

**VILLAGE OF KIMBERLY
PLAN COMMISSION MINUTES
01/20/2026**

A meeting of the Village Kimberly Plan Commission was called to order on Tuesday, January 20, 2026, 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, Administrator/Director of Public Works Danielle Block & Community Development Director Sam Schroeder

Approval of Minutes from the 12-16-2025 Meeting

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

Public Hearing

Planned Unit Development Amendment – The Blues at the Trail

Commissioner Karner moved, Commissioner Robach seconded the motion to convene to a public hearing. Motion carried by unanimous vote at 5:01pm.

Doug Woelz, resident at 351 Satori Trail spoke on elements of concern within the planned unit development amendment.

President Kuen read into the record an email from Steve Schilhabel, 375 N. Wilson St in regards to the changes of the planned unit development, the process, and the market value of the overall development.

Commissioner Karner moved, Commissioner Freund seconded the motion to close the public hearing and reconvene into a regular meeting. Motion carried by unanimous vote at 5:06pm.

Unfinished Business

None

New Business

Site & Architectural Review Amendment – Elipticon located at 424 S Washington Street

Commissioner Karner moved, Commissioner Vander Velden seconded the motion to approve the amendment as it relates to the extension of hours, contingent upon the business maintaining compliance with ordinance requirements related to maximum decibel limits. Motion carried by unanimous vote.

Planned Unit Development Amendment – The Blues at the Trail

Commissioner Vander Velden moved, Commissioner Karner seconded the motion to approve with the following conditions of approval:

1. Any changes not made to the original Planned Unit Development shall remain the same or revert to the underlying zoning classification.
2. Site Plan and Architectural Review and Approvals shall be required for all non-single family developments.
3. The Condominium Plat is legally terminated per Wisconsin State Statutes and a Final Plat is approved and recorded in its place.
4. The restrictions and covenants as listed in the Planned Unit Development Narrative, the Final Plat and the Covenants are incorporated herein.
5. Minor modifications to the Planned Unit Development shall be permitted upon review by the Village staff.
6. The Covenants to be recorded with the Plat shall be updated to reflect a minimum 6/12 roof pitch as a well as note that all single family homes shall have a minimum of 1/3 of the front of the home covered by varying materials other than vinyl siding to include but not limited to board and batten, stucco, cedar impressions, stone, or brick.

Motion carried by unanimous vote.

Final Plat Review – The Blues at the Trail (Replat of the Condominium Plat – The Blues at the Trails)

Commissioner Karner moved, Commissioner Robach seconded the motion to approve the Final Plat for the Blues at the Trail with the following conditions:

1. All Lots shall be serviced by laterals connected to public utility mains at the developer's costs.
2. Any duplicate service utility laterals shall be properly abandoned at the developer's costs.
3. Plat approval is conditioned upon the approval of the Planned Unit Development Amendment in conjunction with the flexibility as noted on the plat.
4. Developer shall execute a separate Agreement with the Village ensuring Wisconsin State Statutes are met and the condominium declaration is legally dissolved prior to the recording of a final plat. Failure to execute would cause the Village to rescind and void all approvals.

Motion carried by unanimous vote.

Certified Survey Map – Lot Reconfiguration – The Roots

Commissioner Schneider moved, Commissioner Freund seconded the motion to approve the proposed four lot Certified Survey Map for Parcels 250-088702, 250-088703, and 250-088704 as presented provided the easement is executed to provide access to Lot 2 and 3 of the proposed Certified Survey Map. Motion carried by unanimous vote.

Adjournment

Commissioner Karner moved, Commissioner Vander Velden seconded the motion to adjourn.

Motion carried by unanimous vote at 5:47pm.



Erica Ziegert
Deputy Clerk
Dated 01/21/2026