



VILLAGE PLAN COMMISSION AGENDA

Tuesday, June 16, 2026, 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 May 19, 2026, 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 and Architectural Review – Uros of A located at 120 E Kimberly Avenue
 - b. Resolution No. 9, Series 2026: A Resolution Vacating Portions of North Sidney Street Right-of-Way
 - c. Comprehensive Plan Update – Outreach Summary (No Action)
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

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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
05/19/2026**

A meeting of the Village Kimberly Plan Commission was called to order on Tuesday, May 19, 2026, at 5:00pm in the Rick J. Hermus Council Chambers, 515 W. Kimberly Ave, by President Chuck Kuen.

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

Commissioners Excused: Commissioner Jeremy Freund

Staff Present: Deputy Clerk Erica Ziegert, Administrator/Director of Public Works Danielle Block & Community Development Director Sam Schroeder

Approval of Minutes from the 04-14-2026 Meeting

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

Public Hearing

None

Unfinished Business

None

New Business

Site and Architectural Review – 558 Eisenhower Drive, Suite F – Vehicle Sales

Commissioner Karner moved, Commissioner Robach seconded the motion to approve the Site Review Plan for Progression is Everything Motors located at 558 Eisenhower Drive related to Vehicle Sales with the following conditions:

1. Vehicle display is limited to the five parking stalls located east of the building.
2. All vehicles displayed shall be located on hard surface and not in grass areas.
3. All vehicles shall be in an operable state.
4. All maintenance and service of vehicles shall take place off-site.
5. No outdoor storage is permitted.
6. Any fixed signage shall require a permit and meet municipal code. Any temporary signage shall meet code and be located on the property and not within the right of way.
7. Any refuse shall share the existing facilities on site or shall be stored inside. Motion carried by unanimous vote.

Site and Architectural Review – 345 N Main Street – Outdoor Patio

Commissioner Vander Velden moved, Commissioner Schneider seconded the motion to approve the Site Review Plan as it relates to the outdoor patio for the Clubhouse Wine Bar located at 345 N Main Street as presented with the following conditions:

1. Minor modifications may be approved by Village Staff.
2. Any alcohol consumption is subject to a separate permit by the Village Board.

3. Any exterior patio lighting meet Village ordinance and shall be turned off at the end of the business hours.
 4. Screening and fencing shall be installed as part of the initial construction of the project – additional elements may be added at a later date.
 5. Any fencing, landscaping or structures within the Village easement along the east property line are subject to those restrictions and including the possibility of removal at the property owners cost as necessary.
 6. Grading and drainage elevations at the property line shall be maintained.
- Motion carried by unanimous vote.

Comprehensive Plan Survey Summary (No Action)

Director Schroeder summarized the survey and noted that starting next fall we should start to see draft documents come through the Plan Commission for consideration. There was no action taken on this item.

Adjournment

Commissioner Vander Velden moved, Commissioner Karner seconded the motion to adjourn. Motion carried by unanimous vote at 5:09pm.

Erica Ziegert
Deputy Clerk
Dated 05/20/2026



Village of Kimberly Request for Plan Commission Recommendation

ITEM DESCRIPTION: Site & Architectural Review – Uros of A located at 120 E Kimberly Ave

REPORT PREPARED BY: Sam Schroeder, Community Development Director

REPORT DATE: June 16, 2026

EXPLANATION: In the spring of 2025, Artem Vyshnyakov, submitted an application to open a car and motorcycle dealership, Uros of A, at 120 E Kimberly Avenue. Per Section 525-120 of the Village Ordinance, “No new structure, new use of land, water or air or change in the use of land, water or air shall hereafter be permitted and no structure or part thereof shall hereafter be located, erected, moved, reconstructed, extended, enlarged, converted or structurally altered without a zoning permit. Such permit may be consolidated with a building permit request and issuance.” Furthermore, Section 525-122 notes that “All applications for zoning permits for any construction, reconstruction, expansion or conversion, except for one- and two-family residences in residential districts, shall require site plan approval by the Plan Commission in accordance with the requirements of this section.”

Attached herein is the April 21, 2025, Village Board Packet including the staff memos, applicant narrative, the site plan and photos. Ultimately, the Village Board did approve the proposed change of use as presented with the following conditions:

1. A minimum 2-foot landscape strip shall be added along the Kimberly Avenue Sidewalk and the Elm Street Sidewalk up to the driveway apron opening within one year of occupancy.
2. Within three years of occupancy, the area north of the building shall have the concrete paving removed and be completely restored to grass or shall be replaced with a new hard surfaced pad meeting the ordinance with a minimum 10-foot vegetative buffer to the north property line. No parking of vehicles, trailers or equipment north of the building unit until such a time that the parking area would be restored.
3. Any dumpster or refuse shall be enclosed in the building or shall be located in the rear of the building and enclosed as to out of view from the general public.

At this meeting the Village did strike a fourth condition recommended by the Plan Commission noting that at all times, vehicles on-site and not stored in the enclosed building shall be licensed, registered and maintained in an operable state. During the meeting there was some concerns of the licensing and registering requirement of vehicles through a dealership to which this condition was struck.

In the fall of 2025, Village Staff informed the applicant of an illegal temporary structure, trailers parked on the north side of the building in conflict with the site plan approval and a dumpster was installed without an enclosure. The tent and trailer were removed and the applicant did screen the dumpster.

In the spring of 2026, staff noticed a large pile of strap material along the north side of the building. Staff further noted the large amount of vehicles “not ready for sale” on the south side of the property and east of the building which was in conflict with the presented narrative. At that time, conversations with the applicant and the property owner commenced. The applicant noted the need to park the “not ready for sale” vehicles on the Kimberly Avenue side of the building since the condition prohibited him parking

these on the north side until such a time the area was paved and landscaped. Ultimately there was one motorcycle, one snowmobile, 4 vehicles listed for sale, and 14 vehicles not ready for sale in various conditions (inoperable, missing bumpers, missing lights, running but still needed work, etc.).

Through our discussions, Mr. Vyshnyakov also further explained his business model of purchasing vehicles often sight unseen, diagnosing the issue(s) and fixing the vehicle to be placed up for sale which is the reason for the large number of vehicles that are not ready to be sold. He has obviously grown since the original narrative noted 6 vehicles not ready for sale.

Staff shared concerns over the current site conditions, what was presented versus what was present upon meeting on site and the conditions of the vehicles not ready for sale. Staff further noted several ordinances related to those vehicles and the unsightliness of the property. These referenced ordinances are attached and were shared with the applicant which can go beyond the permitted or unpermitted use of a property.

Ultimately, staff does want to support this business and all businesses in our community. Mr. Vyshnyakov, offered the following solutions on May 25, 2026, to make the property more presentable over the next few months:

1. He has started work on some of the longer projects to avoid them sitting around – anticipated 1-2 months for those vehicles to be finished and listed for sale.
2. The snowmobile will be listed for sale as soon as he receives the paperwork which has been applied for and should take a couple of weeks.
3. The motorcycle that has sat outside has been sold and waiting for buyer pick up.
4. The accumulated scarp metal has been removed.
5. The property owner has scheduled the concrete work north of the building for this fall at which point the front 2' landscape area should be added.
6. Until the northside paving is done, he has asked for reconsideration of portions of condition number 2 to remove the restriction of parking vehicles here until such a time the paving is done. These vehicles would be parked north of the building or in front of the bay doors with the "good side" of the vehicle facing Elm Street and away from public view. This would allow him to keep Kimberly Avenue side in a more presentable manner.
7. If acceptable he has asked for 2 months time to allow him to make these changes at which time we could re-evaluate. Some of the vehicles will take more time than others.

Attached to this staff report includes:

1. Email Correspondence
2. Site Photos dated 5/18/2026
3. List of Code References
4. Village Board Staff Memo and Subsequent Packet 4/21/2026

RECOMMENDED ACTION: Staff recommends the Plan Commission reaffirms the original approval with the following modifications:

1. No later than Dember 1, 2026, the applicant/property owner shall submit a building permit application and cause the installation of the back hardsurfaced parking area, the 10 foot landscape buffer along the northern property line and the 2 foot landscape strip along the Kimberly Avenue and Elm St Sidewalk up to the driveway apron opening.
2. Vehicles may be permitted to be parked north of the building provided any damaged vehicles or vehicles visibly missing parts are faced away from Elm Street and the view of the public.
3. No outdoor storage of any kind is permitted.

From: [Sam Schroeder](#)
To: "[Artem Vyshnyakov](#)"
Cc: [Joel Sprangers](#); [Kimberly Sprangers](#); [Mark Bartels](#); [Christine Pawlak](#); [Danielle Block](#)
Subject: RE: Uros of A - 120 E Kimberly Ave
Date: Monday, June 1, 2026 7:34:00 AM

Morning Artem – I believe we would share the information below as well as update the Plan Commission on what the use of the property is as it relates to the vehicles not ready for sale.

Thanks,



Sam Schroeder

COMMUNITY DEVELOPMENT DIRECTOR, VILLAGE OF KIMBERLY
P 920-788-7507 | F 920-788-9723
sschroeder@vokimberlywi.gov

From: Artem Vyshnyakov <artemvysh1@gmail.com>
Sent: Friday, May 29, 2026 12:57 PM
To: Sam Schroeder <[SSchroeder@vokimberlywi.gov](mailto:sschroeder@vokimberlywi.gov)>
Cc: Joel Sprangers <jsprangers3@gmail.com>; Kimberly Sprangers <ksprangers3@gmail.com>; Mark Bartels <mbartels@onelawgroupsc.com>; Christine Pawlak <CPawlak@onelawgroupsc.com>; Danielle Block <dblock@vokimberlywi.gov>
Subject: Re: Uros of A - 120 E Kimberly Ave

Hi Sam,

No problem about the delay.

To clarify, are you just referring to the rear parking being brought back to the Plan Commission?
Or what specifically?

Respectfully

Artem V.

On Fri, May 29, 2026 at 12:43 PM Sam Schroeder <[SSchroeder@vokimberlywi.gov](mailto:sschroeder@vokimberlywi.gov)> wrote:

Afternoon Joel, Artem and Company,

Thanks for your patience in our response. With the holiday week and some other items that had

to get taken care of, we just were not able to touch base before today.

We greatly appreciate the thorough response. In conversation with Administrator Block, we think it would be best to bring this back forward to the Plan Commission for their consideration. Their next meeting is Tuesday, June 16th. If you wanted to formally write a letter/narrative directed to the Plan Commission, I am happy to add that, otherwise I will summarize your request and email below in a staff memo. Until such a time, we will just keep status quo and touch base after the meeting.

If you have any questions, please feel free to reach out.

Thanks,



Sam Schroeder

COMMUNITY DEVELOPMENT DIRECTOR, VILLAGE OF
KIMBERLY

P 920-788-7507 | F 920-788-9723

sschroeder@vokimberlywi.gov

From: Joel Sprangers <jsprangers3@gmail.com>

Sent: Monday, May 25, 2026 9:50 AM

To: Artem Vyshnyakov <artemvysh1@gmail.com>; Sam Schroeder
<sschroeder@vokimberlywi.gov>

Cc: Kimberly Sprangers <ksprangers3@gmail.com>; Mark Bartels
<mbartels@onelawgroupsc.com>; Christine Pawlak <CPawlak@onelawgroupsc.com>; Danielle
Block <dblock@vokimberlywi.gov>

Subject: Re: Uros of A - 120 E Kimberly Ave

Sam:

Due to extensive back log with all contractors the earliest we can get out contractor to site is early fall due to back log. We will be years ahead of the "main project" rear area of the shop to concrete and finished.

We will have no problem going back in front of the board due to the arbitrary thought process the village representative Sam Schroeder currently and previously presented. Again, we will be not be held to a higher standard than other businesses in the community. Kimberly service has had vehicle sitting in the same spot over the winter months that have not moved. There are very conspicuous action being applied by Sam Schroeder since this process has started. With relentless pursuit to our establishment from the beginning of

Artems entrepreneurship adventure with us. All communication must continue through this thread so we can all stay on one page.

Joel Sprangers |

P.C 920.636.5903 | W.C 906.828.5173

Email: jsprangers3@gmail.com

INTEGRITY • INSPIRED • INVESTED

On Mon, May 25, 2026, 9:06 AM Artem Vyshnyakov <artemvysh1@gmail.com> wrote:

Hi Sam,

As per our conversation below are the actions I'm able and willing to take for improvement of the presentability of the property within the next couple months:

- I've already started work on some of the longer projects to avoid them sitting around. I anticipate within 1-2 months for those vehicles to be finished and listed for sale.
- the snowmobile will be listed for sale as soon as I receive the paperwork for it, which has been applied for and should take a couple weeks.
- the motorcycle that has sat outside has already been sold and is waiting for buyer pickup.
- the accumulated scrap metal from the rear has been removed.

Joel and Kim have the concrete work scheduled for the fall of this year. At which point the north lot should get new pavement and the 2' landscaping should be added.

Until then, I believe it would be in everyone's best interest to remove the restriction for parking vehicles there, at least on the partially paved sections (if you concur, please run this by the Board as necessary). This way, any vehicles that are damaged or have missing parts can be placed there, away from public eye, with their "good side" facing Elm street. The area in front of the bay doors is also to be used for vehicles that are being worked on in the same fashion. I will do everything possible to not place any incomplete vehicles on the Kimberly Ave lot as some of the old projects get completed.

This process will take some time because some of the cars do require more work than others. So my ask would be for you to give me 2 months for these improvements and reevaluate your concerns at that point. I believe that should be enough time for me to

“clean up” my operations.

If however, we fail to get rid of the north lot parking restrictions, I would ask for that period to last until the concrete work is complete because I believe that parking area would be instrumental to me improving the presentability of the south (aka Kimberly Ave) lot.

In the event that these terms do not work for you or your concerns are still present after the “re-evaluation period” expires, my proposal would be to go in front of the Board again with the revised operations plan.

What do you think?

Thanks.

Respectfully

Artem V.

On Mon, May 18, 2026 at 3:52 PM Sam Schroeder <SSchroeder@vokimberlywi.gov> wrote:

Good Afternoon Joel –

I did receive a phone call from Artem this morning and then he and I met out on the property early this afternoon and discussed a wide range of topics as it related to the site and possible solutions. As of this moment I am kind of leaving this in Artem’s hands, plan to circle back around next week.

Thanks,



Sam Schroeder

COMMUNITY DEVELOPMENT DIRECTOR, VILLAGE OF
KIMBERLY

P 920-788-7507 | F 920-788-9723

sschroeder@vokimberlywi.gov

From: Joel Sprangers <jsprangers3@gmail.com>

Sent: Friday, May 15, 2026 3:54 PM

To: Sam Schroeder <SSchroeder@vokimberlywi.gov>

Cc: artemysh1@gmail.com; Kimberly Sprangers <ksprangers3@gmail.com>; Mark Bartels <mbartels@onelawgroupsc.com>; Christine Pawlak <CPawlak@onelawgroupsc.com>

Subject: Re: Uros of A - [120 E Kimberly Ave](#)

Sam:

Good afternoon hope all is well with you.

I'm curious how you know there are inoperable vehicles on the premises? There are no DOT uncompliant vehicles in that lot. Arthem confirmed that as well. He does work on vehicles there are circumstances where a vehicle will be maintained at a certian point. I'm confused where in any paperwork there were no vehicles allowed on the premises that are "inoperable". Feel free to swing by Kimberly service and ask Steve the owner if every vehicle in his lot is in this same compliance form you are asking of us. I would like to hear back on that conversation please. .

It's a small scrap pile it can be rectified,
Very easily, you're poking for no reason. Kind of like the dumpster containment you had Arthem build but Wichmann funeral home across the street, Butches Pizza, along with a half dozen other businesses I found from a simple drive were sitting out in their parking lot. You can not hold us to standard / compliance and not every other business in the neighborhood.

Any compliance issues you have we will follow but the surrounding businesses will be held to the same standards as you're holding us too as qell. Is that okay with you?

We are also moving forward in our most efficient manner to rectify the situation on your 2' landscape issues, along with the entire rear section of the lot.

I would greatly appreciate if we can utilize this thread for future emails.

Thanks

Joel Sprangers |

P.C 920.636.5903 | W.C 906.828.5173

Email: jsprangers3@gmail.com

INTEGRITY • INSPIRED • INVESTED

On Fri, May 15, 2026, 2:16 PM Sam Schroeder <SSchroeder@vokimberlywi.gov> wrote:

Hey Joel –

Happy to chat in more detail next week, but wanted to just give you a heads up that I did chat with Artem today about the overall site condition of the Uros of A property at 120 E Kimberly Ave. As of right now there is scrap material being piled up on the north side of the building, there are lots of inoperable vehicles on site on the south side of the building

that was presented as “ready to sale inventory”, and there is miscellaneous items such as snowmobiles that were not part of the original proposal among other items.

In addition to the current status of the property, as part of the approval, there was to be a 2 foot landscape strip added along the sidewalk to divide the parking lot from the pedestrian walkway within one year of occupancy. Artem shared with me that you had spoken to him about this in March but did fall on the landlord to install. If you could provided an update on the timing of that, that would be greatly appreciated.

Thanks,



Sam Schroeder

COMMUNITY DEVELOPMENT DIRECTOR, VILLAGE OF
KIMBERLY

P 920-788-7507 | F 920-788-9723

sschroeder@vokimberlywi.gov



STS
May 18, 2026 1:09 PM



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May 18, 2026 1:09 PM



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May 18, 2026 1:11 PM



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May 18, 2026 1:10 PM



Chapter 320Junk Dealers

§ 320-1License required.

No person shall keep or maintain in the Village any building or yard for the keeping or storing in commercial quantities or for dealing in any old, used or secondhand materials of any kind, including rags, paper, rubbish, bottles, rubber, iron or other metals or junked motor vehicles or the parts thereof, without first having obtained a license as hereinafter provided.

§ 320-2Application for license.

Every application for a junk dealer's license shall be in writing and shall contain the name and address of the person applying for such license and proposed location of the business and a detailed account of the type of materials to be dealt in or stored.

§ 320-3Issuance of license; fee.

Whenever it shall appear that the proposed location of such yard or business and the types of materials to be collected and stored are suitable and proper with regard to the public health, safety and welfare, and whenever it shall further appear that such business shall not be or become a fire hazard and shall not be or become a public nuisance by reason of foul odor, noise or unsightliness, the Village Board shall authorize and the Village Administrator shall issue a junk dealer's license. The fee for such license shall be \$10 per year or fraction thereof, and such license shall terminate on June 30 in each year. The Village Board may, in its discretion, require as a condition of such license that such licensee shall erect a board fence around the premises.

§ 320-4Revocation of license.

Any junk dealer's license may be revoked by the Village Board whenever it shall appear that such business is conducted in such a manner as to create a public nuisance or upon conviction of such licensee for violation of any state law or Village ordinance pertaining to junk dealers.

§ 364-4Public nuisances prohibited.

No person shall erect, contrive, cause, continue, maintain or permit to exist any public nuisance within the Village of Kimberly.

§ 364-6.1Public nuisance affecting property usage.

The following conditions and things are hereby specifically declared to be a public nuisance affecting property usage, but such enumeration shall not be construed to exclude other property usage conditions coming within the definition of § 364-5:

...

B. On all residential and nonresidential premises in the Village, fallen tree limbs, piles of grass and weed cuttings, accumulation of brush cuttings, tree stumps with a height greater than their diameter, diseased or dead trees, or other yard waste, upholstered furniture, mattresses, bedsprings or other furniture not intended for exterior use by the manufacturer and used or stored on open porches or in yards, rutted lawns or driveways, or any other unsightly conditions as may tend to depreciate property values in the area or create a nuisance, hazard or eyesore, shall not be allowed on any property by the owner, occupant or person authorized to use the same.

§ 377-21Storage of junk.

No person shall store junked or discarded property, including automobiles, automobile parts, trucks, tractors, refrigerators, furnaces, washing machines, stoves, machinery or machinery parts, wood, bricks, cement blocks or other unsightly debris, which substantially depreciates property values in the neighborhood except or upon permit issued by the Village Board. The Chief of Police may require by written order any premises violating this section to be put in compliance within the time specified in such order and, if the order is not complied with, may have the premises put in compliance and the cost thereof assessed as a special tax against the property.

§ 385-1 Storage restricted.

No disassembled, inoperable, unlicensed, junked or wrecked motor vehicles, truck bodies, tractors, trailers, farm machinery or appliances shall be stored unenclosed outside a building upon private property within the Village for a period exceeding 10 days unless it is in connection with an authorized business enterprise located in a properly zoned area maintained in such a manner as not to constitute a public nuisance.

§ 418-4 Refuse and recycling waste storage areas and containers.

B. Containers must be of appropriate size as to contain all refuse and recycling waste while keeping the lid fully closed. Larger containers may need to be supplied in high use settings to maintain compliance with this section. Refuse and recycling waste pickup must be at a minimum biweekly. Containers must be kept in an acceptable condition considering damage, discoloration, and what would be unsightly to the neighborhood; or containers must be kept in a physically and visually enclosed area. Containers must be kept a minimum of 20 feet from a public street right-of-way, unless enclosed as set forth herein. The Zoning Administrator has the authority to vary from this chapter as circumstances may require.

§ 418-8 Garbage and recycling waste accumulation; when a nuisance.

The accumulation or deposit of garbage, trash, recycling waste, debris, or putrescible animal or vegetable matter in or upon any lot or land or any public or private place within the Village which causes the air or environment to become noxious, offensive, unsightly, or to be in such a condition as to promote the breeding of flies, mosquitoes or other insects, or to provide a habitat or breeding place for rodents or other animals, or which otherwise becomes injurious to the public health, is prohibited and declared to constitute a nuisance.

§ 463-31 Unauthorized operation of motor vehicles on public or private property.

A. Findings. The unauthorized off-road operation of motor vehicles has resulted in:

- (1) Serious damage to public and private lands, including damage or destruction of vegetation, animal life and improvement to the lands;
- (2) The permanent scarring of land and an increase in both erosion and air pollution;
- (3) Collisions and near collisions threatening the life and safety of the operators of such vehicles as well as of other persons; and
- (4) A loss of the privacy, quietude and serenity to which the owners and users of land are rightfully entitled.

§ 525-4 Intent and purposes in view.

The general intent and purposes in view of this chapter are to regulate and restrict the use of all structures, lands and waters and to:

A. Promote and protect the comfort, public health, safety, morals, prosperity, aesthetics and general welfare of the people;

B. Divide the Village into zones or districts restricting and regulating therein the location, erection, construction, reconstruction, alteration and use of buildings, structures and land for residence, business and manufacturing and other specified uses;

C. Protect the character and the stability of the residential, business, manufacturing and other districts within the Village and to promote the orderly and beneficial development thereof;

...

F. Regulate parking, loading and access so as to lessen congestion in and promote the safety and efficiency of streets and highways;

G. Secure safety from fire, panic, flooding, pollution, contamination and other dangers;

H. Stabilize and protect existing and potential property values and encourage the most appropriate use of land throughout the Village;

I. Preserve and protect the beauty of the Village of Kimberly;

J. Prohibit uses, buildings or structures incompatible with the character of development or intended uses within specified zoning districts;

K. Provide for the elimination of nonconforming uses of land, buildings and structures which are adversely affecting the character and value of desirable development in each district;

L. Prevent and control erosion, sedimentation and other pollution of the surface and subsurface waters;

...

N. Provide for and protect a variety of suitable commercial and industrial sites;

...

P. Implement those municipal, county, watershed and regional comprehensive plans or components of such plans adopted by the Village of Kimberly;

...

§ 525-25B-1 General Business District.

A. Permitted uses.

...

(3) Automobile sales and service, except car laundries and service stations.

...

§ 525-271-1 Limited Industrial District.

A. Permitted uses.

(1) Any use permitted in the B-1 General Business District, except residential, educational and charitable uses, provided that there may be a residence for a watchman or caretaker and members of his family in connection with any industrial use when located on the same premises.

...

(22) Repair, service and assembly of motor-propelled or non-motor-propelled vehicles, including the repair and storage of automotive accessories and the sale and servicing of farm machinery, except the wrecking of motor-propelled vehicles.

(23) Warehousing and storage of materials and fuel, contractors' yards, except the storage of wrecked and dismantled vehicles, junk, explosives or inflammable gases or liquids.

...

§ 525-281-2 General Industrial District.

A. Permitted uses. Unless otherwise provided in this chapter, buildings or land may be used for any purpose except the following:

...

(3) Any of the following uses unless the location of such use has been approved by the Village Board after investigation and recommendation by the Plan Commission:

....

(d) Automobile wrecking yard, junkyard.

...

§ 525-64 Nonresidential parking requirements.

D. Surfacing. All off-street parking areas shall be hard-surfaced and capable of carrying a wheel load of 4,000 pounds (normally, a two-inch blacktop on a four-inch base or five inches of portland cement will meet this requirement). Any parking area for more than 10 vehicles shall have the aisles and spaces clearly marked. Gravel is strictly prohibited.

§ 525-134 Definitions and word usage.

For the purposes of this chapter, the following definitions shall be used, unless a different definition is specifically provided for a section. Words used in the present tense include the future; the singular number includes the plural number; and the plural number includes the singular number. The word "shall" is mandatory and not permissive.

JUNK Any scrap, waste, reclaimable material or debris, whether or not stored or used in conjunction with dismantling, processing, salvage, storage, baling, disposal or other use or disposition. Junk includes, but is not limited to, vehicles, tires, vehicle parts, equipment, paper, rags, metal, glass, building materials, household appliances, brush, wood and lumber.

JUNKYARD Any area, lot, land, parcel, building or structure or part thereof used for the storage, collecting, processing, purchase, sale or abandonment of wastepaper, rags, scrap metal or other scrap or discarded goods, materials, machinery or two or more unregistered, inoperable motor vehicles or other type of junk.



Village of Kimberly Request for Board Consideration

ITEM DESCRIPTION: Site & Architectural Review – Uros of A located at 120 E Kimberly Ave
REPORT PREPARED BY: Sam Schroeder, Community Development Director
REPORT DATE: April 21, 2025
ADMINISTRATOR'S REVIEW / COMMENTS: No additional comments to this report _____ See additional comments attached _____ STS _____
<p>EXPLANATION: Artem Vyshnyakov, has submitted an application to open a car dealership, Uros of A, at 120 E Kimberly Avenue. Currently the Applicant operates a small vehicle sales operation out of a storage unit outside of the Village of Kimberly, but to expand business and inventory, the Applicant is looking to lease this existing facility. Previously this location was used strictly as an automotive repair shop followed by a plumbing business thereafter. Per the submitted narrative, the business would operate during regular business hours with no expected nuisances to the public. The building on the property would be used as an office as well as to service the vehicles to be sold. The Applicant does not anticipate servicing 3rd party vehicles.</p> <p>According to the submitted site plan, the applicant would use the front area to display ready for sale inventory up to 10 vehicles; the area along the Elm Street side of the building would be used for employee and customer parking; and the area north of the building would be used to store vehicles not ready to be sold.</p> <p>The property is 0.17 acres and zoned B-1 Business General.</p> <p>Attached to this staff report includes:</p> <ol style="list-style-type: none">1. Plan Commission Staff Report2. Site Plan Review Application3. Project Description4. Plan Drawings <p>Additional Comments:</p> <p>The Plan Commission discussed in length the landscaping requirements, the issues regarding the back parking area, types of vehicles to be stored and the timelines associated with these.</p> <p>A. Registration of Vehicles. Staff did recommend that at all times, vehicles on-site and not stored in the enclosed building shall be licensed, registered and maintained in an operable state. This was added due to concerns of the unsightly view of these vehicles being stored on the north side of the building. This was removed from the motion by the Plan Commission as vehicles for sale under a</p>

dealership umbrella would not need to be licensed or registered. The operable/unsightly was not addressed.

- B. Landscape Strip along Kimbelry Ave and Elm Street. A clarification was added that this would only be in areas where there is not an existing curb cut or driveway apron. It was also further noted that this would be completed within one year of occupancy.
- C. Parking Area North of the Building. In working with the Applicant and Property Owner, the Plan Commission changed the one-year timeline to three years.

RECOMMENDED ACTION: Confirm the Plan Commission recommendation for the site plan and architectural components for Uros of A located at 120 E Kimberly Avenue as presented, contingent upon the following:

1. A minimum 2-foot landscape strip shall be added along the Kimberly Avenue Sidewalk and the Elm St Sidewalk up to the driveway apron opening within one year of occupancy.
2. Within three years of occupancy, the area north of the building shall have the concrete paving removed and be completely restored to grass OR shall be replaced with a new hard surface pad meeting the ordinance with a minimum 10 feet vegetative buffer to the north property line. No parking of vehicles, trailers or equipment north of the building until such a time that the parking area would be restored.
3. Any dumpster or refuse shall be enclosed in the building or shall be located in the rear of the building and enclosed as to be out of view from the general public.



Village of Kimberly Request for Plan Commission Recommendation

ITEM DESCRIPTION: Site & Architectural Review – Uros of A located at 120 E Kimberly Ave

REPORT PREPARED BY: Sam Schroeder, Community Development Director

REPORT DATE: April 15, 2025

EXPLANATION: Artem Vyshnyakov, has submitted an application to open a car dealership, Uros of A, at 120 E Kimberly Avenue. Currently the Applicant operates a small vehicle sales operation out of a storage unit outside of the Village of Kimberly, but to expand business and inventory, the Applicant is looking to lease this existing facility. Previously this location was used strictly as an automotive repair shop followed by a plumbing business thereafter. Per the submitted narrative, the business would operate during regular business hours with no expected nuisances to the public. The building on the property would be used as an office as well as to service the vehicles to be sold. The Applicant does not anticipate servicing 3rd party vehicles.

According to the submitted site plan, the applicant would use the front area to display ready for sale inventory up to 10 vehicles; the area along the Elm Street side of the building would be used for employee and customer parking; and the area north of the building would be used to store vehicles not ready to be sold.

The property is 0.17 acres and zoned B-1 Business General.

Attached to this staff report includes:

1. Site Plan Review Application
2. Project Description
3. Plan Drawings/Images

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

1. Proposed Use – Vehicle Sales/Service
2. Proposed minimal site improvements – clean up site, removing tanks, old flags, other loose items, and perform standard property maintenance.
3. No changes to the existing lighting
4. Any future signage would be wall mounted.

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. **Parking/Landscaping.** Currently, the parking lot is paved directly up to the sidewalk. In consistent with other projects, staff is recommending that a minimum 1 foot landscaping strip be added to the front and side property lines abutting the sidewalk on Kimberly Avenue and Elm Street. At the very minimum curb stops would need to be installed at a minimum distance of 2' from the property line.

2. **Outside Storage.** The area north of the building appears to have at one point been concrete and later expanded with gravel. This concrete pad has become completely in disrepair being broken into large chunks of concrete with weeds growing through and causing property maintenance issues. Staff did discuss enclosing this area with a fence as the proposed planned called for vehicles not ready to be sold, however, there is an agreement with the neighboring property to the west that access shall be provided to their back garage. Staff is recommending that this area be restored to grass/turf or be replaced with a new hard surface pad meeting the ordinance with a minimum 10 foot setback to the property to the north.
3. **Dumpster.** The proposed plans do not indicate any location for exterior refuse. Staff recommends that any dumpster pad or refuse location be located in the rear of the building or stored inside and shall not be visible to offsite view.
4. **Building Inspections and Approvals.** Building plan review and inspections will be completed by the Village of Kimberly. All necessary permits shall be applied for prior to additional work being done.

RECOMMENDED ACTION: Staff recommends approval of the site plan and architectural components for Uros of A located at 120 E Kimberly Avenue as presented, contingent upon the following:

1. A minimum 2 foot landscape strip shall be added along the Kimberly Avenue/Elm St Sidewalk
2. Within one year of occupancy, the area north of the building shall have the concrete paving removed and be completely restored to grass OR shall be replaced with a new hard surface pad meeting the ordinance with a minimum 10 feet vegetative buffer to the north property line. No parking of vehicles, trailers or equipment north of the building until such a time that the parking area would be restored.
3. At all times, vehicles on-site and not stored in the enclosed building shall be licensed, registered and maintained in an operable state.
4. Any dumpster or refuse shall be enclosed in the building or shall be located in the rear of the building and enclosed as to be out of view from the general public.



VILLAGE OF KIMBERLY
Site Review Application

Submit to:
Planning & Zoning
515 W. Kimberly Ave.
Kimberly WI 54136
920-788-7500

Applicant Information

Petitioner: ARTEM VYSHNYAKOV Date: 3/27/25

Petitioner Address: 1608 S IRMA ST City: APPLETON State: WI Zip: 54915

Telephone #: () 630-888-1757 Fax: () email: ARTEMVYSH1@GMAIL.COM

Status of Petitioner (please check one): ___ Owner ___ Representative _x_ Tenant ___ Prospective Buyer

Petitioner's Signature (required): [Handwritten Signature]

Owner Information

Owner(s): Joel and Kimberly Sprangers Date: 3/27/25

Owner(s) Address: 115 N Sidney St City: Kimberly State: WI Zip: 54136

Telephone #: () 920-636-5903 Fax: () email: ksprangers3@gmail.com
() 920-475-1821 Fax: () email: jsprangers3@gmail.com

Ownership Status (please check one): _x_ Individual ___ Trust ___ Partnership ___ Corporation

Property Owner Consent (required):

By signature hereon, I/We acknowledge that Village officials and/or employees may, in the performance of their functions and duties, enter upon the property to inspect or gather other information necessary to process this application. I also understand that all meeting dates are tentative and may be postponed by the Village for incomplete submissions or other administrative reasons.

Property Owner's Signature: [Handwritten Signature] Date: 3/27/25

Site Information

Address/Location of Proposed Project: 120 E KIMBERLY AVE Zoning: B1

Proposed Project or Use: CAR DEALERSHIP

Current or last Use of Property: AUTO MECHANIC SHOP /servicing of plumbing company vehicles

Land Uses Surrounding this Address: North: R3 RESIDENTIAL MEDIUM DENSITY

South: R3 RESIDENTIAL MEDIUM DENSITY

East: BUSINESS GENERAL

West: BUSINESS GENERAL

- It is recommended that the applicant meet with Village Department staff prior to submittal to review the project and submitted materials.
Application Fees must be submitted with the application.

Narrative
Proposed New Commercial Use for
120 E Kimberly Ave, Kimberly, WI 54136

Uros of A, LLC is a small car and motorcycle dealership, ran and owned by myself, Artem Vyshnyakov. It is currently operated from a storage unit building in Little Chute and has 3-4 cars for sale at a given time.

To increase the exterior inventory parking, the business would like to move to 120 E Kimberly Ave. The most recent tenant at this building was a plumbing company that used it to maintain/service their company and/or personal vehicles. Previously, however, this was used and equipped as a dedicated auto repair shop.

The vast majority of operations in this business take place during regular business hours. Next to no public disturbances are expected, where the loudest noises expected are standard power tools, which are not significantly audible with the building doors closed. No fumes, odors, vibrations, or other nuisances are anticipated that would have any effect on the adjacent properties.

This being a very small business, it is not going to attract or cause any significant traffic changes.

The building will be utilized as an office where sales paperwork is to be done, and the two garage bays will be used to service dealership vehicles. This business does not intend to service 3rd party vehicles.

Proposed vehicle parking can be found in the attached site plans, where the front yard is used for ready-for-sale inventory (10 spots marked in blue), side lot adjacent to Elm St will be utilized as employee/visitor/customer parking (4 spots marked yellow), and the back lot shall be used for vehicles not being ready for sale (6 spots marked red). The above are intended as maximum amounts, and in reality, the numbers are expected to be lower.

No non-adjacent signage is anticipated, and the business name will be placed on the building. Advertisement flags currently installed on the east side of the building will be removed. The building's exterior paint will be touched up wherever worn or aged, as necessary. No changes to lighting are expected; lamps are installed to illuminate the north, east, and south lots. As shown in the site plan below via yellow circles. All lighting is angled downwards to minimize light pollution and is blocked with evergreens where residential areas are present. Landscaping of lawn and weeds will be done periodically to maintain the property's presentability.



N Elm St

N Elm St

N Elm St

N Elm St

N Elm St

N Elm St

y Ave

E Kimberly Ave E Kimberly Ave

E Kimberly A

Google



Flags and tank will be removed. Overhead doors and siding will be cleaned as needed. Loose clutter items will be cleared.

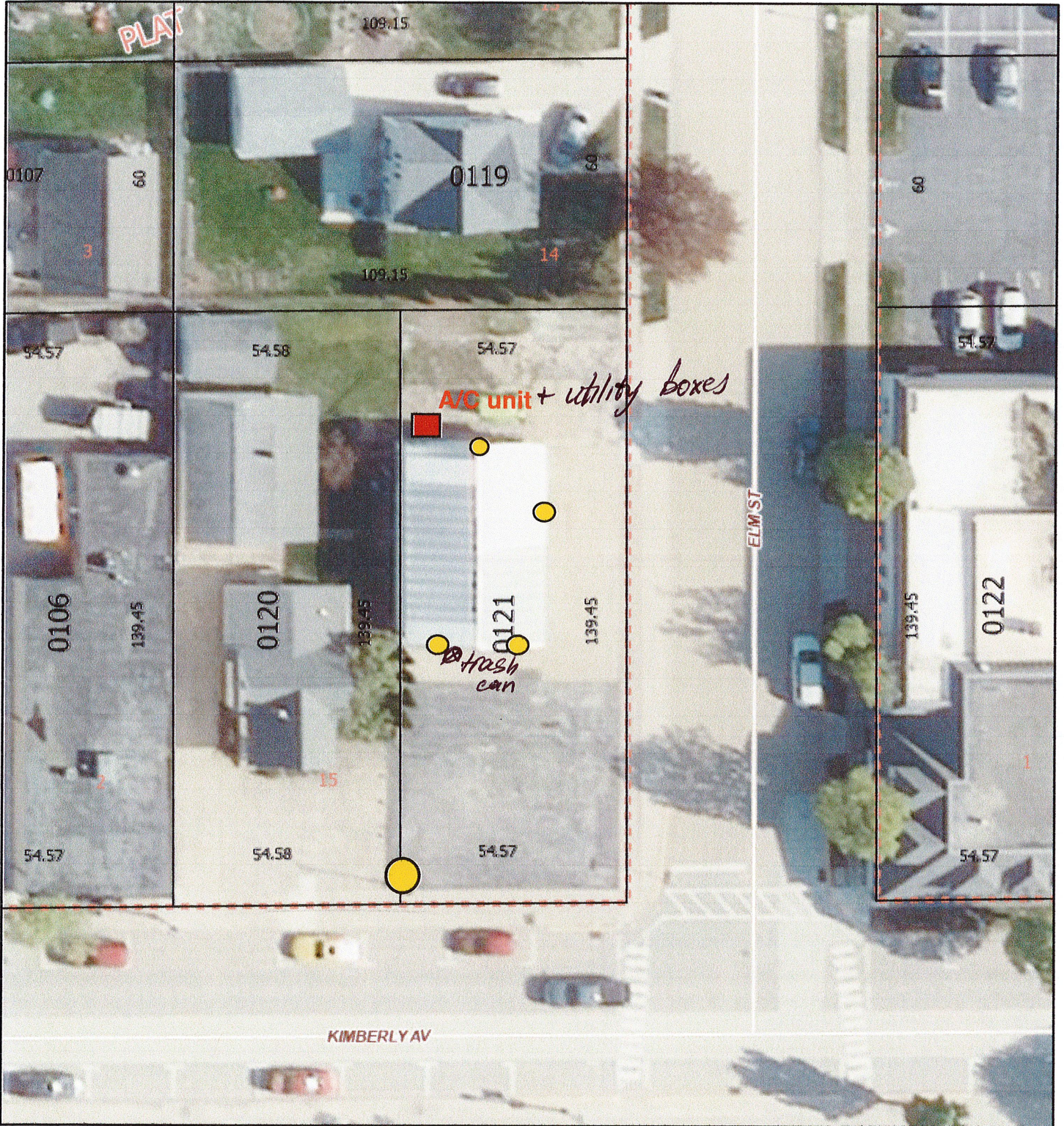


For sale inventory lot with lighting shown. Loose clutter items will be cleared.



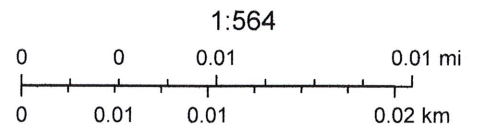
Lawn maintenance is to be performed here. Loose objects next to the building are to be removed. Note the A/C unit location. Vehicles not prepared for sale are to be stored in this lot.

Outagamie County GIS Map



3/26/2025, 3:16:50 PM

- Tax Parcel Information
- Plat Boundary Lines
- Plat Boundary
- PLSS Sections
- Streets
- LOCAL





Village of Kimberly Request for Plan Commission Recommendation

ITEM DESCRIPTION: Resolution No. 9, Series 2026: A Resolution Vacating Portions of North Sidney Street Right-of-Way

REPORT PREPARED BY: Sam Schroeder, Community Development Director

REPORT DATE: June 16, 2026

EXPLANATION: Up until 1953, Sidney Street was the designated river crossing from Kimberly to Little Chute. The original bridge at this location was designed and constructed for foot traffic only until it was replaced with a steel bridge at that same location in 1912. In the early 1950's, this bridge was removed and replaced with a new bridge in its current location along the Washington Street/Cty Hwy N corridor. Over the next several decades, Sidney Street, the railroad traffic and mill site all went through waves of changes.



Figure 1. Image of the Sidney Street Bridge looking south into the Village of Kimberly.

Just prior to the current Specialty Minerals property being constructed in 1992, the Village approved Resolution #11, Series 1992 vacating that portion of Sidney Street along the river and approved Certified Survey Map #1253 dedicating certain lands on the north end of North Sidney Street to be available for a future cul-de-sac as the mill site was gated and this street was now a dead end.

In present day, North Sidney Street is again a public through street with the dedication and development of Papermill Run in 2017 through CSM's 7468 and 7469. Finding that the additional right-of-way dedicated from 1992 is no longer serves a public interest as the street is now a connector, the Village is proposing to

vacate this right-of-way that extends into the Specialty Mineral property to allow for greater development opportunities. Furthermore, per Wisconsin Statutes 66.1003(5), no hearing is required as the narrowing or other altering of any street does not constitute a discontinuance. Upon approval, the property would revert back to the original property being parcel 250-003410 or the aforementioned Specialty Minerals property at 442 N Main Street.

Attached to this staff report includes:

1. 2010 Aerial showing the closure of Sidney Street
2. 2025 Aerial showing Sidney Street as a through street to Papermill Run
3. Draft Resolution No. 9, Series 2026: A Resolution Vacating Portions of North Sidney Street
4. CSM 1253

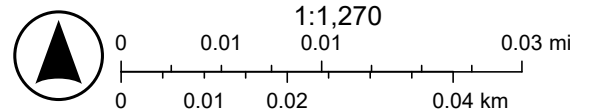
RECOMMENDED ACTION: Staff would recommend the Plan Commission approve the draft Resolution Number 9, Series 2026, a resolution vacating portions of North Sidney Street finding it is no longer needed for transportation purposes and no longer in the interest of the public.

2025 Outagamie County Aerial



6/1/2026, 8:52:22 AM

- Current Tax Parcel Information
- Plat Boundary Lines
- Plat Boundary
- Display Parcel Lines
- Meander Line
- PLSS Sections
- Red: Red
- Green: Green
- Blue: Blue



VILLAGE OF KIMBERLY
OUTAGAMIE COUNTY, WISCONSIN
RESOLUTION NUMBER 9, SERIES OF 2026
A RESOLUTION VACATING PORTIONS OF NORTH SIDNEY STREET

WHEREAS, the Board of Trustees (the "Board") of the Village of Kimberly, Outagamie County, Wisconsin (the "Village") approved Resolution Number 11, Series 1992 vacating North Sidney Street as a through street finding it no longer needed for the interest of the public and also approved Certified Survey Map (CSM) No. 1253, recorded as Document Number 1036891, dedicating right-of-way for a future cul-de-sac bulb for the newly created dead end street; and,

WHEREAS, on December 6, 2017, through CSM No. 7468, recorded as Document Number 2121549, and CSM No. 7469, recorded as Document Number 2121550, the Board of the Village approved the dedication of right-of-way for Papermill Run making North Sidney Street once again a connector street whereas the additional right-of-way for a future cul-de-sac is no longer needed; and,

WHEREAS, the Board of the Village is now desirous to vacate said portion of North Sidney Street that is obsolete and no longer in the public interest to support the growth of the community and the redevelopment of the adjoining property being parcel 250-003400; and,

WHEREAS, pursuant 66.1003(5), this vacation does not constitute a discontinuance of right-of-way as it solely narrows or otherwise alters the right-of-way no longer necessary for transportation purposes and therefore does not require a public hearing; and,

WHEREAS, the Plan Commission of the Village has reviewed the proposed vacation and has recommended approval on June 16, 2026.

NOW, THEREFORE, BE IT RESOLVED, pursuant to Wisconsin State Statutes 66.1003, the Board for the Village of Kimberly finds it in the best interest of the public to vacate portions of North Sidney Street no longer necessary for transportation purposes upon the dedication of Papermill Run, narrowing or otherwise altering the right-of-way legally described below and hereby determines that the vacated right-of-way shall belong to the owner of the adjoining lands to the east to which it originally belonged.

Part of Lot 18, Block 1, Gilmore Plat, and a part of vacated Beverly Street, Government Lot 4, Section 27, Township 21 North, Range 18 East, Village of Kimberly, Outagamie County, Wisconsin, containing 3,312 square feet of land being described as follows:

Commencing at the Southwest corner of Lot 18, Block One, Gilmore Plat; Thence North 01°23'58" West 64.83 feet along the East Right-of-Way line of Sidney Street to the Point of Beginning; Thence continue North 01°23'58" West 89.81 feet along said East Right-of-Way line to a curve; Thence 147.23 feet along the arc of a 45.00 foot radius curve to the right having a chord of South 01°23'58" East 89.81 feet and a central angle of 187°27'40" to the Point of Beginning.

BE IT FURTHER RESOLVED, that these described lands are vacated and discontinued.

Date introduced, approved and adopted: _____, 2026.

VILLAGE OF KIMBERLY

Charles A. Kuen, Village President

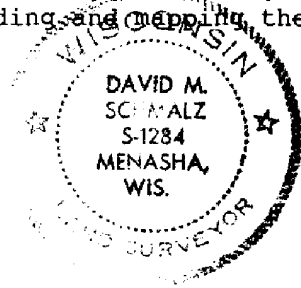
Jennifer Weyenberg, Village Clerk

DRAFT

I further certify that this map is a correct representation of all the exterior boundaries of the land surveyed and the division of that land, and that I have fully complied with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Control Ordinance of the Village of Kimberly in surveying, dividing and mapping the same.

Given under my hand and seal this 16th day of April, 19 92.

David M. Schmalz
David M. Schmalz, Reg. WI Land Surveyor S-1284



OWNER'S CERTIFICATE

As Owner(s), I(We) hereby certify that I(We) caused the land described on this map to be surveyed, divided, dedicated and mapped as represented on this map.

Dated this 20th day of April, 19 92.

Joe C. Buss
Witness

[Signature]
Owner

[Signature]
Witness

[Signature]
Owner

State of Wisconsin)
Douglas County) ss

Personally appeared before me on the 20th day of April, 19 92, the above named owner(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Raven A. Heuman
Notary Public

Douglas County, WI
My commission expires 7-25-94

VILLAGE BOARD OF KIMBERLY APPROVAL & ROAD DEDICATION:

Approved by the Village Board of Kimberly, Wisconsin on the 27 day of April, 19 92

[Signature]
Village President

April 28th 1992
Date

[Signature]
Village Clerk

April 27, 1992
Date

CERTIFICATE OF TREASURERS:

I, being the duly elected, qualified and acting Treasurer, do hereby certify that in accordance with the records in my office there are no unpaid taxes or unpaid delinquent special assessments on any of the land included in this Certified Survey Map as of:

April 27, 1992
Village Date

4-30-92
County Date

[Signature]
Village Treasurer

Eldred J. Muller
County Treasurer

4-27-92
Date

4-30-92
Date

DOC. # 1036891

w:\wp\survey\csm\v-kimber\4-16-92

RECEIVED FOR FILING THS 30th APRIL
1992 AT 9:00 A.M. AND FILED IN
VOLUME 7 OF CERTIFIED SURVEY MAPS
ON PAGE 1253, AS NUMBER 1253.

Grace Herb
Grace Herb

pg 1253

KIMBERLY 2046



OUTREACH SUMMARY NOW AVAILABLE

Work on the Village's Comprehensive Plan is underway!

Check out the summary of our outreach efforts to date here:

Community survey results included

You'll also find the results of our community survey.
More input opportunities will be available when the draft plan is released in the fall!



SCAN TO VIEW STORYMAP

Follow the process on the Village website: vokimberlywi.gov/departments/community-development/comprehensive-plan/

Community input is helping shape Kimberly 2046.

