



PROPERTY FOR SALE

N. MAIN ST - TREATY POND LOT
KIMBERLY, WI
\$VARIES



CONTACT: SAM SCHROEDER, COMMUNITY DEVELOPMENT DIRECTOR
SSCHROEDER@VOKIMBERLYWI.GOV 920-788-7507



PROPERTY FOR SALE

N. MAIN ST - TREATY POND LOT
KIMBERLY, WI
\$VARIES

The Village of Kimberly is desirous to see this lot be developed. The Village is open to commercial, mixed-use, and/or multifamily. This lot offers a large grade change that can be advantageous with views overlooking the river and the regional stormwater pond to ensure future unobstructed views. This area has seen tremendous development over the last decade and offers plenty of amenities with nearby parks and trails to connect with the larger region. The Village recently completed the historical overlook as well as saw the opening of the Clubhouse Wine Bar adding to the positive change in the area. The property is within a healthy Tax Increment District.

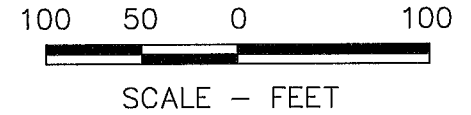
- Will Divide
 - Upper: 2.209ac - \$145,080.00
 - Lower: 0.416ac - \$49,200.00
- Zoned B-1 General Business District
 - Within TIF District #6



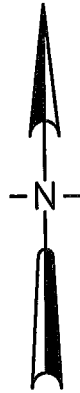
MEDIAN
HOUSEHOLD
INCOME
\$68,295

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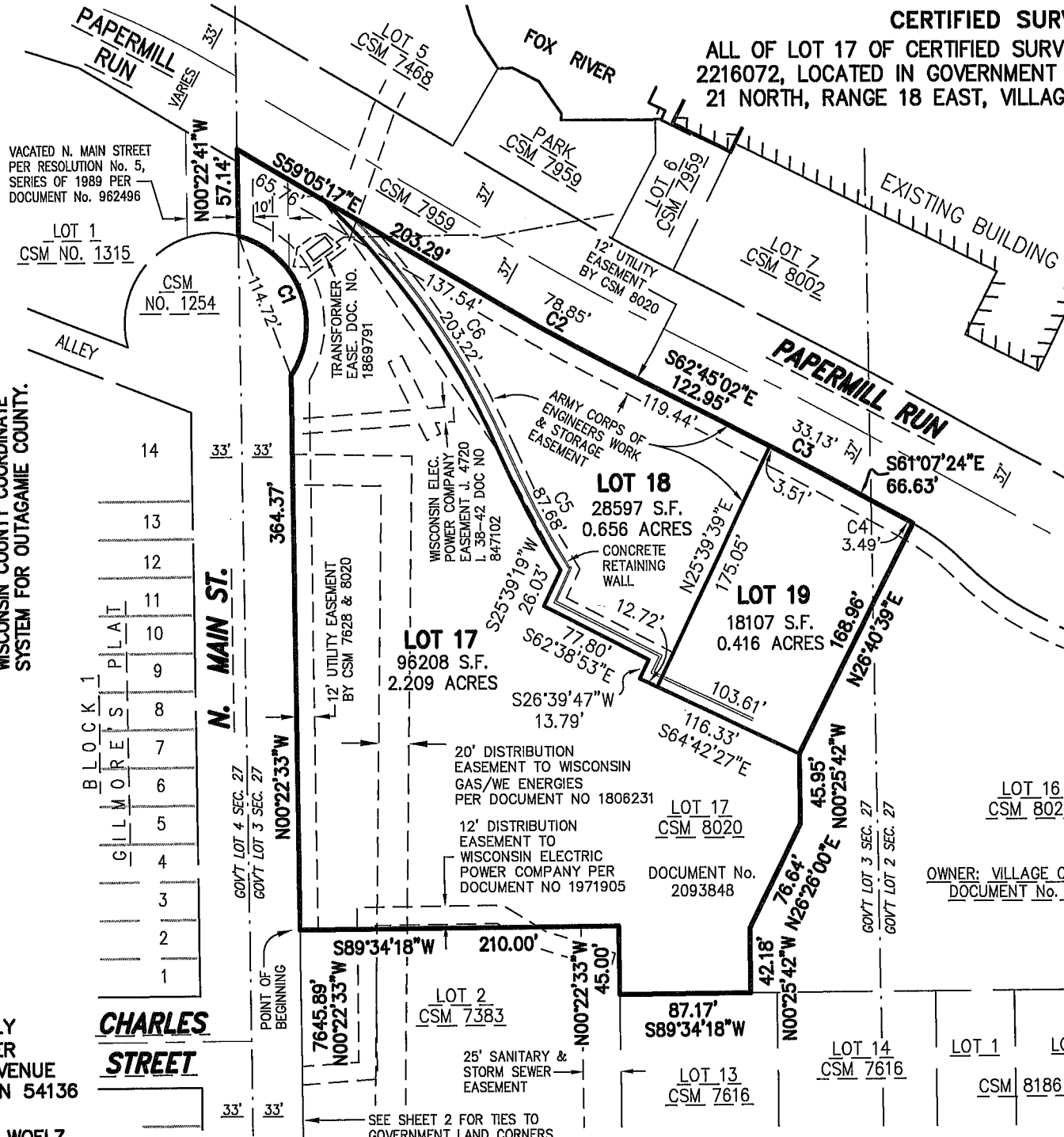
ALL OF LOT 17 OF CERTIFIED SURVEY MAP No. 8020, RECORDED AS DOCUMENT No. 2216072, LOCATED IN GOVERNMENT LOTS 2 AND 3 OF SECTION 27, ALL IN TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF KIMBERLY, OUTAGAMIE COUNTY, WISCONSIN.



NOTE:
SEE SHEET 2
FOR CURVE DATA



BEARINGS ARE REFERENCED TO THE SOUTH LINE OF GOVERNMENTS LOTS 1 THRU 3 OF SECTION 27, TOWNSHIP 21 NORTH, RANGE 18 EAST, WHICH BEARS S76°20'08"E PER THE PUBLISHED WISCONSIN COUNTY COORDINATE SYSTEM FOR OUTAGAMIE COUNTY.



VACATED N. MAIN STREET PER RESOLUTION No. 5, SERIES OF 1989 PER DOCUMENT No. 962496

LOT 1 CSM NO. 1315

CSM No. 1254

ALLEY

TRANSFORMER EASE. DOC. NO. 1869791

WISCONSIN ELEC. POWER COMPANY EASEMENT J. 4720 L. 38-42 DOC NO. 847102

12' UTILITY EASEMENT BY CSM 7628 & 8020

20' DISTRIBUTION EASEMENT TO WISCONSIN GAS/WE ENERGIES PER DOCUMENT NO 1806231

12' DISTRIBUTION EASEMENT TO WISCONSIN ELECTRIC POWER COMPANY PER DOCUMENT NO 1971905

25' SANITARY & STORM SEWER EASEMENT

EXISTING BUILDING

OWNER: VILLAGE OF KIMBERLY DOCUMENT No. 2093848

SEE SHEET 2 FOR TIES TO GOVERNMENT LAND CORNERS

14	
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FOR:
-VILLAGE OF KIMBERLY
-C/O SAM SCHROEDER
-515 W. KIMBERLY AVENUE
-KIMBERLY, WISCONSIN 54136

DRAFTED BY: DOUG WOELZ

W:\PROJECTS\No Number\DEW2025\Kimberly Papermill Run Lot Layout3 Lot Concept CSM.dwg, 9/17/2025 6:26:29 AM, DWoelz, 1:100