



PROPERTY FOR SALE

WHITE CEDAR/PAPERMILL RUN
KIMBERLY, WI
\$VARIES

The Village of Kimberly is desirous to see these sites developed. Potential development includes multifamily, mixed use developments, commercial or strategic row housing. Driveway access points onto White Cedar and Papermill Run should be limited. The grade differential of the property allows a unique opportunity for tucked in parking.

- Roundabout Lot - 1.04 acres - \$124,800.00
- Papermill Run Lot - 1.59 acres - \$190,800.00
 - Zoned B-1 General Business/PUD
 - Within TIF District #6



MEDIAN
HOUSEHOLD
INCOME
\$68,295

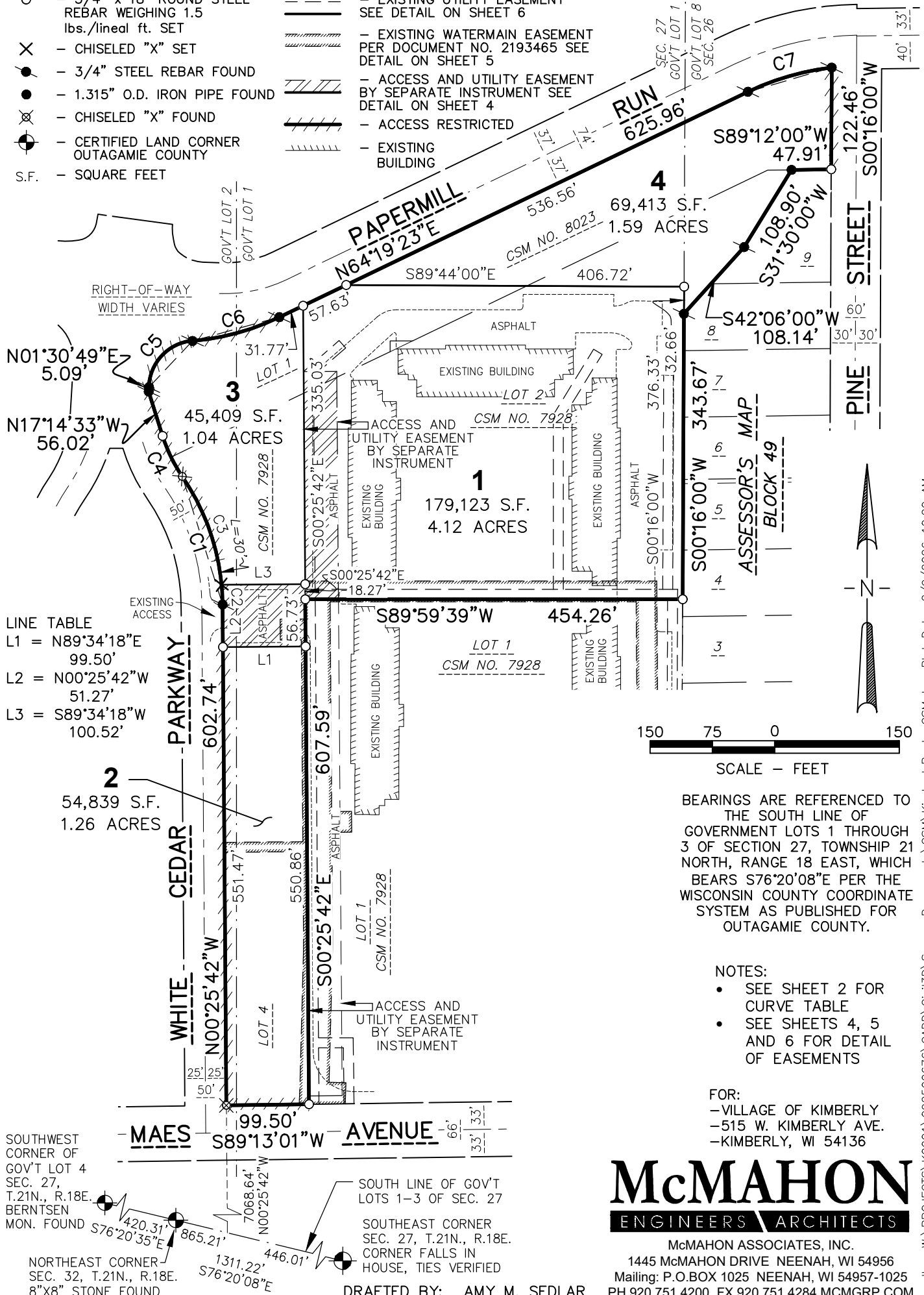
CONTACT: SAM SCHROEDER, COMMUNITY DEVELOPMENT DIRECTOR
SSCHROEDER@VOKIMBERLYWI.GOV 920-788-7507

CERTIFIED SURVEY MAP SHEET 1 OF 6

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8023, RECORDED AS DOCUMENT NO. 2217774 AND ALL OF LOTS 2 AND 4 OF CERTIFIED SURVEY MAP NO. 7928, RECORDED AS DOCUMENT NO. 2200895; ALL BEING PART GOVERNMENT LOT 8 OF SECTION 26 AND PART OF GOVERNMENT LOTS 1 AND 2 OF SECTION 27, ALL IN TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF KIMBERLY, OUTAGAMIE COUNTY, WISCONSIN

LEGEND

- | | | | |
|------|---|------|--|
| ○ | - 3/4" x 18" ROUND STEEL REBAR WEIGHING 1.5 lbs./lineal ft. SET | --- | - EXISTING UTILITY EASEMENT SEE DETAIL ON SHEET 6 |
| × | - CHISELED "X" SET | | - EXISTING WATERMAIN EASEMENT PER DOCUMENT NO. 2193465 SEE DETAIL ON SHEET 5 |
| ● | - 3/4" STEEL REBAR FOUND | //// | - ACCESS AND UTILITY EASEMENT BY SEPARATE INSTRUMENT SEE DETAIL ON SHEET 4 |
| ● | - 1.315" O.D. IRON PIPE FOUND | //// | - ACCESS RESTRICTED |
| ⊗ | - CHISELED "X" FOUND | | - EXISTING BUILDING |
| ⊙ | - CERTIFIED LAND CORNER OUTAGAMIE COUNTY | | |
| S.F. | - SQUARE FEET | | |



LINE TABLE

L1 =	N89°34'18"E	99.50'
L2 =	N00°25'42"W	51.27'
L3 =	S89°34'18"W	100.52'

SOUTHWEST CORNER OF GOV'T LOT 4 SEC. 27, T.21N., R.18E. BERNTSEN MON. FOUND
 N00°25'42"W 7068.64'
 S76°20'35"E 420.31'
 865.21'

NORTHEAST CORNER SEC. 32, T.21N., R.18E. 8"X8" STONE FOUND
 S76°20'08"E 1311.22'
 446.01'

SOUTH LINE OF GOV'T LOTS 1-3 OF SEC. 27
 S00°25'42"E 607.59'
 S89°59'39"W 454.26'

SOUTHEAST CORNER SEC. 27, T.21N., R.18E. CORNER FALLS IN HOUSE, TIES VERIFIED

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

- NOTES:**
- SEE SHEET 2 FOR CURVE TABLE
 - SEE SHEETS 4, 5 AND 6 FOR DETAIL OF EASEMENTS

FOR:

- VILLAGE OF KIMBERLY
- 515 W. KIMBERLY AVE.
- KIMBERLY, WI 54136

McMAHON ENGINEERS ARCHITECTS

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