

REGULAR MEETING OF THE KIMBERLY VILLAGE BOARD
MINUTES
JUNE 15, 2020

President Kuen called the meeting to order at 6:00 pm. Members present for roll call were Trustees Gaffney, Hammen, Hietpas, Hruzek, Trentlage and Weber. Also present were Administrator Block, Operations Director Dannhoff, McMahon Engineer Werner, ECHOE Enterprises Representative Mr. Welhouse, Colliers Broker Mr. Pucci, a resident and a member of the media. Attending by tele-conference were Pho Papa owners Mr. Denny Tran and Mr. Evan Tran.

Trustee Hammen moved, Trentlage seconded the motion to move into a Public Hearing on the requests for Conditional Use Permits. The motion carried by unanimous vote and the Board convened into a Public Hearing.

No public comments were received on the request by Katherine Bekx to operate a Hair Salon at her residence on 103 W. First Street.

Public comments were received on the request by Eric Welhouse to establish an indoor storage facility in the former Shopko building located at 800 E. Maes Avenue. Mr. Jason Tran, Mr. Evan Tran, Mr. Denny Tran, Ms. Hanh Duyen Le and Ms. Khac Hoan Tran provided written comments opposing the permit. They are concerned that a storage unit is not a good fit for the residential neighborhood and will not be helpful in enticing other business and creating jobs in the area. They are also concerned that it would not promote a more vibrant and diverse neighborhood and would devalue the area. They pointed out that a storage facility already exists in Kimberly not more than four minutes away from the proposed location. Mr. Denny Tran and Mr. Evan Tran reiterated these concerns to the trustees during the comment period.

Mr. Welhouse and his business partner Mr. Pucci responded that they repurpose buildings and find big box sponsors for vacant buildings. The existing building will be repurposed for Extra Space Storage which is the second largest operator of climate controlled facilities in the nation and specializes in facilities suitable for retail in residential areas. In addition, Mr. Welhouse will not only be repurposing the building but will also develop and promote the outlots to attract additional retail partners. Mr. Pucci noted that other retail businesses are waiting for this to happen and that they would not otherwise venture into this location if there was a big empty building. He is confident this proposal will bring businesses and jobs to the area.

Trustee Trentlage moved, Hammen seconded the motion to reconvene into the regular meeting of the Village Board. The motion carried by unanimous vote.

Trustee Trentlage moved, Hammen seconded the motion to approve the Conditional Use Permit as recommended by the Plan Commission for a Hair Salon Home Occupation at 103 W. First Street. The motion carried by unanimous vote.

Trustee Weber moved, Gaffney seconded the motion to approve the Conditional Use Permit as recommended by the Plan Commission for an Indoor Storage facility at 800 E. Maes Avenue. President Kuen noted that the Village had conducted a study which indicated that the storage

facility would have no impact on the value of the area, but leaving the building vacant would have been detrimental. In addition, the façade should dress up the neighborhood and generate more traffic to the other businesses there. The motion carried by unanimous vote.

Trustee Hammen moved, Weber seconded the motion to approve the Site Review plan for a 30,500 sf warehouse addition at Design Air located at 1010 W. Kennedy Avenue, as recommended by the Plan Commission. The motion carried by unanimous vote.

Trustee Hammen moved, Trentlage seconded the motion to approve a Certified Survey Map subdividing an existing duplex parcel into two parcels for a Zero Lot Line Duplex at 1217/1219 Lavender Lane, as recommended by the Plan Commission. The motion carried by unanimous vote.

Trustee Trentlage moved, Hammen seconded the motion to approve Resolution No. 13, Series of 2020, Wisconsin Department of Natural Resources NR 208 – Compliance Maintenance Resolution confirming completion and review of the annual compliance report for the Wisconsin Pollution Discharge Elimination System. The motion carried by unanimous vote.

Trustee Hammen moved, Trentlage seconded the motion to approve Ordinance No. 2, Series of 2020, an ordinance adopting Section 180-13.1 and amending Chapter 180 to prohibit the breeding or possession of animals for research or experimentation. The motion carried by unanimous vote.

Trustee Trentlage moved, Hammen seconded the motion to approve Certificate for Payment #2 – final payment for 2019 Asphalt Resurfacing Program (McM. No. K0001-9-19-00470) to Northeast Asphalt in the amount of \$3,779.26. The motion carried by unanimous vote.

Trustee Hammen moved, Gaffney seconded the motion to approve Certificate for Payment #2 for the Helen Street Sanitary, Storm and Water Relay (McM No. K0001-9-19-00781) to Donald Hietpas & Sons, Inc. in the amount of \$261,654.67. The motion carried by unanimous vote.

Trustee Trentlage moved, Hammen seconded the motion to approve Certificate for Payment #2 for the Papermill Run Utilities & Street Grading/Graveling (McM. No. K0001-9-20-00233) to Donald Hietpas & Sons, Inc. in the amount of \$228,583.02. The motion carried by unanimous vote.

Trustee Trentlage moved, Hammen seconded the motion to approve Combination “Class A” Fermented Malt Beverage & Liquor License for the term of July 1, 2020 to June 30, 2021 for the following applicants. The motion carried by unanimous vote.

Name/Address
Dolgencorp, LLC
Anthony Hawks, Agent
2601 E Newberry St, Appleton

Business/Address
Dollar General Store #21854
225 N Washington St.

Kwik Trip, Inc.
Toua Lee, Agent
W3066 Cara Way, Appleton

Kwik Trip 405
Schelfhout Ln.

Kimberly Mini Mart, LLC
Prabhu Dhungana, Agent
716 W Grand Meadows Dr, Appleton

Kimberly BP
730 W Kimberly Ave.4

Trustee Trentlage moved, Hammen seconded the motion to approve Combination Class “B” Beer License & Class “C” Wine License for the term of July 1, 2020 to June 30, 2021 for the following applicants. The motion carried by unanimous vote.

Name/Address

Butch’s Pizza, Inc.
Michelle Verhagen, Agent
1112 Bobby Ct, Appleton

Business/Address

Butch’s Pizza of Kimberly
510 W Kimberly Ave.

Trustee Trentlage moved, Hammen seconded the motion to approve Reserve “Class B” Beer Fermented Malt Beverage & Liquor License for the term of July 1, 2020 to June 30, 2021 for the following applicants. The motion carried by unanimous vote.

Name/Address

*Anduzzi’s of Kimberly, LLC
Anthony J. Szymanski, Agent
2295 Lost Dauphin Rd, DePere

Business/Address

Anduzzi’s Sports Club
800 S Washington St.

*Two Bucks Only, LLC
Bruce Hawley, Agent
503 Homestead Trl., Kimberly

Two Bucks
759 Truman St.

*Mr. Taco Authentic Mexican Cuisine
Jennifer Almeida-Sandoval, Agent
N197 Eastowne Ln., Appleton

Mr. Taco (Ste. A& B)
Savor (Ste. C & D)
700 Schelfhout Ln.

Trustee Trentlage moved, Hammen seconded the motion to approve Combination “Class B” Fermented Malt Beverage & Liquor License for the term of July 1, 2020 to June 30, 2021 for the following applicants. The motion carried by unanimous vote.

Name/Address

Beechwood Plaza Hotel of Appleton LLC
Teresa L. Ringelstetter, Agent
1025 Thoroughbred Ln., DePere

Business/Address

Hilton Garden Inn
720 Eisenhower Dr.

*Incredible Edibles, Inc.
Justin S. Nagen, Agent
106 E McArthur St, Appleton

Liberty Hall
800 Eisenhower Dr.

Kimberly Riverfront, LLC
Race Noeldner, Agent
2610 Longtail Beach Ln., Suamico

Kimberly Riverfront
100 W Papermill Run

Biese Enterprises, LLC
Duane Biese, Agent
725 Windflower Way, Kimberly

Marty's Place
210 N Main St.

Peerenboom's Bar
James W. Peerenboom, Proprietor
112 Lamine Ln., Combined Locks

Peerenboom's Bar
150 N Main St.

Rusch's Kimberly Bowl, Inc.
Timothy N. Rusch, Agent
1402 Grandview Rd, Appleton

Rusch's Bowl
724 S Railroad St.

*Railroad Inn, Inc.
503 Homestead Trl., Kimberly
Bruce A. Hawley, Agent

Tanner's Grill & Bar
730 S Railroad St.

*Tiger's Tavern, LLC
Gerald L. Schumann, Agent
116 W Kimberly Ave, Kimberly

Tiger's Tavern
116 W. Kimberly Ave.

*Liquor License includes Outdoor Alcohol Permit

Trustee Trentlage moved, Hammen seconded the motion to approve Outdoor Alcohol Permits for the term of July 1, 2020 to June 30, 2021 for: Anduzzi's of Kimberly, LLC; Two Bucks Only, LLC; Mr. Taco Authentic Mexican Cuisine; Incredible Edibles, Inc.; Railroad Inn, Inc. and Tiger's Tavern, LLC. The motion carried by unanimous vote.

Trustee Hammen moved, Weber seconded the motion to approve the Cigarette License for the term of July 1, 2020 to June 30, 2021 for the following applicants. The motion carried by unanimous vote.

Name/Address
Dolgencorp, LLC
Anthony Hawks, Agent
2601 E Newberry St, Appleton

Business/Address
Dollar General Store #21854
225 N Washington St.

Kwik Trip, Inc.
Toua Lee, Agent
W3066 Cara Way, Appleton

Kwik Trip 405
Schelfhout Ln.

Kimberly Mini Mart, LLC
Prabhu Dhungana, Agent
716 W Grand Meadows Dr, Appleton

Kimberly BP
730 W Kimberly Ave.4

Trustee Hammen moved, Weber seconded the motion to approve the Amusement Device Owner License for the term of July 1, 2020 to June 30, 2021 for the following applicants. The motion carried by unanimous vote.

Name/Address

Amusement Devices, Inc
Kurt Jacobson
W2841 Schmalz Circle
Appleton, WI 54915

Badger State Vending LLC
Eric Jacobson
1624 E Calumet
Appleton, WI 54915

East Central Coin
Bob Cullen
467 E Breel St Chilton, WI 53014

S & H Holdings
Steve Harrison
1240 Folkestone Dr
Green Bay, WI 54313

Business/Address

Amusement Devices, Inc
1219 Appleton Rd
Menasha, WI 54952

Badger State Vending
733 Midway Rd
Menasha, WI 54952

East Central Coin
PO Box 318
Chilton, WI 53014

S & H Holdings
1240 Folkestone Dr
Green Bay, WI 54313

Trustee Hammen moved, Weber seconded the motion to approve the Amusement Device Operator License for the term of July 1, 2020 to June 30, 2021 for the following applicants. The motion carried by unanimous vote.

Name/Address

Anduzzi's of Kimberly, LLC
Anthony J. Szymanski, Agent
2295 Lost Dauphin Rd, DePere

Biese Enterprises, LLC
Duane Biese, Agent
725 Windflower Way, Kimberly

Kimberly Mini Mart, LLC
Prabhu Dhungana, Agent
716 W Grand Meadows Dr, Appleton

Peerenboom's Bar
James W. Peerenboom, Proprietor
112 Lamine Ln., Combined Locks

Railroad Inn, Inc.
503 Homestead Trl., Kimberly
Bruce A. Hawley, Agent

Rusch's Kimberly Bowl, Inc.
Timothy N. Rusch, Agent
1402 Grandview Rd, Appleton

Business/Address

Anduzzi's Sports Club
800 S Washington St.

Marty's Place
210 N Main St.

Kimberly BP
730 W Kimberly Ave.4

Peerenboom's Bar
150 N Main St.

Tanner's Grill & Bar
730 S Railroad St.

Rusch's Bowl
724 S Railroad St.

Skate City of Kimberly, Inc
Troy Thiel
655 Hideway Ct, Combined Locks

Skate City
708 S Railroad St

Tiger's Tavern, LLC
Gerald L. Schumann, Agent
116 W Kimberly Ave, Kimberly

Tiger's Tavern
116 W. Kimberly Ave

Two Bucks Only, LLC
Bruce Hawley, Agent
503 Homestead Trl., Kimberly

Two Bucks
759 Truman St.


Administrator Block reported that the Village continues to monitor the gating criteria for the Badger Bounce Plan. The criteria for Phase I has not been met so there will be no changes at this time to the hold on Rec programs and rental of rooms in the Civic Wing. There was no unfinished business.

Under new business Cathy Manthey who resides at 817 E. Kimberly Avenue, brought to the attention of the Board the appalling condition of the abandoned property next door to her. The owner of the property is deceased. The property is overgrown with weeds and littered with pallets. She understands that letters have been sent from the Village to the relatives of the owner to take care of the property. Director of Operations Dannhoff informed Ms. Manthey that the grass will be cut this weekend and debris collected and placed in the driveway. The property is going through foreclosure and the Village will continue to monitor the condition of the property.

Trustee Trentlage moved, Hammen seconded the motion to move into Closed Session pursuant to Wis. Stat. §19.85 (1)(e) to deliberate or negotiate the purchase of public property, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session: TID 6 Developer Agreement negotiations. The motion carried by a unanimous vote and the Board went into Closed Session at 6:19 pm.

Trustee Hammen moved, Trentlage seconded the motion to reconvene. The motion carried by a unanimous vote and the Board reconvened at 7:10 pm.

Trustee Hammen moved, Gaffney seconded the motion to adjourn. The motion carried by a unanimous vote and the Board adjourned at 7:10 pm.


Danielle L. Block
Administrator/Clerk