINAL REVIEW
		4/29/25	A/JH	ISSUED FOR STATE PLAN APPROVAL

DRAWN BY: BVL
DATE DRAWN: APRIL 3, 2025
PROJECT MANAGER: JASON BUCKOSKI
JOB NUMBER: 25A09

SHEET
2 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. Jany* Date: 05/20/2025



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



NOTE:
ALTHOUGH EVERY EFFORT HAS BEEN MADE TO PREPARE THESE PLANS ACCORDING TO THE REQUIREMENTS OF THE IBC, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED. THE SAME ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED. LOCAL AND OTHER CODE REQUIREMENTS.

HALBERG ENGINEERING LLC
Specialists in Post Frame Engineering
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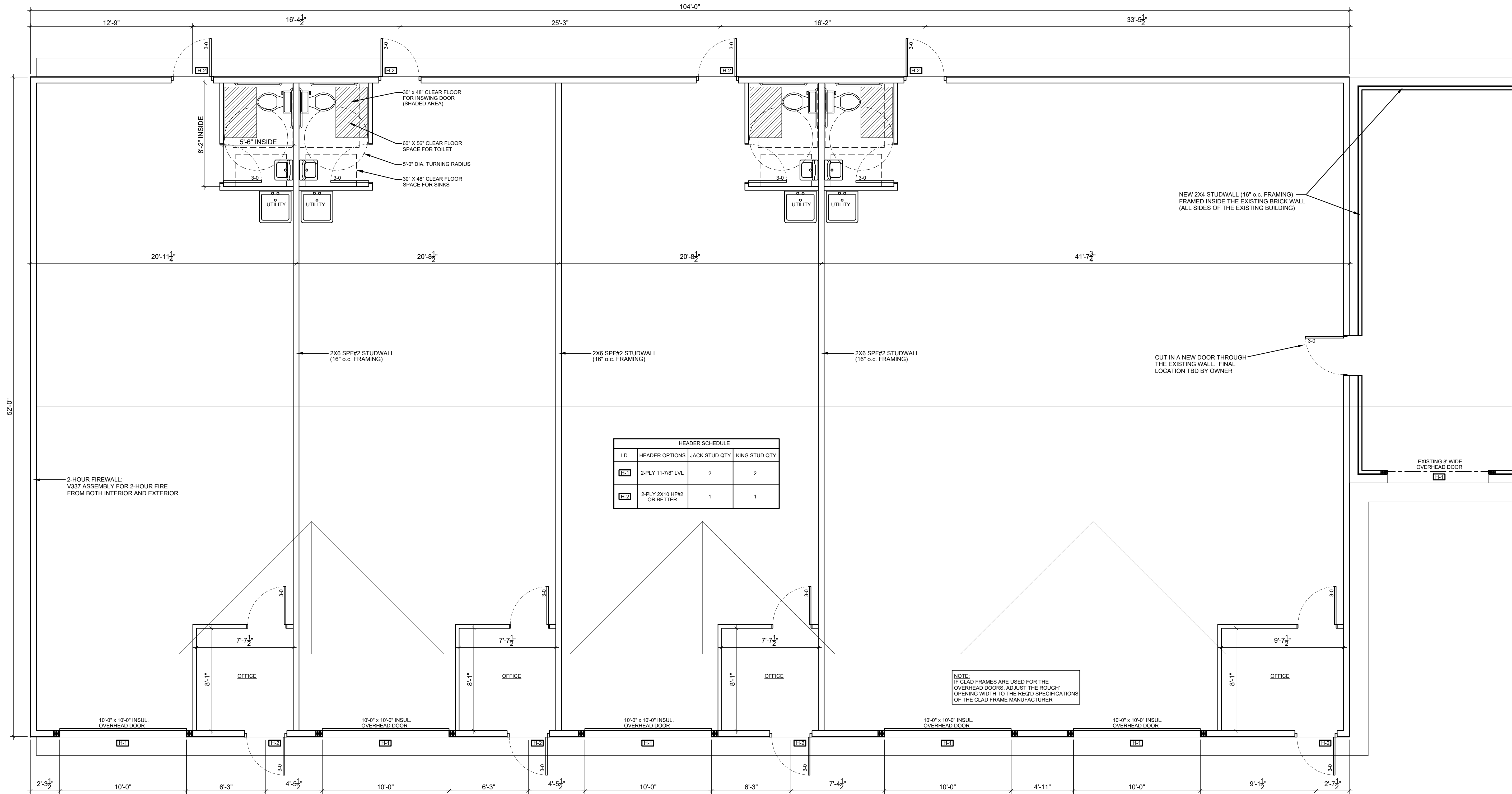
PROJECT:
NEW ADDITION
BRIAN REBMAN
KIMBERLY, WI

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

REVISIONS		BY
DATE	DESCRIPTION	BVL
4/16/25	PRELIMINARY FOR FINAL REVIEW	
4/29/25	ISSUED FOR STATE PLAN APPROVAL	A/JH

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

3 OF 7



NEW ADDITION FLOOR

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

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. Jorgensen Date: 05/20/2025



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.



GARAGE AREA	5408 SF
<u>TOTAL AREA</u>	<u>5408 SF</u>

BID PLAN - FOR BIDDING PURPOSES ONLY

 DrexelTeam.com		KIMBERLY SHOP		J BUCK CONSTRUCTION		PROJ. ADDRESS TBD	
DESIGNER: M. WESTEEN	SCALE: 1/4" = 1'-0"	SHEET NO.: A1	COPYRIGHT © 2024 COPYRIGHTED DESIGN. BUILDING SUPPLY IT IS REPRODUCED BY ANY MEANS ALL OR ANY PORTIONS WITHOUT PERMISSION OF DREXEL BUILDING SUPPLY. THIS DRAWING IS THE PROPERTY OF DREXEL BUILDING SUPPLY. ALL RIGHTS ARE RESERVED. IT IS TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. ANY OTHER USE IS PROHIBITED. ALTHOUGH EVERY EFFORT WILL BE MADE BY DREXEL BUILDING SUPPLY AND FOR THESE DRAWINGS TO BE ACCURATE, THERE IS NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION AND THE RESPONSIBILITY TO OBTAIN ALL DETAILS AND CONDITIONS OF THE PROJECT AND ALL CHANGES OR AMENDMENTS REQUIRED DURING THE PROJECT WILL BE THE RESPONSIBILITY OF THE REPRESENTATIVE FOR THE CLIENT.				
PROJECT NO.: G24-145-W			BID PLAN REVISONS	02/02/2024 MRW	11/20/2024 MRW		



GARAGE AREA	5408 SF
<u>TOTAL AREA</u>	<u>5408 SF</u>

BID PLAN - FOR BIDDING PURPOSES ONLY

DrexelTM
DrexelTeam.com

KIMBERLY SHOP

J BUCK CONSTRUCTION

PROJ. ADDRESS TBD

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GARAGE AREA	5408 SF
<u>TOTAL AREA</u>	<u>5408 SF</u>

BID PLAN - FOR BIDDING PURPOSES ONLY

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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 in fill 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.

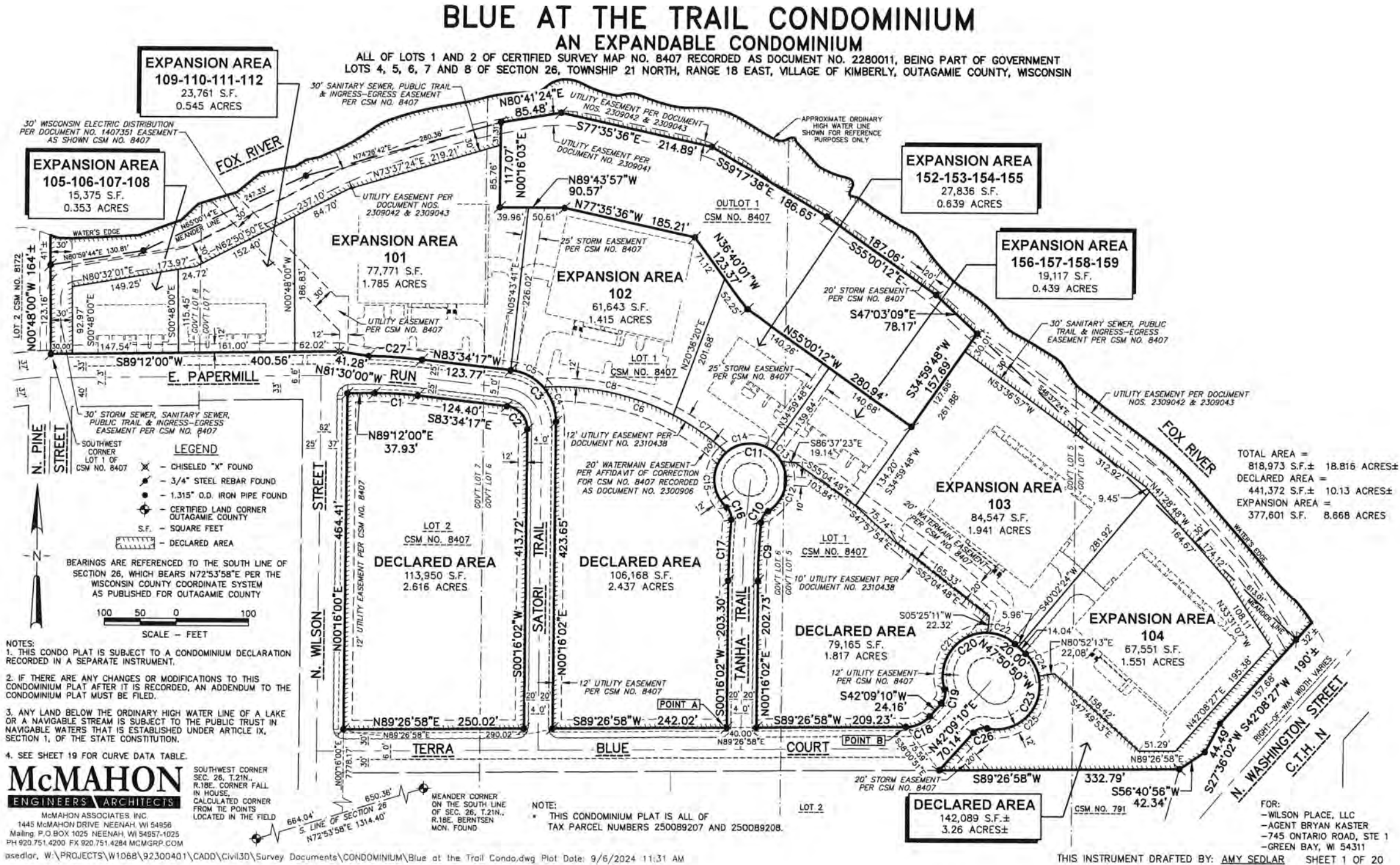
BLUE AT THE TRAIL

CURRENT PUD CONCEPT



DEVELOPMENT CONCEPT PLAN

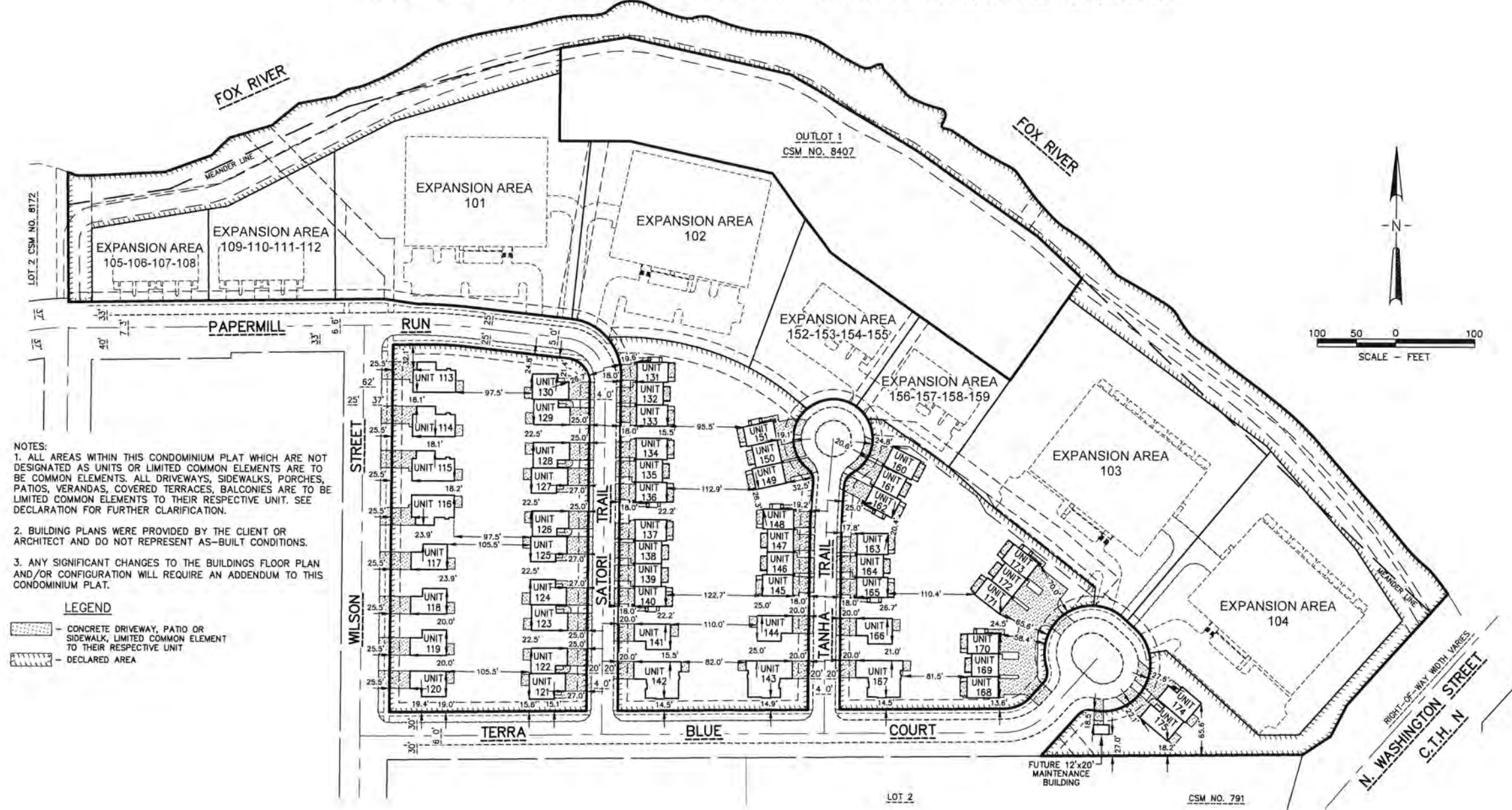
CURRENT CONDO PLAT



CURRENT CONDO PLAT UNITS

BLUE AT THE TRAIL CONDOMINIUM
AN EXPANDABLE CONDOMINIUM

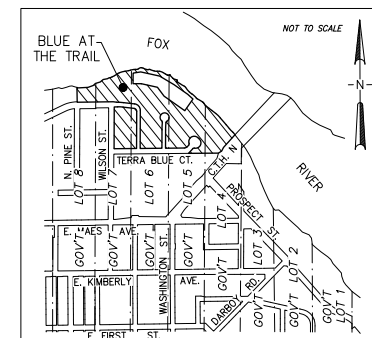
ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 8407 RECORDED AS DOCUMENT NO. 2280011, BEING PART OF GOVERNMENT
LOTS 4, 5, 6, 7 AND 8 OF SECTION 26, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF KIMBERLY, OUTAGAMIE COUNTY, WISCONSIN



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



LOCATION MAP
SECTION 26, TOWNSHIP 21 NORTH, RANGE 18 EAST,
VILLAGE OF KIMBERLY, OUTAGAMIE COUNTY, WISCONSIN

CURVE TABLE							
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	475.00'	0071°34'3"	59.93'	N87°11°09'W	59.89'	N83°34'17"W	S89°12°00'W
C2	713.73'	005°58'24"	74.41'	N86°33°30'W	74.38'	N83°34'17"W	N89°32'42"W
C3	715.00'	083°50'19"	104.62'	N41°39'08"W	95.54'	N00°16'02"E	N83°34'17"W
C4	32.00'	083°50'19"	46.82'	N41°39'08"W	42.76'	N00°16'02"E	N83°34'17"W
C5	1020.00'	004°42'57"	83.95'	S02°37'30"W	83.93'	S04°58'59"W	S00°16'02"W
C6	200.00'	054°53'41"	19.16'	N22°26'35"W	18.44'	N05°00°15'E	N49°53'25"W
C7	50.00'	290°17'58"	253.33'	N84°44'27"W	57.14'	N60°24'32"E	S49°53'25"E
C8	200.00'	055°25'34"	19.35'	S32°41°45'W	18.60'	S60°24'32"W	S04°58'59"W
C9	980.00'	004°42'57"	80.66'	S02°37'30"W	80.64'	S04°58'59"W	S00°16'02"W
C10	45.00'	47°11'48"	37.15'	N65°48°04"E	36.10'	N89°26'58"E	N42°09°10'E
C11	20.00'	060°00'00"	20.94'	N12°09°10'E	20.00'	N42°09°10'E	N17°50°50'W
C12	60.00'	150°00'00"	157.08'	S57°09°10'W	115.91'	S77°50°50'W	S17°50°50'E
C13	60.00'	150°00'00"	157.08'	N27°09°10'E	115.91'	N47°50°50'E	N47°50°50'W
C14	20.00'	060°00'00"	20.94'	S72°09°10'W	20.00'	N77°50°50'W	S42°09°10'W

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REVISION

DATE _____

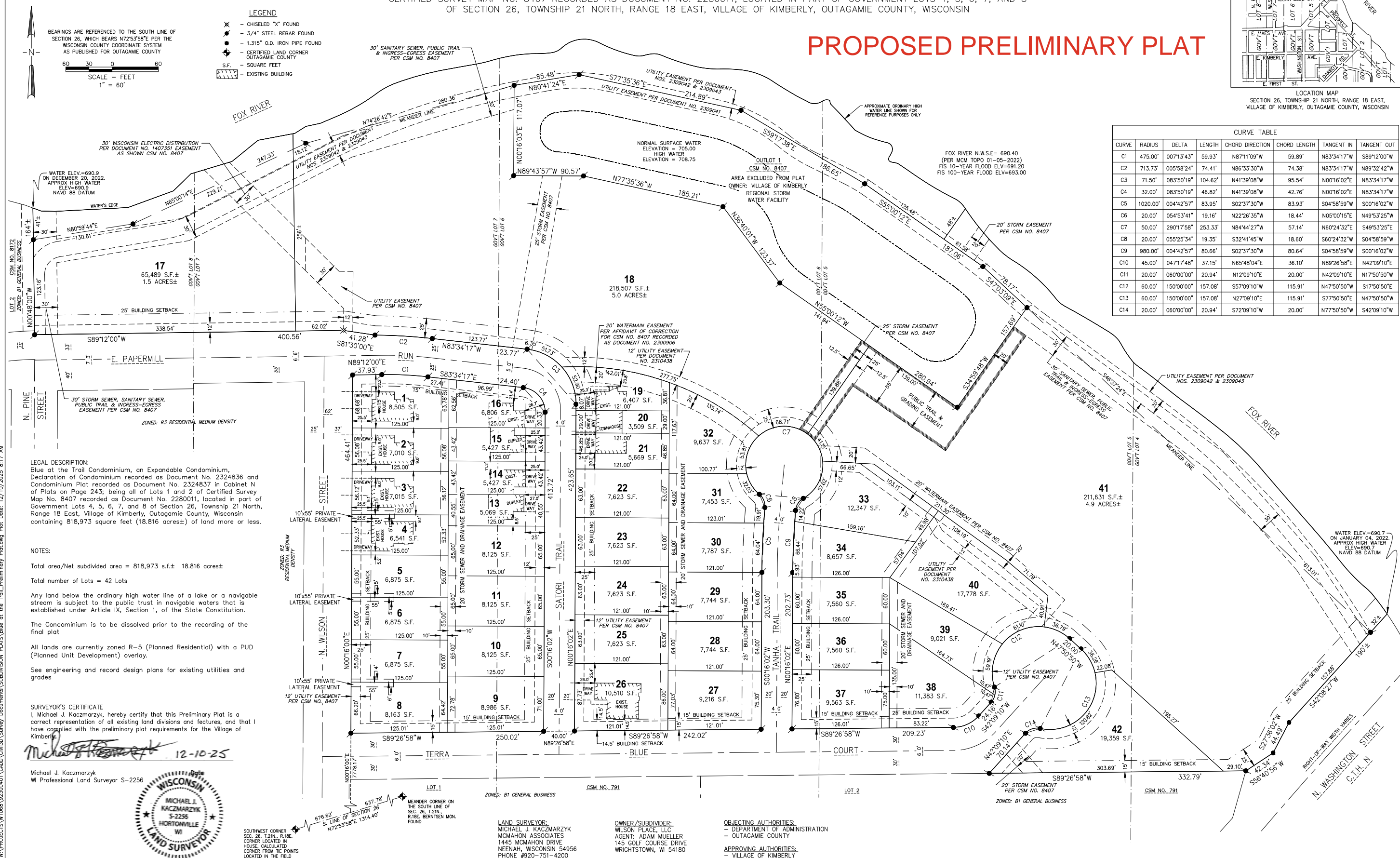
NO.

1

BLUE AT THE TRAIL - PRELIMINARY PLAT
PART OF GOV'T LOTS 4, 5, 6, 7, & 8 OF SECTION 26, T21N,
VILLAGE OF KIMBERLY, OUTAGAMIE COUNTY, WISCONSIN

SURVEYED MJK	DRAWN AMS
PROJECT NO. W1068 09-23-00401.1	
DATE DECEMBER 2025	
SHEET NO.	

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PRELIMINARY PLAT
BLUE AT THE TRAIL

