



**VILLAGE OF KIMBERLY, WI**  
**NOTICE OF VILLAGE BOARD MEETING**

**DATE: Monday, April 15, 2024**  
**TIME: 6:00pm**  
**LOCATION: Village Hall, Rick J. Hermus Council Chambers**  
**515 W. Kimberly Ave.**  
**Kimberly, WI 54136**

Notice is hereby given that a Village Board meeting will be held on Monday, April 15, 2024 at the Village Hall. This meeting is open to the public.

- 1) Call to Order
- 2) Roll Call
- 3) Moment of Silent Reflection, Pledge of Allegiance
- 4) President's Remarks
- 5) Approval of Minutes from the 04/01/24 meeting
- 6) Report of the April 2024 Election
- 7) Updates
  - a) Street and Parks Facility
  - b) Marcella Street Trail Project
- 8) Unfinished Business
  - a) None
- 9) New Business
  - a) Certificate of Payment #2 to Donald Hietpas & Sons Inc., in the amount of \$3,923.00 for the 2024 Linda Street Sanitary Sewer Mainline Relay
  - b) Revisions to Mini Storm Section of Village Infrastructure Standard Policy
  - c) Pedestrian Enhancements Retrofit Program Locations for 2024
  - d) Special Event Permits
    - i) Bike to the Beat 2024
    - ii) Fox Cities Marathon 2024
    - iii) ROCKS Run 2024

- iv) Stingerz Baseball Tournament 2024
- e) Approve Bills & Claims for March 2024
- 10) Receive Minutes of Boards and Commissions
  - a) Water Commission minutes from 03/12/24 meeting
  - b) Fire Commission minutes from 12/18/2023 meeting
  - c) Library Board minutes from 02/19/24 meeting
- 11) Public Participation
- 12) Adjournment

**Village Board Meeting Virtual Option**

Apr 15, 2024, 6:00 – 6:30 PM (America/Chicago)

**Please join my meeting from your computer, tablet or smartphone.**

<https://meet.goto.com/175114093>

**You can also dial in using your phone.**

Access Code: 175-114-093

United States (Toll Free): [1 866 899 4679](tel:18668994679)

United States: [+1 \(571\) 317-3116](tel:+15713173116)

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 accommodation may be made.

**VILLAGE OF KIMBERLY  
BOARD MEETING MINUTES  
04/01/2024**

A meeting of the Village Kimberly Board was called to order on Monday, April 1, 2024 at 6:00pm in the Rick J. Hermus Council Chambers, 515 W. Kimberly Ave by President Pro-Tem Lee Hammen.

Board Present: Trustees Tom Gaffney, Dave Hietpas, Lee Hammen, Norb Karner, Marcia Trentlage and President Chuck Kuen arriving at 6:02pm  
Board Excused: Trustees Marcia Trentlage and Mike Hruzek  
Staff Present: Clerk Jennifer Weyenberg, Administrator/Community Development Director Maggie Mahoney, Director of Public Works/Zoning Administrator Greg Ulman, Library Director Holly Selwitschka, Community Enrichment Director Holly Femal, Engineer Brad Werner, Captain Jeremy Slotke

After L. Hammen welcomed everyone to the meeting, he noted that there is not a Board meeting on April 8th. The next meeting is scheduled for April 15<sup>th</sup>. After President Kuen arrived, he yielded the chair to L. Hammen who finished the meeting.

L. Hammen read the Arbor Day Proclamation to be honored on April 26<sup>th</sup>.

**Approval of Minutes from the 03-25-2024 Meeting**

Trustee Karner moved, Trustee Gaffney seconded the motion to approve the Village Board minutes from 03-25-2024. Motion carried by unanimous vote of the board.

**Unfinished Business**

None

**New Business**

**Resolution No. 3, Series of 2024 Declaring the Village's Intent to Exercise Special Assessment Powers for the Installation and Construction of Municipal Improvements- Welhouse Dr, Curtin Ave & Sidney St.**

Trustee Karner moved, Trustee Hietpas seconded the motion to approve Resolution No. 3, Series 2024. The motion carried by unanimous vote of the board. The assessments shall be paid in full, in five annual installments, or in ten annual installments at a rate of 7.0%.

**Award Contract for Welhouse Drive & Curtin Avenue Street Reconstruction and Blue Development New Street Construction to Zignego Co. in the amount of \$1,471,685.90**

Trustee Hietpas moved, Trustee Karner seconded the motion to approve the award contract to Zignego in the amount of \$1,471,685.90. Motion carried by unanimous vote of the board.

**Award Contract for Welhouse Drive & Curtin Avenue Sanitary, Water & Storm Sewer Reconstruction to Jossart Brothers, Inc. in the amount of \$1,012,596.00**

Trustee Gaffney moved, Trustee Karner seconded the motion to approve the award contract to Jossart Brothers, Inc. in the amount of \$1,012,596.00. Motion carried by unanimous vote of the board.

**Agreement with City of Appleton for Automatic Assistance for Structure Fires**

Trustee Karner moved, Trustee Gaffney seconded the motion to approve the agreement with the City of Appleton. Motion carried by unanimous vote of the board.

**Purchase Mobile Fire Radios from Baycom/Motorola Solutions in the amount of \$24,998.35**

Trustee Karner moved, Trustee Gaffney seconded the motion to approve the purchase of 5 mobile fire radios from Baycom/Motorola Solutions in the amount of \$24,998.35. The funds will come from the Fire Department Trust Fund. Motion carried by a roll vote of the board 5-0.

**Change Order #1 in the amount of \$-22,758.50 for 2023 Sunset Drive Sanitary, Water & Storm Sewer Reconstruction**

President Kuen moved, Trustee Hietpas seconded the motion to approve the reduction of \$22,758.50 for the Sunset Drive Sanitary, Water and Storm Sewer Reconstruction. Motion carried by unanimous vote of the board.

**Certificate of Payment #4 (Final) to Jossart Brothers, Inc. for 2023 Sunset Dr Sanitary, Water & Storm Sewer Reconstruction in the amount of \$29,797.45**

Trustee Gaffney moved, Trustee Karner seconded the motion to approve the Certificate of Payment #4 to Jossart Brothers Inc. in the amount of \$29,797.45. Motion carried by unanimous vote of the board.

**Certificate of Payment #1 to Donald Hietpas & Sons, Inc for 2024 Linda St Sanitary Sewer Mainline Relay in the amount of \$121,161.42**

Trustee Karner moved, Trustee Gaffney seconded the motion to approve the Certificate of Payment #1 to Donald Hietpas & Sons, Inc in the amount of \$121,161.42. Motion carried by unanimous vote of the board.

**Purchase Pressure Washer System with installation from Hydroclean Equipment, Inc. in the amount of \$19,083.39**

Trustee Gaffney moved, Trustee Karner seconded the motion to approve the purchase of the pressure washer system with installation from Hydroclean Equipment in the amount of \$19,083.39. The funds for this item will come from the Street Building Trust Fund (\$15,000) and the Street Building Trust Fund (\$4,083.39). Motion carried by roll call vote of the board 5-0.

**Purchase Automotive Hoist with installation from Midwest Equipment Specialists in the amount of \$8,640.88**

Trustee Karner moved, Trustee Gaffney seconded the motion to approved the purchase of the automotive hoist with installation from Midwest Equipment Specialists in the amount of \$8,640.88. The funds for this item will come from the Street Building Trust Fund. Motion carried by roll call vote of the board 5-0.

**Purchase Turf Lift Adapter from Midwest Equipment Specialists in the amount of \$4,045.00**

Trustee Karner moved, Trustee Hietpas seconded the motion to approve the purchase of a turf lift adapter from Midwest Equipment Specialists in the amount of \$4,045.00. The funds for this item will come from the Street Building Trust Fund. Motion carried by a roll call vote of the board 5-0.

**Purchase Vehicle Undercarriage and Wheel Blaster System with installation from Hydroclean Equipment, Inc. in the amount of \$31,083.58**

Trustee Hietpas moved, Trustee Karner seconded the motion to approve the purchase of a vehicle undercarriage and wheel blaster system with installation from Hydroclean Equipment, Inc. The funds for this item will come from the Street Building Trust Fund. Motion carried by roll call vote of the board 5-0.

**Purchase 5-ton Overhead Shop Crane System with installation from Fox Cities Crane & Fab, Inc. in the amount of \$61,690.00**

Trustee Gaffney moved, Trustee Karner seconded the motion to approve the purchase of a 5-ton overhead shop crane system with installation from Fox Cities Crane & Fab, Inc in the amount of \$61,690.00. The funds for this item will come from the Street Building Trust Fund and require an additional \$7,690.00 over the budgeted amount for this purchase. Motion carried by roll call vote of the board 5-0.

**Award contract for Sunset Beach Splash Pad Construction to Peters Concrete in the amount of \$248,840.31**

Trustee Karner moved, Trustee Gaffney seconded the motion to approve the award contract for Sunset Beach Splash Pad construction to Peters Concrete in the amount of \$248,840.31. The funds for this item will come from multiple sources, to include: Park Impact Fee Trust (\$80,000), Park Improvement Trust Fund (\$107,853.75) and Room Tax Trust Fund (\$60,986.56). Motion carried by roll call vote of the board 5-0.

**Sunset Park Splash Pad Equipment Purchase from Commercial Recreation Specialists in the amount of \$139,390.80**

Trustee Karner moved, Trustee Gaffney seconded the motion to approve the Splash Pad Equipment purchase from Commercial Recreation Specialists in the amount of \$139,390.80. The funds for this item will come from the Room Tax Trust Fund. Motion carried by roll call vote of the board 5-0.

**Intergovernmental Agreement between Villages of Kimberly and Combined Locks for Papermaker Pond project**

Trustee Karner moved, Trustee Gaffney seconded the motion to approve the intergovernmental agreement with the Village of Kimberly and Combined Locks for the Papermaker Pond project, located north of Sunset Park. Motion carried by unanimous vote of the board. Village of Kimberly will be the lead on the Urban Non-Point Source & Stormwater

Grant. The costshare for the project is 50/50 with Combined Locks and is planned for construction in 2025.

**Resolution No. 4, Series 2024 Urban Non-Point Source & Stormwater Grant Program (Authorize Village Administrator to act on behalf of Village)**

President Kuen moved, Trustee Karner seconded the motion to approve Resolution No. 4, Series 2024. There was no discussion on the item. Motion carried by unanimous vote of the board.

**Resolution No. 5, Series 2024 Urban Non-Point Source & Stormwater Grant Program (Papermaker Pond project)**

President Kuen moved, Trustee Hietpas seconded the motion to approve Resolution No. 5, Series 2024. There was no discussion on the item. Motion carried by unanimous vote of the board.

**Department Reports**

The reports from the Chief of Police, DPW/Zoning Administrator, Community Enrichment Director, Library Director, Community Development Director, Village Administrator and Clerk-Treasurer were presented. The reports are on file with the Village Clerk's Office.

**Public Participation**

None

**Adjournment**

Trustee Gaffney moved, Trustee Karner seconded the motion to adjourn. Motion carried by unanimous vote at 6:39pm.

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Jennifer Weyenberg  
Clerk-Treasurer

Dated 04/04/2024  
Drafted by elz  
Approved by Village Board \_\_\_\_\_

**VILLAGE OF KIMBERLY  
REPORT OF SPRING ELECTION**

**APRIL 2, 2024**

TOTAL NUMBER OF BALLOTS CAST: 1177

TOTAL REGISTERED VOTERS: 4322

ABSENTEE BALLOTS: 379

TOTAL ELECTION DAY REGISTRATIONS: 30

VOTER TURNOUT: 27%

Village President

Chuck Kuen received 945 votes

Write-Ins (scattering) 10 votes

Village Trustee

Mike Hruzek received 794 votes

Marcia Trentlage received 817 votes

Dave Hietpas received 841 votes

Write-Ins (scattering) 10 votes

*Submitted by:*

*Jennifer Weyenberg, Village Clerk*



# Memo

To: Village Board  
From: Greg Ulman, Director of Public Works/Zoning Administrator  
Magge Mahoney, Administrator  
Date: April 15, 2024  
Re: Street and Parks Facility Project Update

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## **Project Bidding Update:**

The Project bid is live and bids are due at 2:00pm on May 14, 2024.

A mandatory pre-bid meeting will be held for contractors/bidders at the Village of Kimberly Board Chambers on April 18, 2024 at 9:00 a.m.

The Bidding Documents may be viewed for no cost at <http://www.sehinc.com> by selecting the Project Bid Information link at the bottom of the page and the View Plans option from the menu at the top of the selected project page.

## **Project Financing Update:**

The Village received a S&P Global Rating of “AA” for the General Obligation Bond for this project on March 26, 2024.

On April 11, 2024 the final sale of the GO refunding bonds went well and the Village received a much lower rate than initially projected for the 20 year debt. Per Justin Fischer, Baird:

Final Issue Size: \$9,980,000 (Ability to apply some premium to reduce the issuance size)

Final True Interest Rate: 3.998% (We showed the Village Board 4.75% and we had a “not to exceed” interest rate of 5.00%)

Debt Service Savings with lower interest rate vs. what we showed Board: \$828,327!!!

The settlement date for this funding is May 15, 2024. The Village will bond the remaining funds needed for the project in the fall after the bid has been awarded.





# memo

To: Village Board of Trustees  
From: Holly Femal | Community Enrichment Director  
CC: Maggie Mahoney | Village Administrator  
Date: April 9, 2024  
Re: Marcella Street Trail Update

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Comments: Village staff, in partnership with McMahon's team assigned to the project (Mike Simon, Chad Dercks, and Brad Werner), have proceeded through several important steps and benchmarks in the Marcella Street Trail Project. This memo serves as an update to the board on the items that have been completed and what is to come as the village prepares to implement the project. All work completed this year is to ensure we can let the project in 2024 and not defer to 2025. Our updated State Municipal Agreement states we can secure a contractor as late as November 2024 if needed for a spring 2025 implementation though as a team the intent is a 2024 implementation. TAP Update for Marcella Trail:

**Modernization and Rehabilitation Design Study Report submitted:**

The engineering team at McMahon's submitted this report on the Village's behalf. This official document defines several details about the project including location details, the need for the project, details about the surrounding area included the roadways and adjacent properties, utilities present throughout the project area, soil details, outcomes of the archeological and historical studies, proposed project alternatives, railroad details, and recap notes from the public information meeting.

**Tree removal and site preparation updates:**

In preparation for 2024 construction, tree removal within the project zone and site restoration areas were completed before the required date of March 31 based on U.S. Fish and Wildlife Service protection of the tricolored bat as an endangered species. The Village Street Department was authorized through a permit with the DOT to access the 441 right of way to remove trees marked within the project location as well as all remaining trees within the project corridor along Marcella and Kennedy Avenue including the trees at the 702 Eisenhower Drive property within the right of way.

**Additional improvements not part of the project for the Pedestrian Detour:**

The project was submitted for review with the WisDOT Railroad coordinator due to the trail crossing the railroad along Marcella Street. Requirements of the village from the WisDOT Railroad Coordinator include providing an accessible pedestrian

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detour in preparation for the project's implementation as well as increasing sight lines to meet statutes requiring vision triangles at railroad crossings. The Street Department is aware of these improvements to include Detectable Warning Fields at pedestrian crossings at railroads. This will result in work being completed to make pedestrian improvements with detectable warning fields at the 3<sup>rd</sup> Street railroad crossing as the identified detour route for pedestrians while the Marcella intersection is under construction.

**Updated SMA with updated timelines and railroad cost share details:**

The State Municipal Agreement for the Infrastructure Transportation Alternatives Program (TAP SMA) has been updated as of 3/27/24. As part of this update, the village was made aware of a cost share between the village and the Fox Valley & Lake Superior Rail System to improve the rail crossing at the Marcella Street Intersection. This improvement includes the total intersection meaning improvements to the drive lanes and the pedestrian crossing. The total cost for the railroad crossing is estimated at \$200,000 with the summary of cost breakdown indicating the railroad would contribute \$138,000 with the village's contribution estimated at \$62,000. The village budgeted \$50,000 in 2024 for the village contribution towards this roadway/railroad improvement. The village has been made aware that the railroad would prefer this improvement be scheduled for 2025 as well based on their current improvement schedule already being determined for 2024 both from a workload and a funding standpoint. Additional details to be shared as they are known. *See attached revised SMA.*

**Upcoming Real Estate meeting and sales study completion:**

The Village has contracted Moss Associates, LLC to assist with the real estate acquisition portion of the project. Real estate discussions will be required as part of temporary limited easements along the project boundary which are required for final grading and site restoration. The property list has been compiled and a sales study has been completed by Steiro Appraisal Service, Inc. for a total cost of \$5,000.00 (this cost was approved at the 5/22/23 meeting of the village board). The nominal payments for the parcels is estimated to be ~\$14,000. This completed report has been submitted as a step in the process with WisDOT on the Village's behalf. A real estate meeting is scheduled for April 23<sup>rd</sup> between the DOT, Moss and Associates, McMahon and the Village.

**Attachments:**

Design Study Report Marcella Street Trail  
Kimberly Marcella Street Trail Rev2 SMA WisDOT  
Marcella Street and Kennedy Avenue Sales Study

**Date:** April 3, 2024

**To:** Michael Cohen, P.E.  
WisDOT DTSD NE Region, Local Program Project Manager

**From:** Holly Femal  
Community Enrichment Director, Village of Kimberly

**Subject:** MODERNIZATION AND REHABILITATION DESIGN STUDY REPORT  
Project I.D. (design): 4989-02-00  
Project I.D. (construction): 4989-02-71  
V Kimberly, Marcella St. Trail  
Outagamie County

Having considered the economic and social effects of this project, its impact on the environment, and its consistency with the goals of community planning, we request your approval of the attached design study report.

\_\_\_\_\_  
Holly Femal  
Community Enrichment Director, Village of Kimberly

\_\_\_\_\_  
Date

Concur:

\_\_\_\_\_  
Michael Cohen, P.E.  
WisDOT DTSD NE Region, Local Program Project Manager

\_\_\_\_\_  
Date

**MODERNIZATION AND REHABILITATION DESIGN STUDY REPORT**

Project I.D. (design): 4989-02-00

Project I.D. (construction): 4989-02-71

V Kimberly, Marcella St. Trail  
Outagamie County

**CONSULTANT'S SEAL**

**MODERNIZATION AND REHABILITATION DESIGN STUDY REPORT**

**1.0 Project Description and Need**

**1.1 Federal Oversight Project (Yes or No):**

**1.2 Project Length and Termini**

Project Length:

Termini/Limits:

Marcella Street and Kennedy Avenue  
 Kimberly Avenue (Sta. 9+75.00) to Cobblestone Lane (Sta. 65+04.62)  
 Village of Kimberly  
 Outagamie County  
 Refer to Exhibit A for Project Location Map

**1.3 Existing Roadway Information**

Roadway	Functional Class (Principal or Minor Arterial, Collector or Local)	Surrounding Development Type? Rural, Urban or Transitional	Corridors 2030 or Backbone (No or State Which)	NHS Route (Yes or No)	Long Truck Route (No or State Federal or State)	Access Control Tier	On Ped. Trans. Plan (Yes or No)	On Bike Trans. Plan (Yes or No)
Not applicable								

Comments:

This project consists of constructing a multi-use trail for pedestrians and bicycles where no facility currently exists.

**1.4 Need for Project**

The project need is defined by two main factors:

Connectivity

As shown on the Village’s master plan (refer to Exhibit B), there are several segments of pedestrian and bicycle facilities located throughout the community. However, these segments are isolated and do not provide the continuous routes needed for pedestrians and bicyclists to use them as a reliable means of transportation. Marcella Street and Kennedy Avenue provide a primary travel corridor that ultimately provides a connection to Kimberly High School. However, the bike and pedestrian facilities on this corridor lack the connectivity needed for bike and pedestrian travel.

Several of the side streets that intersect the Marcella Street / Kennedy Avenue corridor have existing sidewalks that provide access to the residential areas to the north and east of the corridor. The sidewalk on Third Street and Fourth Street connects with an existing isolated sidewalk segment on the east side of Marcella Street. The sidewalk on Windmill Drive and Cobblestone Lane terminates at the back of curb on Kennedy Avenue. There is an isolated segment of multi-use trail on Eisenhower Drive that terminates at the back of curb on Kennedy Avenue; this segment ultimately connects to the CTH CE trail to the south. In addition, there is an isolated segment of multi-use trail on the south side of Kennedy Avenue that extends from Cobblestone Lane to Railroad Street.

Safety

The Marcella Street / Kennedy Avenue corridor currently does not meet the complete streets guidelines as defined by the FHWA and provided in the Wisconsin Facilities Development Manual (FDM). “Complete streets” as broadly defined are roadways designed and operated to enable safe, convenient, and comfortable access and travel for all users. A complete street allows pedestrians, bicyclists, motorists, and public transport users of all ages and abilities to move along and across the roadway with safety and comfort. This includes incorporating separate walking and bicycling facilities as part of the street. Currently pedestrians and bicyclists within the project limits must share the roadway corridor with vehicle and truck traffic as they travel between the isolated segments of bicycle and pedestrian facilities.

**1.5 Proposed/Selected Alternative** (State the Improvement Type and add brief description).

The improvement type is **MISC**.

It is proposed to construct a 10-ft wide paved multi-use trail along the west side of Marcella Street and on the south side of Kennedy Avenue. This trail will complete the bicycle and pedestrian connectivity between the facilities on Kimberly Avenue and the facilities on Kennedy Avenue east of the project limits. The west side of Marcella Street was selected as it minimizes the number of driveways and side streets that need to be crossed by the trail. The south side of Kennedy Avenue was selected as it matches the trail location east of the project. Refer to Exhibit C for preliminary plan sheets showing the proposed action.

The existing sidewalk on the east side of Marcella Street, from Kimberly Avenue to the railroad crossing, will be maintained. ADA compliant curb ramps and crosswalks will be constructed to provide connections to the existing sidewalks at Third St. and Fourth St. on the east side of Marcella Street, and the existing sidewalk at Windmill Dr. and Cobblestone Ln. on the north side of Kennedy Avenue.

The railroad crossing will be upgraded to provide a new surface that extends across the width of the new trail. The existing crossing protection devices (flashing signals with crossbucks) will be maintained. ADA compliant curb ramps will be provided where the trail crosses the new railroad surface.

The proposed 10-ft wide trail is located completely within the existing road right-of-way. Temporary limited easements (TLEs) for grading will be required from each property abutting the trail along the west side of Marcella Street and the south side of Kennedy Avenue to match the proposed grades. TLEs for grading are also needed on the opposite side of the street at proposed curb ramp locations.

During construction Marcella Street and Kennedy Avenue will remain open to bi-directional traffic with flaggers. No parking will be allowed on these streets while construction is on-going. The railroad crossing is anticipated to be reconstructed concurrently with the project. Reconstruction of this crossing will require the complete closure of Marcella Street for an estimated one-to-two-week period. Access to businesses will be maintained during this closure, but through traffic will be detoured.

**2.0 Existing Facility Information**

**2.1 Posted Speed**

Roadway or Roadway Segment	Posted Speed	Advisory Speed
Not Applicable		

Comments:

This project consists of constructing a multi-use trail for pedestrians and bicycles where no facility currently exists.

**2.2 Geometrics** (S-2 Location only)

**2.2.1 Horizontal Alignment Features** Outside Design Criteria Not Documented in SCD/FSC (S-2 Location only)

Horizontal Feature* (Curve, P.I. Deflection, etc.)	Location (Stationing)	Size* (Radius, P.I. Deflection, etc.)	Super-Elevation* (S.E.)	Speed Rating
Not Applicable				

\* Controlling Criteria for Design Speed  $\geq$  50 mph

Comments:

This project consists of constructing a multi-use trail for pedestrians and bicycles where no facility currently exists.

**2.2.2 Vertical Alignment Features/SSD\*** Outside Design Criteria Not Documented in SCD/FSC (S-2 Location only)

Vertical Feature (Curve, Vertical Grade Deflection, etc.)	Location (Stationing)	Sag or Crest	% Grades*	K Value/ Grade Deflection	Speed Rating	SSD** Met *(Yes or No) Length	DSD Met (Yes or No) Length
Not Applicable							

\* Controlling Criteria for Design Speed  $\geq$  50 mph, \*\*SSD = Stopping Sight Distance

Comments:

This project consists of constructing a multi-use trail for pedestrians and bicycles where no facility currently exists.

**2.2.3 Grades\* and Vertical Clearances\*** Outside Design Criteria Not Documented in SCD/FSC (S-2 Location only)

Location (Stationing, Overpass Structures, etc.)	% Grade*	Vertical Clearance*
Not Applicable		

\*Controlling Criteria for Design Speed  $\geq$  50 mph

Comments:

This project consists of constructing a multi-use trail for pedestrians and bicycles where no facility currently exists.

**2.3 Side-Roads/ Intersections/ Interchanges Information/Geometrics** (S-2 Location only)

**2.3.1 Side-Roads Design Information** (S-2 Location only)

Roadway	Functional Class	Posted Speed (MPH)	Existing Traffic*** (AADT)	Approach Grades	Pedestrian Facilities (Yes or No)	Bicycle Facilities (Yes or No)
Third Street	Local	25	760	<2%	Yes	No
Fourth Street	Local	25	250	<2%	Yes	No
Ford Street	Local	25	>100	<2%	No	No
Carter Court	Local	25	>100	<2%	No	No
Eisenhower Drive	Collector	25	5400	<2%	Yes	Yes
Windmill Drive	Local	25	<100	<2%	Yes	No
Cobblestone Lane	Local	25	<25	<2%	Yes	No

\*\*\* If Existing Traffic volumes are not available, then state at a minimum whether AADT is assumed to be <100 or >100.

Comments:

Existing traffic is from the Wisconsin Information System for Local Roads (WISLR).

**2.3.2 Intersections Geometrics Outside Design Criteria Not Documented in SCD/FSC (S-2 Location only)**

Intersecting Roadway	Intersect. Type	Intersect. Angle	Traffic Control	SSD** Met* (Y/N)/ Length	ISD** Met (Y/N)/ Length	DSD** Met (Y/N)/ Length	Vision Triangle (Y/N)	Corner Clearance to Driveways Present (Y/N)
Not Applicable								

\* Controlling Criteria for Design Speed  $\geq$  50 mph

\*\* SSD=Stopping Sight Distance, ISD=Intersection Sight Distance, and DSD=Decision Sight Distance (See FDM 11-25-1).

Comments:

This project consists of constructing a multi-use trail for pedestrians and bicycles where no facility currently exists.

**2.3.3 Interchanges Geometrics Outside of Design Criteria Not Documented in SCD/FSC (S-2 Location only)**

Intersecting Roadways	Interchange Type	Ramp Types	Ramp Design Speed	Horizontal Curve on Ramp	Vertical Curve on Ramp	Ramp Grades	SSD** Met* (Y/N) Length	DSD** Met (Y/N) Length
Not applicable.								

\* Controlling Criteria for Design Speed  $\geq$  50 mph

\*\*SSD = Stopping Sight Distance, DSD = Decision Sight Distance (See FDM 11-25-1).

Comments:

There are no interchanges within or adjacent to the project limits.

**2.4 Cross Section(s) Information (S-2 Segments Cross Section Geometrics Outside of Design Criteria Not Documented in SCD/FSC)**

This section is not applicable. This project consists of constructing a multi-use trail for pedestrians and bicycles where no facility currently exists.

- Number of roadways
- Number of lanes
- Median width
- Lane width\*
- Shoulder width\* (Total and Paved or Curb and Gutter)
- Bicycle facility type



- Sidewalk and curb ramps
  - Cross slope\*
  - Super-elevation\*
  - Horizontal clearance\*
  - Clear zone
  - Vertical clearance\*
  - Side-slopes/Ditch sections
- \* Controlling Criteria for Design Speed  $\geq$  50 mph

## 2.5 Pavement Structure/Condition

Roadway	Pavement Types and Thicknesses	Physical Description
Not Applicable		

### Comments:

This project consists of constructing a multi-use trail for pedestrians and bicycles where no facility currently exists.

## 2.6 Right-of-Way

### 2.6.1 Encroachments

Refer to Exhibit G for project encroachment report.

Location (Sta. & Distance Left or Right)	Encroachment Type
Sta 52+85, 20-ft RT	Landscaping and ground lighting for a business sign located in the southwest quadrant of the Kennedy Avenue and Eisenhower Drive intersection.
Sta 51+35 & 51+65, 8-ft RT	Brick pillars adjacent to driveway
Sta 51+80-52+35, 5-ft RT	Landscaping trees

### 2.6.2 Unique Right-of-Way Issues

Marcella Street and STH 441 are parallel roadways. The west RW line of Marcella Street is also the east RW line of STH 441. STH 441 goes under Kimberly Avenue.

## 2.7 Structures

Existing Structure I.D. #	Feature Crossed	Structure Type	Sufficiency Rating	Clear Roadway Width*	Railing Type
Not applicable					

\* Controlling Criteria for Design Speed  $\geq$  50 mph

### Comments:

There are no structures within the project limits.

## 2.8 Utilities

Utility Name	Type of Utility	General Location	Underground/Overhead/Both
AT&T	Communications	Facilities are located on the South side of Kennedy Ave from Sta	Underground

		33+00 – 65+00.	
Spectrum / Time Warner	Communications	Facilities are located on the South side of Kennedy Ave from Sta 33+00 – 65+00.	Underground
TDS Telecom	Communications	Facilities are located on both the North and South sides of Kennedy Ave. Facilities are located in the terrace on both the East and West sides of Marcella St.	Underground
Village of Kimberly	Watermain	Facilities are located on the South side of Kennedy Ave and the East side of Marcella St for the length of the project.	Underground
Village of Kimberly	Sanitary Sewer	Facilities generally run under the centerline of the roadway along Kennedy Ave and Marcella St for the length of the project. Facilities are located to the Southwest of roadways at the curve where Kennedy Ave and Marcella St intersect.	Underground
WE Energies	Electric	Overhead facilities are located on the East side of Marcella Street from Sta 10+00 – 23+00.  Underground facilities are located on the South side of Kennedy Ave from Sta 33+00 – 37+00 and from Sta 62+00 – 65+00.  Underground facilities are located on the North side of Kennedy Ave from Sta 33+00 – 65+00.  Underground facilities cross Kennedy Ave North-South at the following locations: Sta 35+05, 41+55, and 53+85.	Both
WE Energies	Natural Gas	Facilities are located on the North side of Kennedy Ave and on the East side of Marcella Street for the length of the project.  Facilities cross Kennedy Ave North-South at the following locations: Sta 36+70, 49+25, 51+35, 53+70, 62+25, and 64+65.	Underground

Comments:

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## 2.9 Railroad Crossings

Location (Sta.)	Railroad Name	No. of Tracks	Function	Crossing Type
Sta. 21+04	WATCO	One	Industrial	At-Grade

Comments:

The existing crossing surface is in poor condition and in need of replacement. The crossing surface is not wide enough to extend to the limits of the proposed trail.

The warning devices at the crossing consist of pole mounted flashing signals and cross bucks.

### 2.10 Special Soils Conditions

The USDA Web Soil Survey was completed and indicates that the soils along the alignment belong primarily (89%) to the Winneconne soils with the remainder (11%) belonging to the Manawa soils series (10%) and Briggsville soils series (1%).

The Winneconne silty clay loam and Briggsville silt loam are considered well-drained and the Manawa silty clay loam is considered somewhat poorly drained.

### 2.11 Unique Project Features

NA

## 3.0 Traffic Information

### 3.1 Traffic Volumes/Conditions

**3.1.1 Traffic Forecast Report** – The section is not applicable to this trail project.

### 3.1.2 Highway Capacity Analysis

Location (Roadway Segment or Intersection)	Existing Level of Service	Design Year Level of Service Under Existing Roadway	Design Year Level of Service Under Proposed Roadway
Not Applicable			

Comments:

A capacity analysis is not required for this trail project.

### 3.2 Safety and Operations Analysis

Were any safety issues identified?

<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No

Were any operational issues identified?

Describe any existing safety issues that exist within the project limits and any other comments:

A crash analysis is not required for this trail project.

Describe any existing operational issues that exist within the project limits and any other comments:

An operational analysis is not required for this trail project.

## 4.0 Proposed Design Criteria (S-2/S-3 Locations only)

### 4.1 Design Class

Roadway or Roadway Segment	Design Class
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Marcella Street Trail	Multi-Use Trail
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**4.2 Design Speed(s)\* (S-2/S-3 Locations only)**

Roadway or Roadway Segment	Design Speed*	Posted Speed
Marcella Street Trail	20 MPH	Not Applicable

\* Controlling Criteria for all Design Speeds

**4.3 Design Justifications (DJs) (S-2/S-3 Locations only)**

**4.3.1 Controlling Criteria Design Justifications (DJs)**

Not applicable to this trail project.

**4.3.2 Non-Controlling Criteria Design Justifications (DJs)**

Not applicable to this trail project.

**4.4 Typical Cross Section(s) Alternative Features Considered (S-2/S-3 Locations only)**

**Alternative 1 – No Build:**

This alternative would consist of maintaining the existing roadway facilities. This alternative does not address the purpose and need of enhancing connectivity for bicycles and pedestrians while meeting complete streets design guidelines. Although not preferred, this alternative does provide a baseline to compare the build alternatives.

**Alternative 2 – Construct sidewalk on both sides of the road with on-street bike lanes:**

**Bike Lanes** - The existing street width of 36 ft F-F is not enough to provide both on-street parking and on-street bike lanes. Even if parking was reduced to one side of the street, there still would not be enough width to provide on-street bike lanes. As part of their review of improvement alternatives for the corridor, the Village Board did consider the possibility of removing all on-street parking from both Marcella Street and Kennedy Avenue. However, the Village Board made the decision not to eliminate on-street parking from these roadways due to the parking demand from abutting businesses.

**Sidewalk** – A 5-ft wide paved sidewalk would be constructed as part of this alternative on both sides of the street with the existing sidewalk on the east side of Marcella Street remaining in place. Curb ramps and crosswalks would be provided at the intersections with Third St., Fourth St., Windmill Dr., and Cobblestone Ln. to provide a connection to the existing sidewalk on those streets. The Village has concerns about snow removal on sidewalks in this area. According to ordinance, the property owners are responsible for snow removal on Village sidewalks. The Village is concerned because of the long stretch of undevelopable land on the west side of Marcella Street adjacent to the Wis 441 right-of-way, and the large parcel frontages within the business park where sidewalk may not be consistently maintained. In addition, the residential properties on the north side of Kennedy Avenue (from Windmill Dr. to Cobblestone Lane) are double fronted with existing sidewalk on Strawberry Lane that they are already responsible for removing snow. Requiring these same property owners to also remove snow from the sidewalk on Kennedy Avenue could be considered a hardship.

Although pedestrian facilities could be provided, the addition of bike lanes is not feasible with the parking lanes being maintained. This alternative was not selected as it only partially addresses the purpose and need of enhancing connectivity for both bicycles and pedestrians while meeting complete streets design guidelines.

**Alternative 3 (Preferred) - Construct a shared use multimodal trail:**

This alternative would consist of constructing a 10-ft wide paved multi-use trail along the west side of Marcella Street and the south side of Kennedy Avenue, that would be shared by both pedestrians and cyclists. Curb ramps and crosswalks would be provided at the intersections with Third St., Fourth St., Windmill Dr., and Cobblestone Ln. to provide a connection to the existing sidewalk on those streets. By ordinance, the Village is

responsible for snow removal on multimodal trails. This eliminates the hardship concerns discussed under alternative 2 of individual abutting property owners being responsible for snow removal. This alternative is preferred as it fully meets the purpose and need of the project of enhancing connectivity for bicycles and pedestrians while meeting complete streets design guidelines.

## 5.0 Proposed Design Improvement

### 5.1 Improvement Type(s)

Transportation Enhancement

### 5.2 Proposed Geometrics Information (S-2/S-3 Locations only)

#### 5.2.1 Horizontal Alignment\* Information (S-2/S-3 Locations only)

The alignment meets 20 mph design speed criteria except for two curves located directly north of the railroad crossing along Marcella Street. This area is constrained by the right of way and proposed fencing location. Additionally, these curves are in place to meet the current Standard Detail Drawings layout at the railroad crossing. The alignment meets 12 mph design speeds at this location. Table 4-1 of the Wisconsin Bicycle Facility Design Manual allows the design speed to be reduced to 12 mph where physical constraints dictate a lower design speed.

#### 5.2.2 Vertical Alignment/Stopping Sight Distance\* Information (S-2/S-3 Locations only)

There is 1 vertical crest curves along the alignment at Sta 20+95. The crest vertical curve meets the minimum stopping sight distance requirements per Table 4-3 of the Wisconsin Bicycle Facility Manual. The remainder of the proposed alignment consists of a series of tangent grades with no vertical curves ( $A < 2\%$ ). The resulting vertical alignment meets 20 mph design speed criteria. Refer to Exhibit C for additional information.

#### 5.2.3 Grades\* and Vertical Clearances\* Information (S-2/S-3 Locations only)

The proposed trail grades are between 0% and 3.4% throughout the project limits.

There are no overhead structures with the project limits.

\*Controlling Criteria for Design Speed  $\geq$  50 mph

### 5.3 Sideroads/Intersections/Interchanges Information (S-2/S-3 Locations only)

#### 5.3.1 Side-Road(s) Information (S-2/S-3 Locations only)

Roadway Name	Functional Class	Design Speed (MPH)	Design Year Traffic (AADT)	Design Class	Approach Grades	Ped. Facilities (Y/N)	Bike Facilities (Y/N)
Third Street	Local	25	760	1a	<2%	Yes	No
Fourth Street	Local	25	250	1a	<2%	Yes	No
Ford Street	Local	25	>100	1a	<2%	No	No
Carter Court	Local	25	>100	1a	<2%	No	No

Eisenhower Drive	Collector	25	5400	2a	<2%	Yes	Yes
Windmill Drive	Local	25	<100	1a	<2%	Yes	No
Cobblestone Lane	Local	25	<25	1a	<2%	Yes	No

Comments:

There are no roadway improvements included as part of this trail project.

**5.3.2 Intersection(s) Information/Proposed Geometrics (S-2/S-3 Locations only)**

Intersecting Roadway Names	Intersect. Type	Intersect. Angle	Traffic Control	SSD** Met* (Y/N)/ Length	ISD** Met (Y/N)/ Length	DSD** Met (Y/N)/ Length	Vision Triangles Proposed (Y/N)	Corner Clearance to Driveways Met (Y/N)
Third Street	Tee	65 degrees	Stop on Third Street	Y / 155'	Y / 350'	Y	N	Y
Fourth Street	Tee	83 degrees	Stop on Fourth Street	Y / 155'	Y / 350'	Y	N	Y
Ford Street	Tee	90 degrees	Stop on Ford Street	Y / 155'	Y / 350'	Y	N	Y
Carter Court	Four Leg	85 degrees	Stop on Carter Court	Y / 155'	Y / 350'	Y	N	Y
Eisenhower Drive	Four Leg	90 degrees	Stop on Eisenhower Drive	Y / 155'	Y / 350'	Y	N	Y
Windmill Drive	Tee	86 degrees	Stop on Windmill Drive	Y / 155'	Y / 350'	Y	N	Y
Cobblestone Lane	Four Leg	78 degrees	Stop on Cobblestone Lane	Y / 155'	Y / 350'	Y	N	Y

\* Controlling Criteria for Design Speed  $\geq$  50 mph

\*\* SSD = Stopping Sight Distance, ISD = Intersection Sight Distance, DSD = Decision Sight Distance (See FDM 11-25-1).

Comments:

There are no roadway improvements included as part of this trail project.

Has an Intersection Control Evaluation (ICE) evaluation been completed (Yes or No)?

Not applicable for this trail project.

**5.3.3 Interchange(s) Information/Proposed Geometrics (S-2/S-3 Locations only)**

Name of Intersecting Roadways	Interchange Type	Ramp Type	Ramp Design Speed	Ramp Grades	SSD** Met* (Y/N)/ Length	DSD** Met (Y/N)/ Length	Vision Triangle (Yes or No)
Not Applicable							

\*Controlling Criteria for Design Speed ≥ 50 mph

\*\*SSD = Stopping Sight Distance, DSD = Decision Sight Distance (See FDM 11-25-1).

Comments:

There are no interchanges within or near the project limits.

**5.4 Roundabout(s) Information**

Not applicable.

**5.5 Cross Section/Pavement Structure Information (See attached Typical Section(s) for any S-1 Segments if they exist on Project) (S-2/S-3 Locations only)**

- Refer to Exhibit #D for existing / proposed typical sections
- Number of roadways: One multi-use trail
- Number of lanes: Two
- Median width/type: Not applicable.
- Lane width\*/type (Driving, Parking, Bike Lane, etc.): 10-ft wide bi-directional trail.
- Shoulder width\* (Total and Paved or Curb and Gutter): 2-ft wide shoulder on each side of the trail.
- Bike facilities proposed: This project consists of constructing a 10-ft wide multi-use trail.
- Pedestrian facilities/sidewalk proposed: This project consists of constructing a 10-ft wide multi-use trail.
- Cross slope\*: 1.5%
- Super-elevation\*: 1.5%
- Horizontal clearance\*: A horizontal clearance of 3-ft will be maintained throughout the project, with the exception of the West side of the trail from Sta 14+00 – 31+00 where there is a 2-ft horizontal clearance between the fence along STH 441 Right-of-Way and the back of the proposed trail.
- Vertical clearance\*: There are no overhead structures.
- Pavement structure: 5-inch concrete pavement and 6-inches of 1 ¼ inch base aggregate.
- Clear zone: A 3-ft wide clear zone will be provided on both sides of the trail, with the exception of the West side of the trail from Sta 14+00 – 31+00 where there is a 2-ft clear zone.
- Side-slope/Ditch sections: The proposed trail is adjacent to existing urbanized streets and designed for the trail to drain into the existing street. Typical side slopes on each side of the trail range from 5% to 15%

\*Controlling Criteria for Design Speed ≥ 50 mph

**5.6 Street Lighting Improvements**

Location	Type	Break-away Requirements
Not applicable		

## 5.7 Structure Improvements Information

### 5.7.1 Bridge Structures

Structure I.D. #	Location	Structure Type	Length	Clear Width*	No. of Spans	Vertical Clearance*	Horizontal Clearance*
Not applicable							
<b>Proposed Improvement:</b>							

\* Controlling Criteria for Design Speed  $\geq$  50 mph

Comments:

### 5.7.2 Box Culverts and Multiple Pipe Structures

Structure I.D. #	Location	Type	Length	No. Pipes
Not Applicable				
<b>Proposed Improvement:</b>				

Comments:

### 5.7.3 Retaining Walls and Noise Barrier Structures

Structure I.D. #	Location	Type	Length	Height
Not Applicable				
<b>Proposed Improvement:</b>				

Comments:

### 5.7.4 Sign Bridge Structures

Structure I.D. #	Location	Type	Length	Clear Roadway Width	Vertical Clearance*	Horizontal Clearance*	Clear Zone Under
Not Applicable							
<b>Proposed Improvement:</b>							

\* Controlling Criteria for Design Speed  $\geq$  50 mph

Comments:



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**5.7.5 Tunnel Structures**

Structure I.D. #	Location	Type (Veh., Ped., Bicycle, etc.)	Length	Lighting Type	Vertical Clearance*	Horizontal Clearance*
Not Applicable						
	<b>Safety Features</b>			<b>Coordination with Local Emergency Responders</b>		
	<b>Proposed Improvement:</b>					

\* Controlling Criteria for Design Speed ≥ 50 mph

Comments:

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**5.7.6 Touchdown Points on Local Bridge Program Projects**

Not Applicable.
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**5.8 Permanent Traffic Control**

Will permanent signs be installed (Yes or No)? Yes

Are non-standard sign layout details needed (Yes or No)? Yes

Comments:

Roadway signs are required in the southbound terrace along Marcella Street between the roadway and proposed trail. The proposed terrace width is 3' due to existing right of way restrictions. Edge of signs are proposed to be located 1-ft off existing curb flowline and between 0-6" off the proposed edge of trail. Proposed height of signs will be 8-ft from trail to bottom of sign in accordance with the Wisconsin Bicycle Facility Design Handbook Section 4.14.5.
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**5.9 Safety and Operations**

**Safety Countermeasures/Enhancements**

Describe any safety improvements being made to address existing crash issues. Include any other enhancements that are being made that will improve safety.

The Marcella Street / Kennedy Avenue corridor currently does not meet the complete streets guidelines as defined by the FHWA and provided in the Wisconsin Facilities Development Manual (FDM). "Complete streets" as broadly defined are roadways designed and operated to enable safe, convenient, and comfortable access and travel for all users. A complete street allows pedestrians, bicyclists, motorists, and public transport users of all ages and abilities to move along and across the roadway with safety and comfort. This includes incorporating separate walking and bicycling facilities as part of the street. Currently pedestrians and bicyclists within the project limits must share the roadway corridor with vehicle and truck traffic as they travel between the isolated segments of bicycle and pedestrian facilities. The construction of the proposed trail provides a separate facility for pedestrians and bicyclists on both Marcella Street and Kennedy Avenue.
--

**Operational Improvements**

Describe features expected to improve operations on the facility. Include information from the Operations Certification Summary, if one was completed for the project.

Pedestrians and bicycles will no longer need to share the roadway with motorized vehicles. The new multi-use trail will increase the distance between pedestrians and bicyclists which should improve traffic operations on Marcella Street and Kennedy Avenue.

**5.10 Real Estate**

**5.10.1 Real Estate Acquisition**

Plat I.D.: 4989-02-00

Relocations		Land (Acres)	Permanent Easements (Acres)	Temporary Easements (Acres)	Construction Permits (Acres)
Type	Number				
Not Applicable	0	0.00	0.00	0.92	0.00

Comments:

**5.10.2 Encroachments and Access Control, if applicable** (Attach Encroachment Report and describe Access Control)

Refer to Exhibit G for project encroachment report.

The landscaping and ground lighting for a business sign located in the southwest quadrant of the Kennedy Avenue and Eisenhower Drive intersection, Sta. 52+85, 20-ft RT, is outside the 3-ft clear zone of the trail and is beyond the limits of disturbance of the project. This encroachment will be allowed to remain in place.

Brick entrance pillars located at Sta 51+32, 2' RT and Sta 51+68, 2' RT will be removed by owner prior to construction.

**5.11 Utilities**

Is Project Trans 220 Utility Project (Yes or No)? No

Describe any special design features to accommodate utilities:

Not Applicable.

Major Utility Agreements:

Not applicable.

Comments:

## 5.12 Railroads

Describe improvements to Railroad Facilities:

The existing railroad / roadway crossing surface on Marcella Street is anticipated to be replaced and extended West to accommodate the new trail crossing. Roadway pavement along with curb and gutter adjacent to the crossing surface will be replaced.

Railroad Agreements:

It is anticipated that costs to replace and extend the railroad crossing surface will be split at 69% railroad cost and 31% project cost. The railroad surface has a project ID 4989-02-50.

Comments:

As part of the projects' Railroad review the local detour route that will be used during project construction was examined. Improvements are being made at this railroad crossing location to bring it up to current standards. These improvements are being completed by Village crews separately from the project. Improvements include clearing roadway vegetation from vision triangle to meet State Statutes, adding detectable warning fields to existing sidewalk crossings, notifying property owners within the vision triangle of the State Statute requirements, upgrading pavement markings to current standard and relocating a conflicting roadway sign.

## 5.13 Financing and Scheduling

Construction I.D.	Cost Estimate	Type of Funding			Proposed Timeframe for Construction	Ties to Other Work or Projects	Alternative Contracting (Yes or No)
		% Fed.	% State	% Local			
4980-02-71	\$900,000	80% Up to max of \$682,318.13	0%	20% + balance	2024-2025	4989-02-50 (crossing improvements)	No

Describe Alternative Contracting:

Not applicable

Non-participating Work:

Relocation of water hydrants.  
Adjusting of water valves.

Deferred Construction Work (Preventative Maintenance projects):

Not applicable

## 5.14 Unique Project Features

### 5.14.1 Hazardous Materials

A Phase I Hazardous Material Assessment was conducted as a part of the project. A total of 7 sites were reviewed and concluded that they do not represent an appreciable risk to the project. A Phase II Assessment was not recommended for the project.

### 5.14.2 Environmental Commitments

Factor	Commitment (If none, indicate N/A)
Business and Economics	Access will be maintained throughout construction. The designer will include access requirements in the special provisions. The construction project leader will ensure fulfillment of this commitment during construction.
Community	Access will be maintained throughout construction. The designer will include access requirements in the special provisions. The construction project leader will ensure fulfillment of this commitment during construction.
Aesthetics	N/A
Agriculture	N/A
Relocations	N/A
Indirect Impacts	N/A
Cumulative Impacts	N/A
Environmental Justice	N/A
Historic Properties	N/A
Burial Sites	All work will cease immediately, and the Region Environmental Coordinator will be contacted if an inadvertent discovery occurs. The WisDOT Construction Project Manager will ensure the commitment is met. All Tribes will be consulted with if an inadvertent discovery occurs. The Region Environmental Coordinator will ensure the commitment is met.
Tribal Lands	N/A
Section 4(f)	N/A
Section 6(f) or Other Specially Funded Lands	N/A
Wetlands	N/A
Surface Water Resources	N/A
Floodplains	N/A
Groundwater, Wells and Springs	N/A
Coastal Zones	N/A
Unique Wildlife and Habitat Concerns	N/A
Threatened, Endangered and Protected Resources	The designer will modify all phases/aspects of the project plans (e.g., temporary work areas, alignments), to the extent practicable, to avoid tree removal in excess of what is required to implement the project safely.  The designer will include a special provision in the contract that requires the contractor to ensure that all operators, employees, and contractors working in areas of known or presumed bat habitat are aware of all FHWA/FRA/FTA (Transportation Agencies) environmental commitments and avoidance and minimization measures (AMMs) to protect both bats and their habitat. The construction project leader will be responsible for fulfillment of this commitment during construction.

	<p>The construction project leader will be responsible for the following tree clearing restrictions:</p> <ul style="list-style-type: none"> <li>• Ensure tree removal is limited to that specified in the project plans and ensure that contractors understand clearing limits and how they are marked in the field (e.g., install bright colored flagging/fencing prior to any tree clearing to ensure contractors stay within clearing limits).</li> <li>• Do not remove documented NLEB roosts that are still suitable for roosting, or trees within 0.25 miles of roosts, or documented foraging habitat any time of year.</li> <li>• Tree removal and trimming will occur from November 1 through March 31.</li> </ul> <p>The construction project leader will be responsible for the following hibernacula restrictions:</p> <ul style="list-style-type: none"> <li>• For projects located within karst areas, on-site personnel will use best management practices, secondary containment measures, or other standard spill prevention and countermeasures to avoid impacts to possible hibernacula. Where practical, a 300-ft buffer will be employed to separate fueling areas and other major containment risk activities from caves, sinkholes, losing streams, and springs in karst topography.</li> </ul> <p>On September 14, 2022, the U.S. Fish and Wildlife Service announced a proposal to list the tricolored bat (<i>Perimyotis subflavus</i>) as endangered under the Endangered Species Act. There are no ESA requirements for proposed species unless the proposed action is likely to jeopardize the species' continued existence. If listed, WisDOT will resolve Section 7 prior to let as appropriate. Construction activities for this project will not take place until WisDOT, in coordination with FHWA, satisfies Endangered Species Act compliance for the Tricolored bat.</p>
Air Quality	N/A
Construction Sound	N/A
Traffic Noise	N/A
Hazardous Substances, Contamination and Asbestos	N/A
Stormwater	<p>The requirements of the WPDES general permit will be implemented as part of the project.</p> <p>The designer will include the permit requirements on the plans and in the contract documents. The construction project leader will ensure fulfillment of this commitment during construction.</p>
Erosion Control	<p>Best Management Practices (BMP's) will be utilized in accordance with the DNR's Technical Standards.</p> <p>The designer will include the necessary BMPs in the plans and special provisions. The construction project leader will ensure fulfillment of this commitment during construction.</p>

### 5.14.3 Community Sensitive Design/Public Involvement

A public involvement meeting (PIM) was held for the project on October 23, 2023, at the Village Hall. The meeting handouts and plan displays are posted on the Village's website at the following location: [Construction Projects - Village of Kimberly, Wisconsin \(vokimberly.org\)](https://www.vokimberly.org/Construction-Projects-Village-of-Kimberly-Wisconsin).

The following concerns were raised by those in attendance:

- **Access During Construction**

- Question/Concern: How will traffic and driveway access be maintained during construction?
- Response: With the exception of when railroad crossing improvements are occurring, through traffic will be maintained along with driveway access to each business. Some delays should be expected during hours when construction operations are ongoing. The road will be closed at the railroad crossing when the crossing surface is being replaced. A marked detour will be provided during this estimated one-to-two-week time frame. Driveway access will be maintained while the road is closed at the crossing.

- **Construction Timeline**

- Question/Concern: When will the project start and how long will it take to complete?
- Response: At this time the project is anticipated to start by late summer in 2024 and take approximately two months to complete.

- **Right-of-way Acquisition**

- Question/Concern: General questions were asked about right-of-way needed for the project and the acquisition process.

- Response: Temporary limited easements (TLEs) will be required to grade adjoining properties to match the new trail and curb ramp locations. The Village has hired a consultant to assist with the right-of-way acquisition process.

- **Landscaping Impacts**

- Question/Concern: Abutting property owners have planted trees and other landscaping immediately adjacent to the proposed trail and in some cases within the road right-of-way. Questions were asked regarding what will happen to these items?
- Response: All trees and landscaping within the RW that conflict with construction will be removed as part of the project. If a property owner would like to relocate these items onto their property, they will need to do so prior to the start of construction. If any landscaping on private property is anticipated to be impacted by construction, the owner will be compensated as part of the right-of-way acquisition process.

- **Alternate Connection to County CE Trail**

- Question/Concern: Has the Village considered continuing the Marcella Street trail directly south to provide a connection to the County CE trail instead of the proposed route along Kennedy Avenue?
- Response: No. Right-of-way acquisition would be required for that alternative. The Village already owns the right-of-way needed to accommodate the trail along Kennedy Avenue.

- **Snow Removal on the Trail**

- Question/Concern: Who is responsible for removing snow from the trail?
- Response: The Village of Kimberly will be responsible for snow removal. The trail will be maintained for year-round use.

#### **5.14.4 Value Engineering**

Not Applicable

## 6.0 Synopsis

<b>Reports, Documents and Coordination</b>	<b>Completion/ Approval Dates (xx/xx/xxxx)</b>	<b>Status of Coordination or Other Information as Needed</b>
Concept Definition Report (CDR)	10/03/2022	Complete. SMA serves as CDR.
Safety (and Operations) Certification Document	NA	
Bureau of Structure Certification Document (BOSCD) (if needed)	NA	
Risk Assessment (RA) (if needed)	NA	
Signed Pavement Design Report (PDR)	NA	
Public Involvement Plan (PIP)	10/10/2023	Complete.
Structure Survey Report (SSR) (if needed)	NA	
Public Information Meeting(s) (PIM(s))	10/23/2023	Complete
Signed State Municipal Agreement(s) (SMA(s)) (if needed)	10/03/2022	Complete
Native American Lands of Interest (NALI) Scoping Determination	NA	
Final Scope Certification (FSC)	NA	
SHPO Coordination Acceptance (Section 106, etc.) (SHPO)	11/10/2023	Complete
DNR Coordination Acceptance (401 Cert., etc.) (DNR)	On-going.	The DOT/DNR cooperative agreement does not apply. A WPDES construction site storm water discharge permit will be required from the DNR.
Preliminary Plan Review Complete (PPRC)	NA	
Preliminary Structure Plan Review Complete (PSPRC) (if needed)	NA	
DNR Approved Materials Handling plan for hazardous materials to be remediated during construction (if needed)	NA	
Bridge asbestos inspection report for bridge work that will require an asbestos notification to WDNR or WDHS (if needed)	NA	
Signed Environmental Document (ED) (Type: ? )	02/28/2024	Complete
Interstate Access Justification Report (IAJR)	NA	
Transportation Management Plan (TMP(s)) (Type: 1)	04/02/2024	60% Approval
Freight/OSOW Accommodations Coordination (FOAC)	NA	
Roadside Hazard Analysis Sheet (RHA) (if needed)	NA	
Drainage Design Report (DDR) (if needed)	NA	
Status of Statutory Actions (if needed)	NA	

### Comments:

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## **7.0 Attachments**

Exhibit A: Project Location/Overview Map

Exhibit B: Village Master Trail Plan

Exhibit C: Preliminary Plan Sheets

Exhibit D: Existing Typical Cross Sections / Proposed Typical Cross Sections

Exhibit E: Environmental Commitments Basic Sheet

Exhibit F: ADA Technically Infeasible documentation

Exhibit G: Encroachment Report

Exhibit H: Traffic Management Plan (TMP)





**STATE/MUNICIPAL AGREEMENT FOR AN INFRASTRUCTURE TRANSPORTATION ALTERNATIVES PROGRAM (TAP) PROJECT**

Subprogram #: 290  
Program Name: TAP

Revised Date: 3/27/2024  
Date: 10/3/2022  
I.D.: 4989-02-00/71  
WisDOT UEI #: CBE4JHP1S8H7  
Project Sponsor UEI #: TBD  
FAIN ID: TBD  
Project Title: V Kimberly, Marcella St Trail  
Location/Limit: Cobblestone Ln – W Kimberly Ave  
Project Length (if applicable): 1.0 mile  
Project Sponsor: Village of Kimberly  
County: Outagamie  
MPO Area (if applicable): Appleton

The signatory, the **Village of Kimberly**, hereinafter called the Project Sponsor, through its undersigned duly authorized officers or officials, hereby requests the State of Wisconsin Department of Transportation, hereinafter called the State, to initiate and effect the transportation project hereinafter described.

Wisconsin Statute 85.021 authorizes the State to administer a program to award grants of assistance to certain political subdivisions, state agencies, counties, local government units, and Indian tribes consistent with federal law 23 USC sec. 213 (revised to 23 U.S.C. sec. 133 per the FAST Act of 2015).

The authority for the Project Sponsor to enter into this State/Municipal Agreement with the State is provided by Sections 86.25(1), (2), and (3) and Section 66.0301(2) of the Wisconsin Statutes.

**NEEDS AND ESTIMATE SUMMARY:**

All components of the project must be defined in the environmental document if any portion of the project will be submitted for approval in a federally funded program. The Project Sponsor agrees to complete all participating and any non-participating work included in this improvement consistent with the environmental document. No work on final engineering and design may occur prior to approval of the environmental document.

Existing Facility - Describe and give reason for request: The existing typical section of the concrete roadway includes 2 11-foot driving lanes, 2 8-foot parking lanes and curb and gutter from Kimberly Avenue south 0.4 miles on Marcella Street then east 0.6 miles on Kennedy Avenue. The existing typical section of the urban roadway does not include on or off-road pedestrian facilities and serves as an impediment to the safe travel of bicycle and pedestrian travel. The route serves as a main connection for commercial, professional, residential, and academic activities on either side of the existing railroad corridor through Kimberly directly adjacent to affordable housing and high-density housing projects.

Proposed Improvement - Nature of work: The proposed improvement consists of the construction of a 10-foot two-way concrete multi-modal path along the right side of the roadway. The path will allow for safe access to essential services including groceries, essential professional services, clinics, and home supply stores. This connection completes a final gap in offering safe passage to an existing pedestrian network that leads directly to the Kimberly Public Library and the Kimberly Area School district facilities.

The Project Sponsor agrees to the following State Fiscal Year 2022-2026 TAP project funding conditions:

All Project Sponsors and processes, including real estate acquisition and environmental documentation, must comply with *A Sponsor's Guide to Non-Traditional Transportation Project Implementation* (Sponsor's Guide) and the current WisDOT Facilities Development Manual (FDM).

The subject project is funded with 80% federal funding up to a maximum of **\$682,318.13** for all federally-funded project phases when the Project Sponsor agrees to provide funds in excess of the **\$682,318.13** federal funding maximum, in accordance with TAP guidelines. Non-participating costs are 100% the responsibility of the Project Sponsor. Any work performed by the Project Sponsor prior to federal authorization is not eligible for federal funding. The Project Sponsor will be notified by the State when each project phase or ID is authorized and available for charging.

The project is subject to a discretionary Disadvantaged Business Enterprise (DBE) goal assessment. The Catalogue of Federal Domestic Assistance (CFDA) number for this project is 20.205 – Highway Planning and Construction.

The subject project must be commenced within four (4) years of the project award date, or the grant is rescinded. Sec. 85.021, Wis. Stats.

- 1) For construction projects, a project is commenced when construction is begun.
- 2) For planning projects, a planning project is commenced when the planning study is begun.
- 3) For non-infrastructure projects that do not fall within any of the above categories, a project is considered commenced on the date that the State receives the first reimbursement request from the Project Sponsor, as noted on form DT1713 in the 'Date Received' field.

**Project Award date: 8/25/2022**

**Commencement deadline: 8/25/2026**

**Completion deadline: 6/30/2029**

**The project commencement deadline is fixed by statute and may not be extended.**

The subject project must be completed by 6/30/2029, and the Project Sponsor must submit a project completion certificate to the State central office on or before this date. The State may consider a written request to extend the completion deadline from the Project Sponsor and may approve such a request in the presence of extenuating circumstances. The written request shall explain the reasons for project implementation delay and revised timeline for project completion.

In the summary funding table below, the federal share of the total estimated cost distribution indicates the maximum amount of federal funding available to the project, to be distributed across federally-funded project phases. The final Project Sponsor share is dependent on the final federal participation, and the actual costs will be used in the final division of costs for billing and reimbursement.

SUMMARY OF COSTS							
PROJECT TYPE	Total Est. Cost	Federal Funds	%	Fox Valley & Lake Superior Rail System	%	Project Sponsor Funds	%
<b>ID 4989-02-00</b>							
State Review	\$11,760	\$0	0%	\$0	0%	\$11,760	100%
<b>ID 4989-02-50 Railroad</b>							
Crossing Surface	\$200,000	\$0	0%	\$138,000	69%	\$62,000	31%
<b>ID 4989-02-71</b>							
Participating Construction	\$727,419	\$581,935.20	80%	\$0	0%	\$145,483.80	20%+BAL
Construction Engineering	\$106,878.66	\$85,502.93	80%	\$0	0%	\$21,375.73	20%+BAL
State Review	\$18,600	\$14,880.00	80%	\$0	0%	\$3,720	20%+BAL
Non-Participating Construction	\$36,000	\$0	0%	\$0	0%	\$36,000	100%
<i>Construction Subtotal</i>	\$888,897.66	\$682,318.13				\$206,579.53	20%+BAL
<b>Total Est. Cost Distribution</b>	<b>\$900,657.66</b>	<b>\$682,318.13</b>	<b>MAX*</b>	<b>\$138,000</b>	<b>N/A</b>	<b>\$280,339.53</b>	<b>N/A</b>

\*This project has a TAP federal funding maximum of **\$682,318.13**. This maximum is cumulative for all federally funded project phases.

This request is subject to the terms and conditions that follow (pages 4–10) and is made by the undersigned under proper authority to make such request for the designated Project Sponsor and upon signature by the State shall constitute agreement between the Project Sponsor and the State. No term or provision of neither this State/Municipal Agreement nor any of its attachments may be changed, waived or terminated orally but only by an instrument in writing duly executed by both parties to this State/Municipal Agreement.

Signed for and in behalf of <b>Village of Kimberly</b> _____ (please sign in blue ink)		
Name	Title	Date
Signed for and in behalf of the <b>State</b> _____ (please sign in blue ink)		
Scott Nelson, P.E. <i>Name</i>	Northeast Region SPO Manager <i>Title</i>	_____ <i>Date</i>

## **GENERAL TERMS AND CONDITIONS:**

1. All projects must be in an approved Transportation Improvement Program (TIP) or State Transportation Improvement Program (STIP) prior to requesting authorization.
2. Work prior to federal authorization is ineligible for federal funding. The Project Sponsor will be notified by the State when each project phase or ID is authorized and available for charging.
3. The initiation and accomplishment of the project will be subject to the applicable federal and state regulations, as referenced in the document *A Sponsor's Guide to Non-Traditional Project Implementation*. The Project Sponsor, throughout the entire project, commits to comply with and promote all applicable federal and state laws and regulations that include, but are not limited to, the following:
  - a. Environmental requirements, including but not limited to those set forth in 23 U.S.C. 139 and the National Environmental Policy Act (42 U.S.C. 4321 et seq.).
  - b. Equal protection guaranteed under the U.S. Constitution, WI Constitution, Title VI of the Civil Rights Act and Wis. Stat. Sec. 16.765. The Project Sponsor agrees to comply with and promote applicable Federal and State laws, Executive Orders, regulations, and implementing requirements intended to provide for the fair and equitable treatment of individuals and the fair and equitable delivery of services to the public. In addition, the Project Sponsor agrees not to engage in any illegal discrimination in violation of applicable Federal or State laws and regulations. This includes but is not limited to Title VI of the Civil Rights Act of 1964 which provides that "no person in the United States shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance." The Project Sponsor agrees that public funds, which are collected in a nondiscriminatory manner, should not be used in ways that subsidize, promote, or perpetuate illegal discrimination based on prohibited factors such as race, color, national origin, sex, age, physical or mental disability, sexual orientation, or retaliation.
  - c. All applicable DBE requirements that the State specifies.
  - d. Federal and state statutes that govern the Transportation Alternatives Program including 23 USC sec. 213 (revised to 23 U.S.C. sec. 133 per the FAST Act of 2015).
4. Additional applicable state and federal requirements may include, but are not limited to, the following:
  - a. Prevailing wage requirements, including but not limited to 23 U.S.C. 113 and Wis. Stat. Sec. 103.50.
  - b. Buy America Provision and its equivalent state statutes, set forth in 23 U.S.C. 313 and Wis. Stat. Sec. 16.754.
  - c. Competitive bidding requirements set forth in 23 U.S.C. 112 and Wis. Stat. Sec. 84.06.

## **STATE RESPONSIBILITIES AND REQUIREMENTS:**

5. Funding for the project is subject to inclusion in Wisconsin's approved Transportation Alternatives Program. Federal funding will be limited to participation in the costs of the following items, as applicable to the project:
  - a. The grading, base, pavement, curb and gutter, sidewalk, and replacement of disturbed driveways in kind.
  - b. Storm sewer mains necessary for the surface water drainage.
  - c. Catch basins and inlets for surface water drainage of the improvement, with connections to the storm sewer main.

- d. Construction engineering incident to inspection and supervision of actual construction work (except for inspection, staking, and testing of sanitary sewer and water main).
  - e. Signing and pavement marking, including marking of detour routes. Detour routes and haul roads are not eligible on local projects.
  - f. New installations or alteration of street lighting and traffic signals or devices.
  - g. Landscaping.
  - h. Preliminary Engineering.
  - i. Real estate for the improvement.
  - j. State Review Services.
  - k. Other eligible TAP non-infrastructure items as enumerated in the approved application.
6. Project items purchased with federal funding are for the primary use of the Transportation Alternatives Program.
7. State Disbursements:
- a. Payment by the State to the Project Sponsor shall be made on a regular basis upon presentation of Reimbursement Requests for expenditures incurred during prior periods of the project duration subject to the allowable maximum payment. Exceptions to this schedule will be made as appropriate. In general, State reimbursements will be made after sufficient proof of payment is sent to the state.
  - b. A final adjustment of state payments will be made upon completion of the State's audit of the project. If the State's audit establishes that the State paid more than its share of the eligible project costs, the Project Sponsor shall refund to the State upon demand a sum equal to the overpayment.

**PROJECT SPONSOR RESPONSIBILITIES AND REQUIREMENTS:**

8. Work necessary to complete the TAP project to be financed entirely by the Project Sponsor or other utility or facility owner includes the items listed below, when applicable to the project.
- a. New installations of or alteration of sanitary sewers and connections, water, gas, electric, telephone, telegraph, fire or police alarm facilities, parking meters, and similar utilities.
  - b. Damages to abutting property after project completion due to change in street or sidewalk widths, grades or drainage.
  - c. Detour routes and haul roads. The Project Sponsor is responsible for determining the detour route.
  - d. Conditioning, if required and maintenance of detour routes.
  - e. Repair of damages to roads or streets caused by reason of their use in hauling materials incident to the improvement.
  - f. All work related to underground storage tanks and contaminated soils.
  - g. Street and bridge width in excess of standards, in accordance with the current WisDOT Facilities Development Manual (FDM).

9. The work eligible for Federal and State participation will be administered by the Project Sponsor. The Project Sponsor is an eligible recipient of these grant funds pursuant to Wis. Stat. Sec. 85.021 and all applicable federal laws 23 USC sec. 213 (revised to 23 U.S.C. sec. 133 per the FAST Act of 2015).
10. Where applicable, all contracts will be let by competitive bid and awarded to the lowest responsible bidder in accordance with the requirements set forth in 23 U.S.C. 112 and Wis. Stat. Sec. 84.06. Where applicable, all contracts for design related services shall be awarded and administered in accordance with the requirements of 23 CFR 172 and procedures published in the Wisconsin Department of Transportation Facilities Development Manual (FDM), Chapter 8, Consulting Services.
11. The Project Sponsor must receive, read, and agree to meet the requirements outlined in the *Sponsor's Guide to Non-Traditional Transportation Project Implementation*. The Project Sponsor must indicate this understanding and agreement by submitting the *Sponsor's Guide Acknowledgement Form*, which must be accepted by the State before approval of this State/Municipal Agreement shall be granted
12. The Project Sponsor must complete and submit *Certification for Non-Traditional Project Administration and Delivery* documentation, and this documentation must be accepted by the State, before approval of this State/Municipal Agreement shall be granted. The Project Sponsor, and all consultants and other entities working on behalf of the Project Sponsor, are required to comply with the federal and state rules and requirements for projects being administered through a local letting process.
13. The project, in accordance with its scope, must employ the services of a registered professional engineer, architect or landscape architect, to be responsible for design and construction engineering and related activities.
14. A copy of the plans, specifications, and estimates containing the engineer's, architect's, or landscape architect's seal as prepared for bidding purposes (in accordance with project scope) must be provided to the State for approval prior to advertising the project for bids.
15. The improvement will take place in accordance with the appropriate standards unless an exception to standards is granted by the State prior to construction. The entire cost of the construction project, not constructed to standards, will be the responsibility of the Project Sponsor unless such exception is granted.
16. Work to be performed by the Project Sponsor without Federal funding participation, necessary to ensure a complete improvement acceptable to the Federal Highway Administration and/or the State may be done in a manner at the election of the Project Sponsor but must be coordinated with all other work undertaken during construction.
17. The Project Sponsor is responsible for financing administrative expenses related to Project Sponsor responsibilities.
18. The project is subject to a discretionary DBE goal assessment.
19. The Project Sponsor will not proceed with any State/Municipal Agreement revisions without first receiving prior approval from the State. A change order must be executed for revisions to the State/Municipal Agreement prior to the Project Sponsor's request for reimbursement for the revisions.
20. If reviews or audits show any of the work to be ineligible for Federal funding, the Project Sponsor will be responsible for any withdrawn costs associated with the ineligible work.
21. If the Project Sponsor should withdraw the project, it will reimburse the State for any costs incurred by the State on behalf of the project upon demand.
22. Sponsors of TAP projects within the Safe Routes to School eligibility category are required to conduct pre and post project/activity surveys using the SRTS Parent Survey and Student Tally Sheets. The results will be provided to the State at the conclusion of the project.

23. The Project Sponsor will assume all responsibility for retaining a complete project file that includes not only construction documentation but also copies of letting documents, all Local and State submittals and approvals contained in these instructions, and other pertinent documents to support project procurement, development, implementation and cost and any other item required by 49 CFR part 18 and submitting such information, upon request, in order to receive reimbursement. The Project Sponsor will keep all project records and have them available for inspection by representatives of the Federal Government and the State and will furnish copies thereof when requested.
  
24. The Project Sponsor shall allow the State and US Department of Transportation auditors to have access to the Project Sponsor's records and financial statements as necessary for determining the presence of and compliance with all information and requirements specified in 2 CFR 200.332-(a) as amended effective November 12, 2020.
  
25. In connection with the performance of work under this State/Municipal Agreement, the Project Sponsor agrees not to discriminate against any employee or applicant for employment because of age, race, religion, color, handicap, sex, physical condition, developmental disability as defined in S. 51.01(5), sexual orientation or national origin. This provision shall include, but not be limited to, the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. Except with respect to sexual orientation, the Project Sponsor further agrees to take affirmative action to ensure equal employment opportunities. The Project Sponsor agrees to post in conspicuous places, available for employees and applicants for employment, notices to be provided by the employment officer setting forth the provisions of the nondiscrimination clause.
  
26. The Project Sponsor will include in all contracts executed by them a provision obligating the contractor not to discriminate against any employee or applicant for employment because of age, race, religion, color, handicap, sex, physical condition, developmental disability as defined in s. 51.01 (5), sexual orientation as defined in s. 111.32 (13m), or national origin.
  
27. When applicable to the project, the Project Sponsor will at its own cost and expense:
  - a. Maintain all portions of the project that lie within its jurisdiction (to include, but not limited to, cleaning storm sewers, removing debris from sumps or inlets, and regular maintenance of the catch basins, curb and gutter, parking lanes, bicycle lanes, trails, and other facilities, sidewalks and other pedestrian facilities, and other project infrastructure) for such maintenance through statutory requirements in a manner satisfactory to the State, and will make ample provision for such maintenance each year.
  - b. Regulate [or prohibit] parking at all times in the vicinity of the proposed improvements during their construction.
  - c. Regulate [or prohibit] all parking at locations where and when the pavement area usually occupied by parked vehicles will be needed to carry active traffic in the street.
  - d. Assume general responsibility for all public information and public relations for the project and to make fitting announcement to the press and such outlets as would generally alert the affected property owners and the community of the nature, extent, and timing of the project and arrangements for handling traffic within and around the projects.
  - e. Provide relocation orders and real estate plats and easements, as required by the project.
  - f. Use the *WisDOT Utility Accommodation Policy* unless it adopts a policy, which has equal or more restrictive controls.
  - g. Provide maintenance and energy for lighting.

- h. Provide proper care and maintenance of all landscaping elements of the project including replacement of any plant materials damaged by disease, drought, vandalism or other cause.

28. It is further agreed by the Project Sponsor that:

- a. The Project Sponsor assumes full responsibility for the design, installation, testing and operation of any sanitary sewer and water main infrastructure within the improvement project and relieves the State and all of its employees from liability for all suits, actions, or claims resulting from the sanitary sewer and water main construction under this State/Municipal Agreement.
- b. The Project Sponsor assumes full responsibility for the plans and special provisions provided by their designer, or anyone hired, contracted or otherwise engaged by the Project Sponsor. The Project Sponsor is responsible for any expense or cost resulting from any error or omission in such plans or special provisions. The Project Sponsor will reimburse the State if the State incurs any cost or expense in order to correct or otherwise remedy such error or omission or consequences of such error or omission.
- c. The Project Sponsor will be 100% responsible for all costs associated with utility issues involving the Contractor, including costs related to utility delays.
- d. All signs and traffic control devices and other protective structures erected on or in connection with the project including such of these as are installed at the sole cost and expense of the Project Sponsor or by others, will be in conformity with such "Manual on Uniform Traffic Control Devices" as may be adopted by the American Association of State Highway and Transportation Officials, approved by the State, and concurred in by the Federal Highway Administration.

29. The subject project must be completed by the project completion date, listed on page 2 of this agreement, and the Project Sponsor must submit a project completion certificate to WisDOT central office on or before this date. The State may consider a written request to extend the completion deadline from the Project Sponsor and may approve such a request in the presence of extenuating circumstances. The written request shall explain the reasons for project implementation delay and revised timeline for project completion.

#### **LEGAL RELATIONSHIPS:**

30. Responsibility for Damage and Tort Claims: The Project Sponsor and the Project Sponsor's surety shall indemnify and save harmless the State, its officers and employees, from all suits, actions or claims of any character brought because of any injuries or damages received or sustained by any person, persons or property on account of the operations of the Project Sponsor; or on account of or in consequence of any neglect in safeguarding the work; or because of any act or omission, neglect or misconduct of the Project Sponsor; or because of any claims or amounts recovered for any infringement by the Project Sponsor of patent, trademark or copyright; or from any claims or amounts arising or recovered under the Worker's Compensation Act, relating to the Project Sponsor's employees; or any other law, ordinance, order or decree relating to the Project Sponsor's operations. So much of the money due the Project Sponsor under and by virtue of the contract as shall be considered necessary by the State for such purposes, may be retained for the use of the State; or, in case no money or insufficient money is retained, the Project Sponsor's surety may be held until such suit or suits, action or actions, claim or claims for injuries or damages as aforesaid shall have been settled and suitable evidence to that effect furnished to the State; except that money due the Project Sponsor will not be withheld when the Project Sponsor produces satisfactory evidence that the Project Sponsor is adequately protected by public liability and property damage insurance. The Project Sponsor also shall comply with all of the above requirements indemnifying and saving harmless the county, town, or municipality in which the improvement is made and each of them separately or jointly and officers and employees.

The State shall not be liable to the Project Sponsor for damages or delays resulting from work by third parties. The State also shall be exempt from liability to the Project Sponsor for damages or delays resulting from injunctions or other restraining orders obtained by third parties except where the damage or delay is a direct result of an injunction or restraining order obtained by a citizen's action alleging violations of 42 U.S.C. 4331 - 4332, 23 U.S.C. 138 or Public Law 91-646.



It shall be the Project Sponsor's responsibility to see that all of the contract operations incident to the completion of the contract are covered by public liability and property damage liability insurance so the general public or any representative of the contracting authority may have recourse against a responsible party for injuries or damages sustained as a result of the contract operations. This requirement shall apply with equal force, whether the work is performed by the Project Sponsor, by a subcontractor or by anyone directly or indirectly employed by either of them.

It is the express intent of this provision that a Project Sponsor that is a county, town or municipality may and should contractually pass on this entire Responsibility for Damage and Tort Claims provision to any public and private entities with which it may subcontract any of the work covered by this State/Municipal Agreement.

- a. The word, "surety" in the above paragraphs refers to the issuer of a payment and performance bond under Wis. Stat. Sec. 779.14.
- b. Nothing in this section should be construed as a waiver of any statutory defenses that may be available to any governmental party.

31. The Project Sponsor, also known as the primary participant, as that term is defined in 49 CFR Part 29, certifies to the best of its knowledge and belief, that it and its principals, as that term is defined in 49 CFR Part 29:

- a. Are not currently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded by any State of Wisconsin or Federal department or agency;
- b. Have not, within a three-year period preceding this State/Municipal Agreement, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain or performing a public (Federal, State or Local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
- c. Are not currently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or Local) with commission of any of the offenses enumerated above;
- d. Have not within a three-year period preceding this State/Municipal Agreement had one or more public transactions (Federal, State or Local) terminated for cause or default; and
- e. That all grantees, contractors, and suppliers, including what is also known as lower tier participants as that term is used in 49 CFR Part 29 and the Appendix to Part 29 -- Covered Transactions, have certified in writing that neither they or their principals are currently debarred, suspended, proposed for debarment or suspension, have been declared ineligible, or have voluntarily been excluded from participating in this or any other Federal, State or Local transaction by any Federal, State or Local department, agency or official.

32. *Contract Modification:* This State/Municipal Agreement can only be modified by written instruments duly executed by both parties. No term or provision of neither this State/Municipal Agreement nor any of its attachments may be changed, waived, or terminated orally.

33. *Binding Effects:* All terms of this State/Municipal Agreement shall be binding upon and inure to the benefits of the legal representatives, successors, and executors. No rights under this State/Municipal Agreement may be transferred to a third party. This State/Municipal Agreement creates no third-party beneficiary rights to be held by any person or entity who is not a party to this State/Municipal Agreement. Nor does it accord on any non-party the right of enforcement.

34. *Choice of Law and Forum:* This State/Municipal Agreement shall be interpreted and enforced in accordance with the laws of the State of Wisconsin. The Parties hereby expressly agree that the terms contained herein

and, in any deed, executed pursuant to this State/Municipal Agreement are enforceable by an action in the Circuit Court of Dane County, Wisconsin.

35. Nothing in this State/Municipal Agreement shall be construed as a waiver of the State's sovereign immunity.

#### **PROJECT FUNDING CONDITIONS**

36. Non-Appropriation of Fund: With respect to any payment required to be made by the Department under this State/Municipal Agreement, the parties acknowledge the Department's authority to make such payment is contingent upon appropriation of funds and required legislative approval sufficient for such purpose by the Legislature. If such funds are not so appropriated, either the Project Sponsor or the Department may terminate this State/Municipal Agreement after providing written notice not less than thirty (30) days before termination.

37. Maintenance of Records: During the term of performance of this State/Municipal Agreement, and for a period not less than three years from the date of final payment to the Project Sponsor, records and accounts pertaining to the performance of this State/Municipal Agreement are to be kept available for inspection and audit by representatives of the Department. The Department reserves the right to audit and inspect such records and accounts at any time. The Project Sponsor shall provide appropriate accommodations for such audit and inspection.

In the event that any litigation, claim or audit is initiated prior to the expiration of said records maintenance period, the records shall be retained until such litigation, claim or audit involving the records is complete.

Records pertaining to the performance of the State/Municipal Agreement are subject to disclosure pursuant to Wis. Stats. Sec. 19.31 et seq., and shall be preserved by the Project Sponsor.

38. The Project Sponsor agrees to the following State Fiscal Year 2022-2026 TAP project funding conditions: The maximum participation of federal funding will be limited to 80% of the actual eligible project cost or the total cost distribution of TAP funds shown on page 3 of this State/Municipal Agreement, whichever is less. The project federal funding maximum of **\$682,318.13** is cumulative for all federal funded project phases.

**SALES STUDY**

Project # 4989-02-00/71  
Marcella Street &  
Kennedy Avenue  
Village of Kimberly  
Outagamie County

**EFFECTIVE DATE  
OF SALES STUDY**

April 1, 2024

**DATE OF REPORT**

April 3, 2024

**CLIENT**

Village of Kimberly

**PREPARED BY**

Andrew (A.J.) Phillips  
Wisconsin Certified General  
Appraiser #2070

David E. Steiro  
Wisconsin Certified General  
Appraiser #933

Steiro Appraisal Service Inc.  
3021 Holmgren Way,  
Suite 201  
Green Bay, WI 54304  
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**LETTER OF TRANSMITTAL**

April 3, 2024

Village of Kimberly  
515 W. Kimberly Avenue  
Kimberly, WI 54136  
Attn: Maggie Mahoney – Village Administrator

Reference: Sales Study, Marcella Street & Kennedy Avenue, Project Id# 4989-02-00/71, Village of Kimberly, Outagamie County, Wisconsin.

Dear Ms. Mahoney:

As requested, we have conducted a Sales Study for the properties impacted by the above referenced project. The purpose of this Sales Study is to estimate a market land value for each of the various property types situated along the project corridor, subject to the assumptions and limiting conditions contained in this report.

The attached report plus addenda defines market value, describes the project and the impacted properties, and contains the data and reasoning used in arriving at our value opinions. The content of the Sales Study is designed to identify and organize the available sales data, provide a brief introductory description of existing market conditions within the surrounding neighborhood, and provide unit value information required for the preparation of nominal payments. The intended users of this Sales Study are the Village of Kimberly, Moss & Associates, LLC, and the Wisconsin Department of Transportation.

It should be noted that our analyses, opinions, and conclusions have been developed, and this report has been prepared in conformity with, the Uniform Standards of Professional Appraisal Practice (USPAP) and the Wisconsin Department of Transportation Guidelines for a Sales Study. Based on our analysis of the information contained in the report, we conclude the following land values for the subject properties:

<i>Property Type</i>	<i>Subject Parcel #s</i>	<i>Size (Acres)</i>	<i>Value Conclusion</i>
Residential	3, 4, 11, 12, 32, 36, 41, 42	0.18 – 0.29	<b>\$195,000 / Acre</b>
Commercial	17, 18, 23, 25, 26, 27, 33, 34	1.02 – 2.53	<b>\$150,000 / Acre</b>
Large Commercial	24, 35	4.98 – 5.19	<b>\$140,000 / Acre</b>

Thank you for the opportunity to provide this service for you. If you have any questions about this report, please call us at (920) 497-1849.

Sincerely,

Andrew (A.J.) Phillips  
Wisconsin Certified General Appraiser #2070

David E. Steiro  
Wisconsin Certified General Appraiser #933

## CERTIFICATION STATEMENT

We certify that, to the best of our knowledge and belief:

The statements of fact contained in this report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions, and limiting conditions and are our personal, impartial, unbiased professional analysis, opinions and conclusions.

We have no present or prospective interest in the properties that are the subject of this report and we have no personal interest with respect to the parties involved.

We have performed no services, as appraisers or in any other capacity, regarding the properties that are the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.

We have no bias with respect to the properties that are the subject of this report or to the parties involved with this assignment.

Our engagement in this assignment was not contingent upon developing or reporting predetermined results.

Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this Sales Study.

On February 29, 2024, I (A.J. Phillips) performed an initial inspection of the project corridor and the impacted properties. On April 1, 2024, I (A.J. Phillips) performed a follow-up inspection of the corridor. David Steiro did not make a personal inspection of the project corridor for this report. The effective date of this Sales Study is April 1, 2024.

No one provided significant real property appraisal assistance to the persons signing this certification.

We have appropriate knowledge of the specific market and relevant experience appraising properties similar in size and complexity to the properties under consideration to complete this assignment with competence.

Our analyses, opinions and conclusions were developed and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP), the Wisconsin Department of Transportation Guidelines for compiling a Sales Study, and the Codes of Professional Ethics and Certification Standards of The American Society of Farm Managers and Rural Appraisers and the International Right of Way Association.

As of the date of this report, I (David Steiro) have completed the Standards and Ethics Education Requirement of The American Society of Farm Managers and Rural Appraisers for Associate Members. The use of this report is subject to the requirements of The American Society of Farm Managers and Rural Appraisers relating to review by its duly authorized representatives.

Any decrease or increase in the market value of the real property prior to the date of valuation caused by the public improvement for which these properties are to be acquired, or by the likelihood that these properties would be acquired for such improvement, other than that due to physical deterioration within the reasonable control of the owners, was disregarded in determining market values.

We have not revealed the findings and results of this Sales Study to anyone other than the proper officials of the acquiring agency or the Federal Highway Administration. We will not do so until authorized by said officials or until we are required to do so by due process of law, or until we are released from this obligation by having publicly testified as to such findings.



Andrew (A.J.) Phillips  
Wisconsin Certified General Appraiser #2070



David E. Steiro  
Wisconsin Certified General Appraiser #933



## **ASSUMPTIONS AND LIMITING CONDITIONS**

1. The legal description is presumed to be correct. No responsibility for matters in legal character is assumed nor is any opinion rendered as to the title, which is assumed good and marketable. All existing liens and encumbrances, if any, have been disregarded. The property is appraised as though free and clear, under responsible ownership and competent management.
2. Unless otherwise noted in this report, the existence of hazardous materials, which may or may not be present on the property, were not observed by the appraiser. The appraiser has no knowledge of the existence of such substances on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.
3. Certain data in compiling this report was secured from sources which are considered reliable. The appraiser does not guarantee the correctness of such data, although as far as is reasonably possible, it has been checked and is believed to be correct.
4. The appraiser has, in the process of exercising due diligence, requested, reviewed, and considered available information provided by the ownership of the property, owner's representatives and/or client, and the appraiser has relied on such information being candid and complete, and assumes there are no hidden or unapparent conditions of the property which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, for engineering that might be required to discover such factors, or the cost of discovery or correction.
5. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless non-conformity has been specified, defined and considered in this report.
6. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.
7. It is assumed that surveys and/or plats furnished to, or acquired by, the appraiser and used in this report are correct. The appraiser has not made a land survey or caused one to be made and therefore assumes no responsibility for their accuracy. Any sketches included in this report are not guaranteed to be to scale. Sketches in the report may show approximate dimensions and are included only to assist the reader in visualizing the property.
8. No soil analysis has been made by the appraiser, and any reference to the soil type or classification herein, is taken from U.S.D.A., Soil Conservation Service Maps or County soil maps and interpretive data, or was made by visual inspection and is believed by the appraiser to be correct. The appraiser did not carry out soil tests, percolation tests or soil borings.
9. The appraiser assumes no merchantable mineral deposits are present. Unless otherwise noted, sub-surface rights (mineral and oil) were not considered in developing this report.
10. The appraiser has examined available flood maps provided by the Federal Emergency Management Agency (or other source data) and has noted in the report whether the subject parcels are located in an Identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding the determination.
11. The appraiser or those assisting in the preparation of the report will not be asked or required to give testimony in court or in any other hearing as a result of having prepared the report, either in full or in part, except under separate and special arrangements at an additional fee. If testimony or a deposition is required because of any subpoena, the client shall be responsible for any additional time, fees, and charges, regardless of the issuing party. Neither the appraiser nor those assisting in the preparation of the report are required to engage in post-appraisal consultation with the client or other third parties, except under a separate and special arrangement and at an additional fee.

12. The appraiser will not disclose the contents of the report except as provided in the Uniform Standards of Professional Appraisal Practice. Neither all nor any part of the contents of this report shall be used for any purpose without the client's consent or conveyed to the public, through advertising, public relations, news, sales, or other media, without the written consent and approval of the author(s), particularly as to valuation conclusions, the identity of the appraiser, or a firm with which he/she (they) is (are) connected, or any reference to any professional society or any initial designations conferred upon the appraiser.
13. If this valuation conclusion is subject to satisfactory completion, repairs, or alterations, the report and value conclusion are contingent upon completion of the improvements in a workmanlike manner and without significant deviation.
14. If this valuation conclusion is for a proposed public improvement project, it is assumed that the project will be constructed in the manner proposed and in the foreseeable future.
15. If the total property value set forth in this report is distributed between land and improvements, this distribution is applied only under the existing program of utilization as set forth in the report. The separate allocations for land and site improvements must not be used in conjunction with any other appraisal and are invalid if so used.
16. If this valuation conclusion is for an improved property, it is assumed that the improvements were constructed in accordance with The Americans with Disabilities Act (ADA) that became effective January 26, 1992. I (We) have not made a specific compliance survey and the analysis of this property to determine whether it is conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property does not comply with one or more of the requirements of the act. If so, this fact could have a negative effect upon the value of the property. Since I (we) have no direct evidence relating to this issue, I (we) did not consider possible noncompliance with the requirements of ADA in estimating the value of the property.
17. This Sales Study should not be considered a report on physical items that are a part of this property. Although the report may contain information about the physical items being appraised (including their adequacy and/or condition), it should be clearly understood that this information is only to be used as a general guide for property valuation and not as a complete or detailed physical report. The appraiser is not a construction, engineering, or legal expert, and any opinion given on these matters in this report should be considered preliminary in nature.
18. Because no detailed inspection was made, and because such knowledge goes beyond the scope of this assignment, any observed condition comments given in this report should not be taken as a guarantee that a problem does not exist.
19. The client is the party or parties who engage an appraiser (by employment contract) in a specific assignment. A party receiving a copy of this report from the client does not, as a consequence, become a party to the appraiser-client relationship. Any person who receives a copy of this report as a consequence of disclosure requirements that apply to an appraiser's client, does not become an intended user of this report unless the client specifically identified them at the time of engagement for the assignment. The appraiser's written consent and approval must be obtained before this report can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
20. The liability of the appraiser, employees, and subcontractors is limited to the client only. There is no accountability, obligation, or liability to any third party. If this report is placed in the hands of anyone other than the client, the client shall make such party aware of all limiting conditions and assumption of the assignment and related discussions. The appraiser is in no way responsible for any costs incurred to discover or correct any deficiencies of the property. The appraiser's liability is limited to the amount of the fee received for the services rendered.
21. Acceptance and/or use of this report by the client constitutes acceptance of the foregoing assumptions and limiting conditions.

**PHOTOS OF PROJECT**  
Taken April 1, 2024



View of Marcella Street, looking southerly from near the intersection with West Third Street (Station 11)



View of Marcella Street, looking northerly toward the intersection with West Third Street (Station 13)

**PHOTOS OF CORRIDOR PROJECT**  
Taken April 1, 2024



View of Marcella Street, looking southerly from near the intersection with West Fourth Street (Station 18)



View of Marcella Street, looking northerly from near the intersection with West Fourth Street (Station 19)

**PHOTOS OF CORRIDOR PROJECT**  
Taken April 1, 2024



View of Kennedy Avenue, looking easterly from near Station 32



View of Kennedy Avenue, looking westerly from the intersection with Ford Street (Station 36)

**PHOTOS OF CORRIDOR PROJECT**  
Taken April 1, 2024



View of Kennedy Avenue, looking westerly from near Station 40



View of Kennedy Avenue, looking easterly from near Station 40

**PHOTOS OF CORRIDOR PROJECT**

Taken April 1, 2024



View of Kennedy Avenue, looking westerly from the intersection with Carter Court (Station 46)



View of Kennedy Avenue, looking easterly from the intersection with Carter Court (Station 46)

**PHOTOS OF CORRIDOR PROJECT**

Taken April 1, 2024



View of Kennedy Avenue, looking easterly from the intersection with Eisenhower Drive (Station 52)



View of Kennedy Avenue, looking westerly toward the intersection with Eisenhower Drive (Station 55)



**PHOTOS OF CORRIDOR PROJECT**  
Taken April 1, 2024



View of Kennedy Avenue, looking easterly from the intersection with Windmill Drive (Station 58)



View of Kennedy Avenue, looking westerly from the intersection with Windmill Drive (Station 58)

**PHOTOS OF CORRIDOR PROJECT**  
Taken April 1, 2024



View of Kennedy Avenue, looking easterly from the intersection with Cobblestone Lane (Station 64)



View of Kennedy Avenue, looking westerly from the intersection with Cobblestone Lane (Station 64)

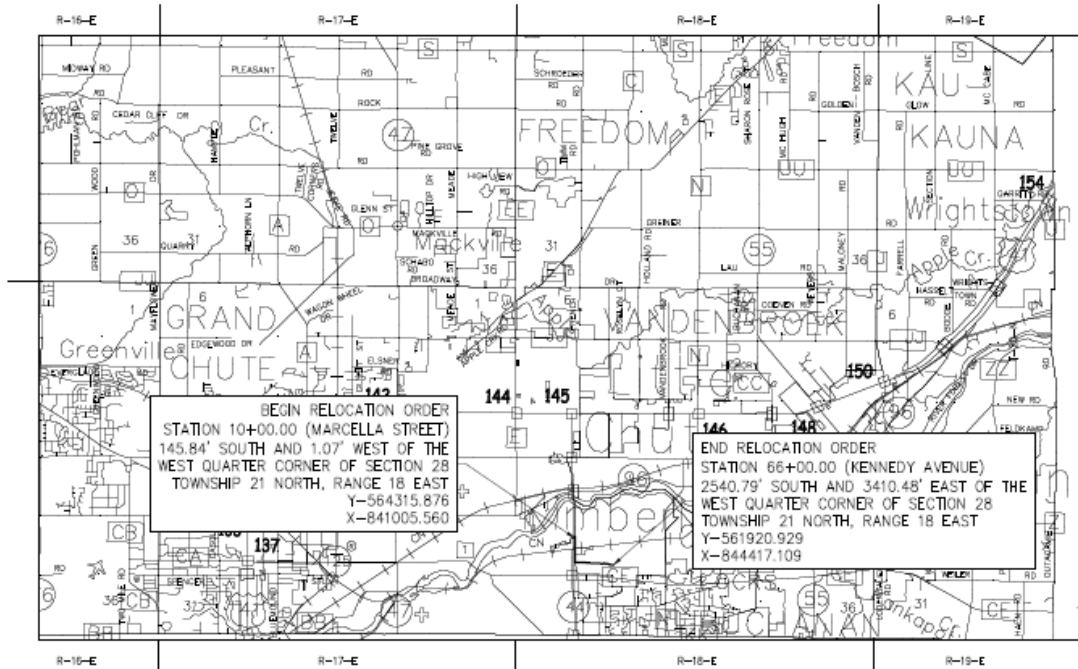
# PROJECT PLAT

## LEGEND

•	1 1/4" REBAR FOUND	—	FIBER OPTIC CABLE - BURIED
•	1" (1.205 OD) IRON PIPE FOUND	—	GAS MAIN
•	3/4" IRON REBAR FOUND	—	CABLE TELEVISION - BURIED
•	SOIL BORING & MONITORING WELL	—	UTILITY LINE
□	POWER POLE	—	STREET CUL OR R/L
□	POWER POLE W/BOY WIRE	—	PROPERTY LINE
□	TELEPHONE OR TELEVISION FIBER/ITAL	—	RIGHT-OF-WAY LINE
□	SEW	—	SECTION LINE
□	RAILROAD TRACKS	—	EXISTING FOREMAN LEVEL
□	LIGHT POLE	—	EXISTING SANITARY LEVEL
□	WOOD POLE	—	EXISTING WATER MAIN
□	THREAT SIGNAL	—	EXISTING STORM SEWER
□	THREAT SIGNAL MAST ARM	—	EXISTING CURB & GUTTER
□	CONFERIOUS TREE	—	EXISTING CURB WITH DDO SECTIONS
□	DECIDUOUS TREE	—	BUILDING OUTLINE
□	TREE OR BRUSH LINE	—	FENCE LINE
□	EXISTING WHIMBLE	—	TEMPORARY LIMITED EASEMENT
□	EXISTING ILET	—	PARCEL NUMBER
□	EXISTING YARD DRAIN	—	
□	EXISTING CLEAN OUT	—	
□	EXISTING DOWNSPOUT	—	
□	EXISTING WATER VALVE	—	
□	EXISTING CURB STOP	—	
□	EXISTING FIRE HYDRANT	—	
□	GAS VALVE	—	
—	TELEPHONE CABLE - BURIED	—	DIVIDED LINE
—	ELECTRIC CABLE - BURIED	—	RECOVERABLE LINE
—	UTILITY - OVERHEAD	—	SECTION LINE
		—	PRIORITY LINE



SECTION CORNER SYMBOL



BEGIN RELOCATION ORDER  
 STATION 10+00.00 (MARCELLA STREET)  
 145.84' SOUTH AND 1.07' WEST OF THE  
 WEST QUARTER CORNER OF SECTION 28  
 TOWNSHIP 21 NORTH, RANGE 18 EAST  
 Y-564315.876  
 X-841005.560

END RELOCATION ORDER  
 STATION 66+00.00 (KENNEDY AVENUE)  
 2540.79' SOUTH AND 3410.48' EAST OF THE  
 WEST QUARTER CORNER OF SECTION 28  
 TOWNSHIP 21 NORTH, RANGE 18 EAST  
 Y-561920.929  
 X-844417.109

GN



TOTAL NET LENGTH OF CENTERLINE = 1.06 MI.

## NOTES

COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, OUTAGAMIE COUNTY ZONE, NAD 83 (1991) ADJUSTMENT. THE COORDINATES SHOWN ARE GROUND COORDINATES AND ARE TO BE USED AS GROUND VALUES ON THIS PLAT.

THE REFERENCE LINE AS SHOWN ON THIS PLAT IS DERIVED WITH COURSES REFERENCED TO U.S. PUBLIC LAND SURVEY SYSTEM.

EXISTING RIGHT-OF-WAY ESTABLISHED FROM FIELD LOCATED MONUMENTATION, PREVIOUS SURVEYS AND CURRENT PROPERTY DEEDS.

THIS PLAT HAS BEEN PREPARED FOR PURPOSES OF OBTAINING TEMPORARY LIMITED EASEMENTS AREAS FOR NEW ROAD CONSTRUCTION PURPOSES.

A TEMPORARY LIMITED EASEMENT (TLE) IS A RIGHT FOR CONSTRUCTION PURPOSES, AS DEFINED HEREIN, INCLUDING THE RIGHT TO OPERATE NECESSARY EQUIPMENT THEREON, THE RIGHT OF INGRESS AND EGRESS, AS LONG AS REQUIRED FOR SUCH PUBLIC PURPOSE, INCLUDING THE RIGHT TO PRESERVE, PROTECT, REMOVE, OR PLANT THEREON ANY VEGETATION THAT THE HIGHWAY AUTHORITIES MAY DEEM DESIRABLE. ALL (TLEs) ON THIS PLAT EXPIRE AT THE COMPLETION OF THE CONSTRUCTION PROJECT FOR WHICH THIS INSTRUMENT IS GIVEN. TLE AREAS ARE TO THE FACE OF THE BUILDING FOR SLOPING, NOT WITHIN THE BUILDING.

### LIMIT STATEMENT

The underground utilities shown have been located from field survey information and existing as-built drawings. The surveyor does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities. Except where shown, there are no visible assessments, bearings or bearings the position or right-of-way across the land or any other interested statements of right-of-way of which the surveyor has been advised.

PROPERTY LINES SHOWN ON THIS PLAT ARE DRAWN FROM DATA DERIVED FROM MAPS AND DOCUMENTS OF PUBLIC RECORD AND/OR EXISTING OCCUPATION LINES. THIS PLAT MAY NOT BE A TRUE REPRESENTATION OF EXISTING PROPERTY LINES, EXCLUDING RIGHT-OF-WAY LINES, AND SHOULD NOT BE USED AS A SUBSTITUTE FOR AN ACCURATE FIELD SURVEY.

CAUTION:  
 THIS PLAT IS FOR ILLUSTRATIVE PURPOSES ONLY. DEEDS MUST BE CHECKED TO DETERMINE PROPERTY BOUNDARIES.

TOTAL OF 15 SHEETS  
 WITHIN THIS PLAT  
 RW01 THRU RW15

REVISION DATE	BY	DATE

ORIGINAL RIGHT-OF-WAY  
 PLAT PREPARED BY:

APPROVED FOR VILLAGE OF KIMBERLY

DATE: \_\_\_\_\_ (Signature)

**McMAHON**  
 SURVEYING & ENGINEERING  
 1400 W. WISCONSIN ST., SUITE 100  
 KIMBERLY, WI 53151  
 PHONE: 920.633.2222 FAX: 920.633.2223  
 WWW.McMAHONSURVEYING.COM

MARCELLA STREET AND KENNEDY AVENUE  
 VILLAGE OF KIMBERLY, OUTAGAMIE COUNTY, WI  
 TITLE SHEET

PROJECT NO. RW01  
 SHEET NO. 1 OF 15  
 DATE: OCT 15, 2003  
**RW01**

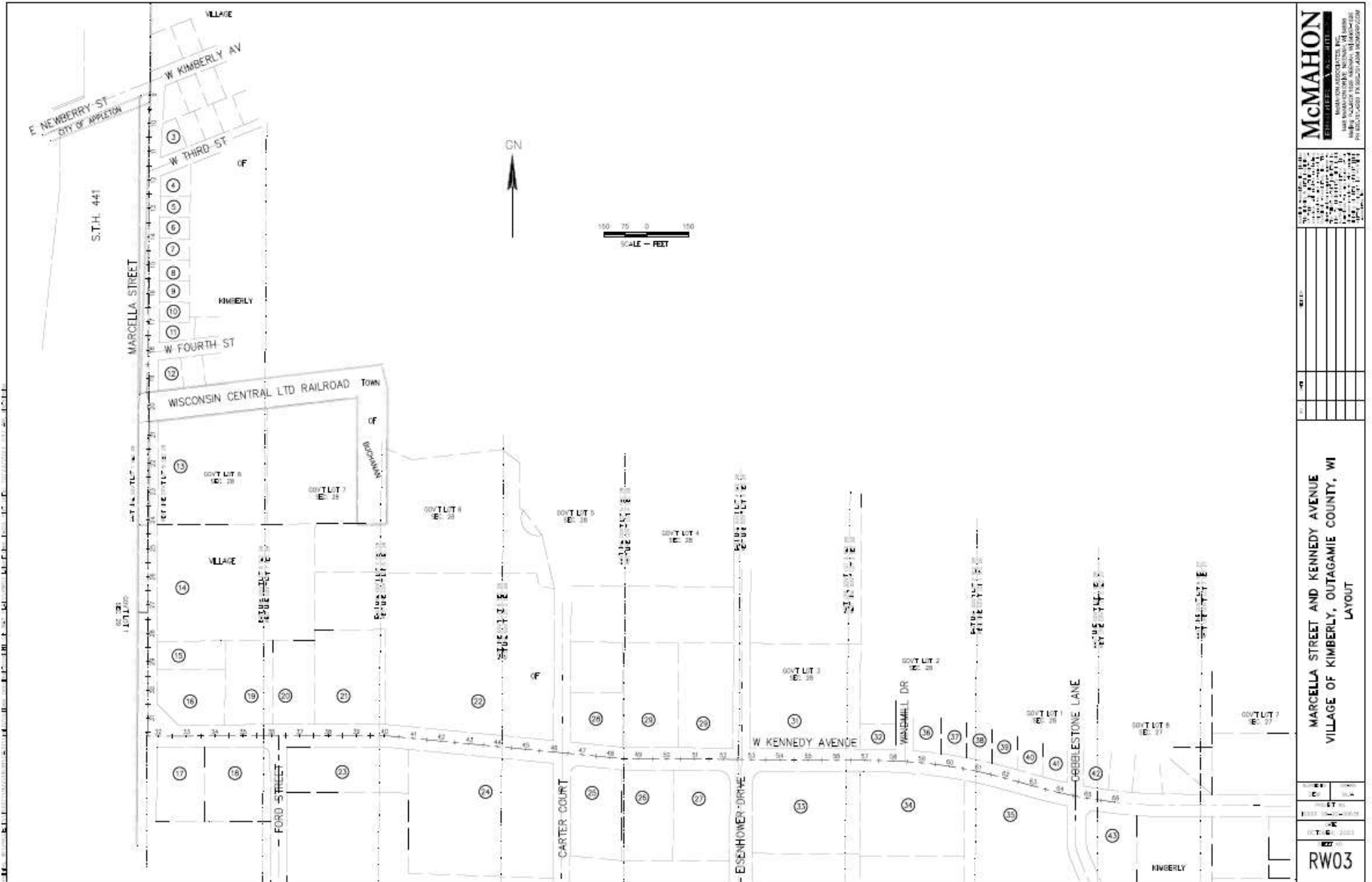
SCHEDULE OF LAND & INTEREST REQUIRED			
PARCEL NUMBER	SHEET NUMBER	OWNER(S)	TAX KEY NUMBER TLE ACRES
1		Rudolph Van Hout and Janet Van Hout, husband and wife, as survivorship marital property	250160900
2		Kenneth W. Steward and Janet M. Steward, husband and wife	250144000
3		Brett Bauer, a single person	250144100 0.004
4		Penny A. Vanderberg, a single person	250145000 0.004
5		Agape of Appleton, Inc., a Wisconsin corporation	250161400
6		Agape of Appleton, Inc., a Wisconsin corporation	250161300
7		Mooney Properties LLC	250151200
8		SMKB Enterprises, LLC	250151100
9		SMKB Enterprises, LLC	250151000
10		SMKB Enterprises, LLC	250150200
11		SLOCO Real Estate, LLC, a Wisconsin limited liability company	250150800 0.001
12		Mooney Properties LLC	250153500 0.002
13		Americo Real Estate Company, a Nevada corporation	250196301 and 250196302
14		Richeson Leasing LLC, a Wisconsin limited liability company	250195300
15		Marcella Property LLC, a Wisconsin limited liability company	250195201
16		J. Bradford Courtney, a 1/3rd interest and Anne Courtney and her successors as Trustees of the Robert and Anne Courtney Family Trust via Robert and Anne Courtney Living Trust dated November 13, 1996 as amended from time to time	250195200
17		R & M Investments, LLC	250191100 0.037
18		RKR Investments LLP filia R & R Investments LLP	250191101 0.075
19		RKR Investments LLP filia R & R Investments LLP	250195100
20		Patrick B. Flynn and Laurie R. Flynn, husband and wife	250195000
21		Dwidman Rentals LLC, a Wisconsin limited liability company	250194502
22		SMS Investments, LLC, a Wisconsin limited liability company, an undivided 19.23% interest, Gallagher Investment Group, LLC, a Wisconsin limited liability company, an undivided 19.23% interest, EAK Investco, LLC, a Wisconsin limited liability company, an undivided 14.42% interest, Andrew Schmidt, an undivided 14.42% interest, Robert A. Dellandrea aka Robert R. Dellandrea, an undivided 9.62% interest, P & C Investments, LLC, a Wisconsin limited liability company, an undivided 9.62% interest, Barbara A. Schmidt, an undivided 9.62% interest, and DRG Investments, LLC, a Wisconsin limited liability company, an undivided 3.84% interest	250194504
23		James S. Crane, Trustee of the Carol D. Crane Estate Tax Sheltered Trust dated December 17, 2021 via/d June 23, 1996 AND James S. Crane and Gerrie D. Crane Revocable Trust dated June 23, 1996 as their interest may appear	250162900 and 250162900 and 250160000 and 250193100 0.148
24		KMBR, LLC, a Wisconsin limited liability company	250193200 0.177
25		Midwest Properties, a Wisconsin General Partnership	250193400 0.056
26		ACM Strategies, LLC	250192500 0.083
27		Tn County Investments, LLC	250193600 0.083
28		C & M Land Investments, LLC, a Wisconsin limited liability company	250194401
29		PGI Associates, Inc., a Wisconsin corporation	250194200 and 250194300
31		Lovell Appleton LLC, a Wisconsin limited liability company	250193700
32		Allison Witt, a single person	250196300 0.001
33		Associated Bank, National Association	250192200 0.091
34		Opportunity Investments, Inc.	250095044 0.094
35		L & D Real Estate Investments, LLP, a Wisconsin limited liability partnership	250095017 0.098
36		The Jesse Family Trust dated April 30, 2019, Thomas Warren Jesse and Kelly Rae Jesse, Trustors and/or Trustees	250055500 0.001
37		Jeffrey J. Helges and Shirley M. Helges, husband and wife as survivorship marital property	250056600
38		Teresa Briaki	250057000
39		Rachel Jolivard, a married individual	250058000
40		Jeffrey D. Ring and Sarah E. Ring, husband and wife	250059900
41		Jerome A. Heen Revocable Living Trust	250189400 0.001
42		David Novy and Kathryn A. Mellich, as joint tenants	250189300 0.001
43		Vanden Boom Verabegen Properties, LLC, a Wisconsin limited liability company	250059902

Owner's names are shown for reference purposes only and are subject to change prior to the transfer of land interests to the Village.

**McMAHON**  
 REAL ESTATE SERVICES, LLC  
 1430 WEST WISCONSIN AVENUE  
 SUITE 1000  
 MILWAUKEE, WI 53233  
 PHONE: 414.333.1111  
 FAX: 414.333.1112  
 WWW.MCMAHONREALTY.COM

**MARCELLA STREET AND KENNEDY AVENUE**  
**VILLAGE OF KIMBERLY, OUTAGAMIE COUNTY, WI**  
**SCHEDULE OF INTEREST**

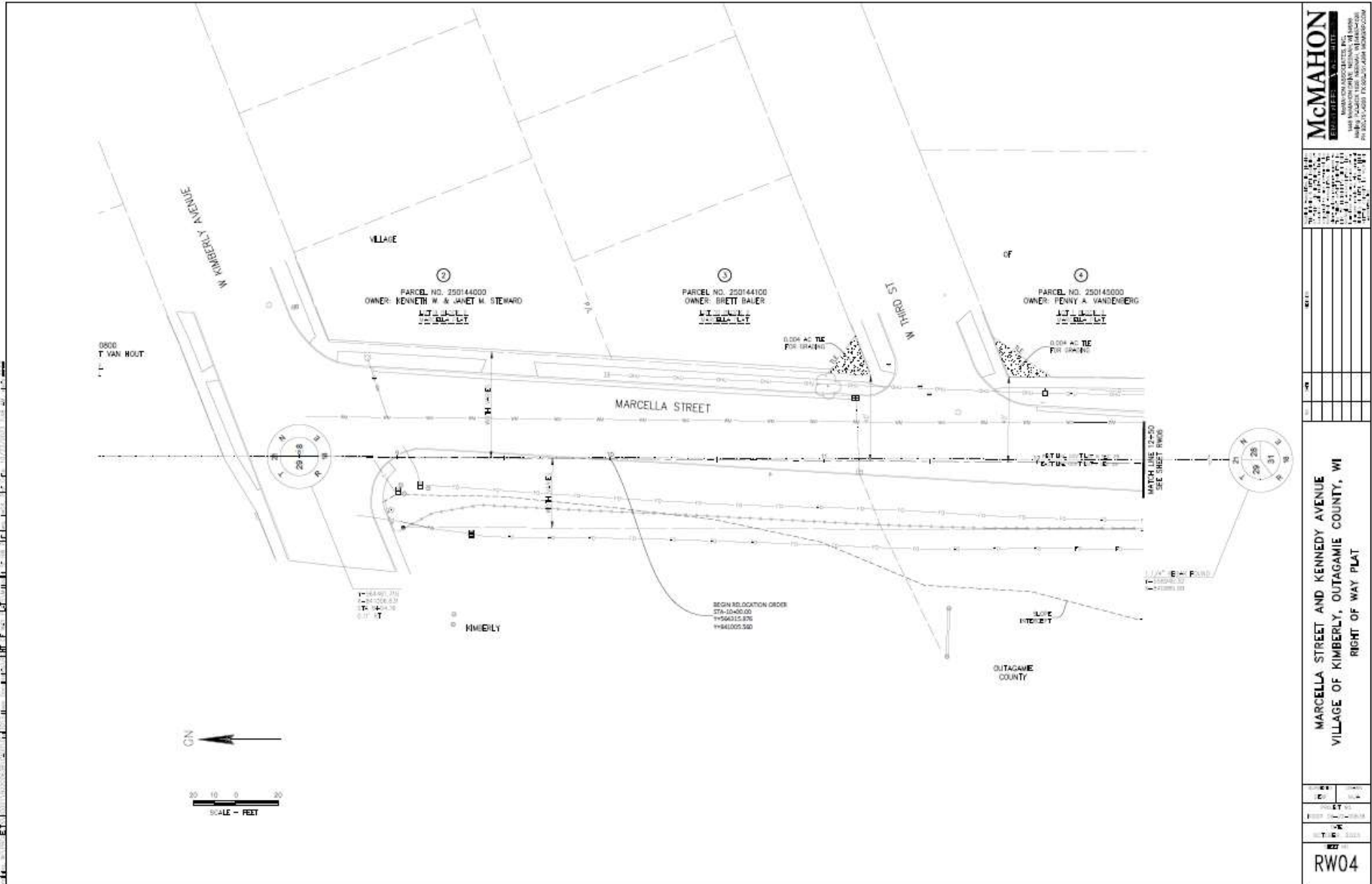
SHEET NO. RW02



**McMAHON**  
 ENGINEERS & ARCHITECTS  
 1400 WASHINGTON STREET, 14TH FLOOR  
 MILWAUKEE, WISCONSIN 53233  
 PHONE: (414) 224-3000 FAX: (414) 224-3001


**MARCELLA STREET AND KENNEDY AVENUE**  
**VILLAGE OF KIMBERLY, OUTAGAMIE COUNTY, WI**  
 LAYOUT


**RW03**

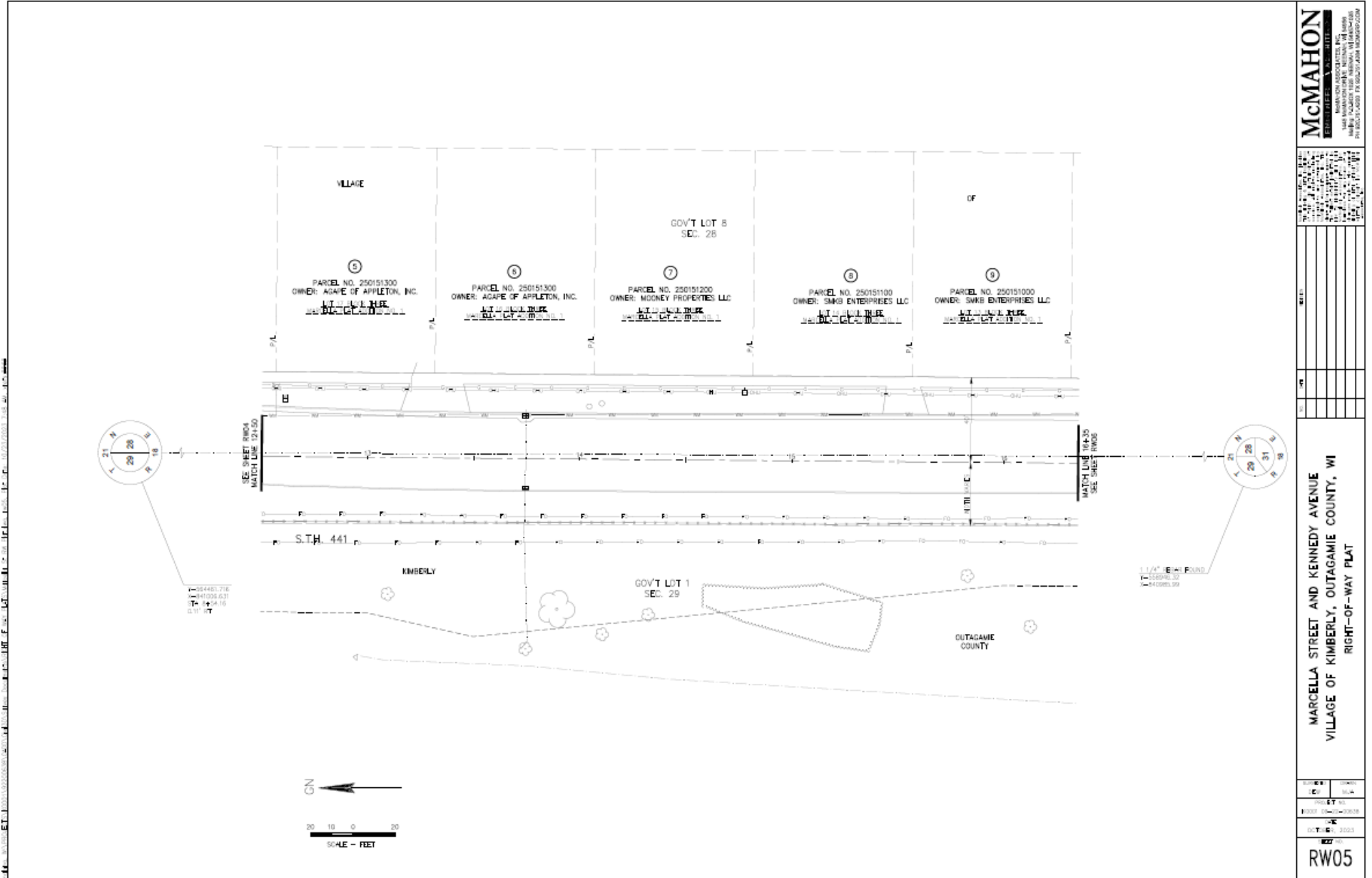


**McMAHON**  
ENGINEERS ARCHITECTS

1404 MARQUETTE DRIVE, SHELTON, WI 53082  
PH: 920.835.2222 FAX: 920.835.2223 WWW.MCMAHON.COM

**MARCELLA STREET AND KENNEDY AVENUE  
VILLAGE OF KIMBERLY, OUTAGAMIE COUNTY, WI  
RIGHT OF WAY PLAN**

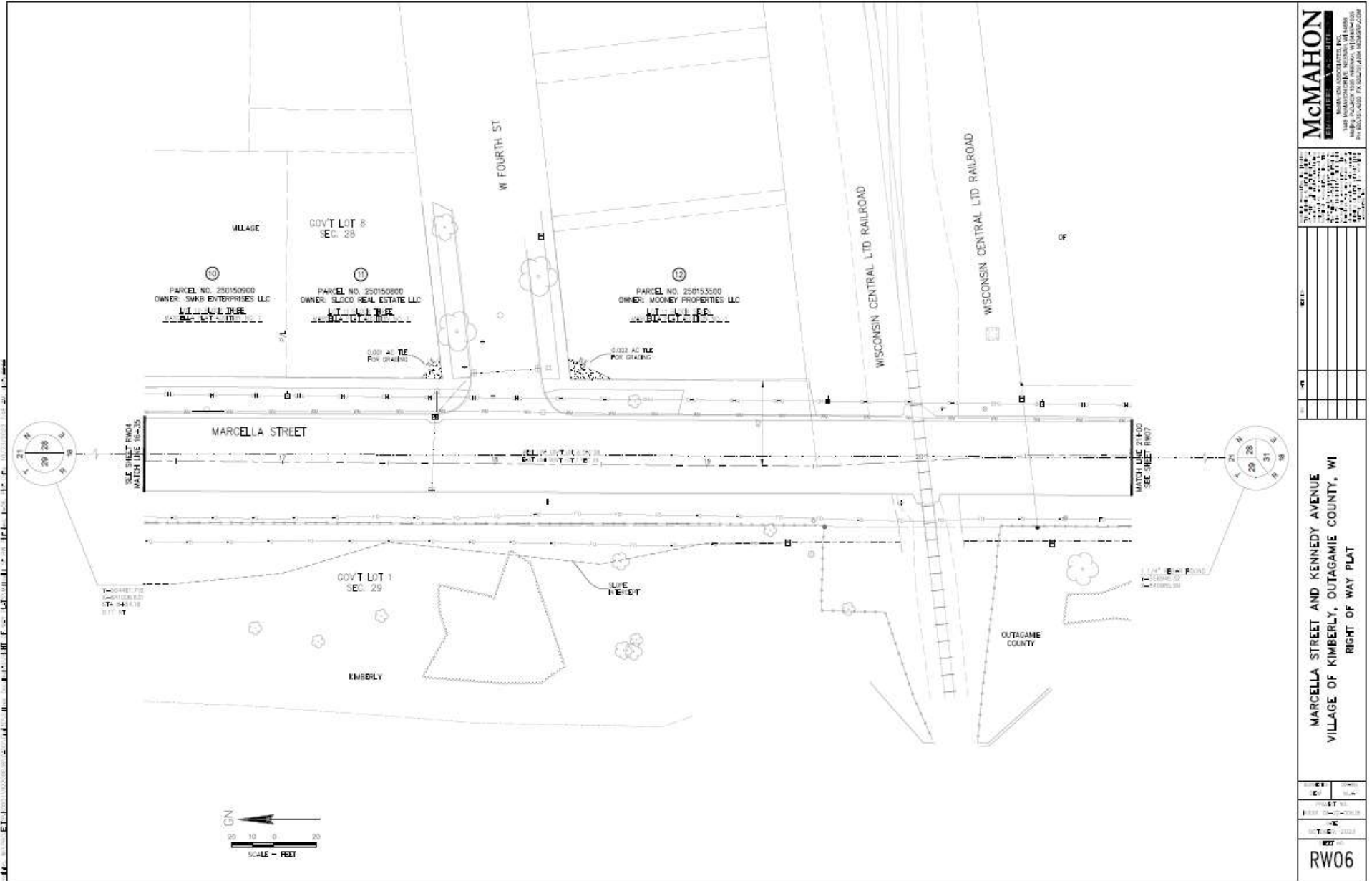
**RW04**



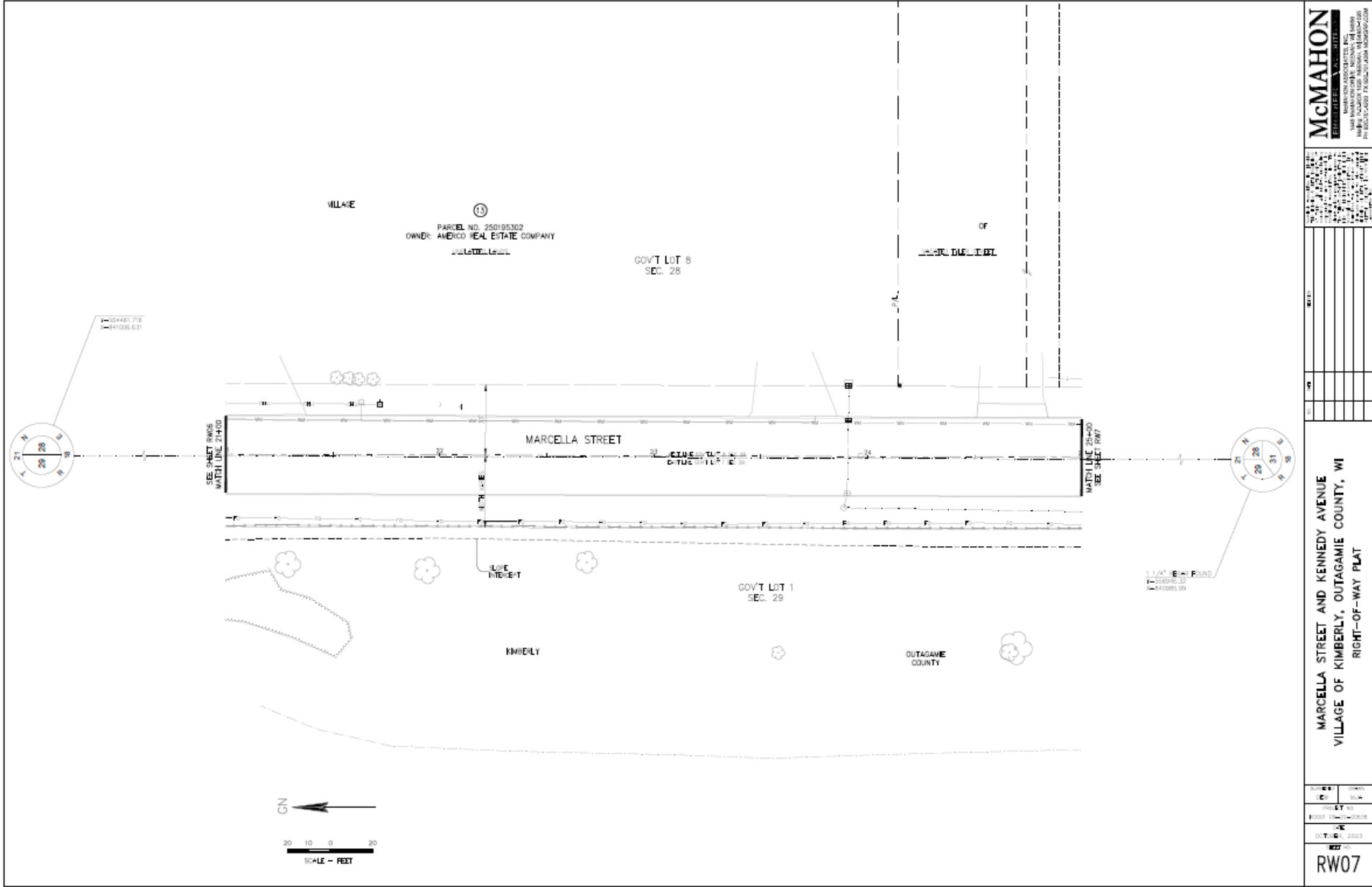
**McMAHON**  
 ENGINEERS & ARCHITECTS  
 1400 KENNEDY DRIVE, SUITE 100  
 APPLETON, WISCONSIN 54912  
 PHONE: (920) 833-1111 FAX: (920) 833-1112

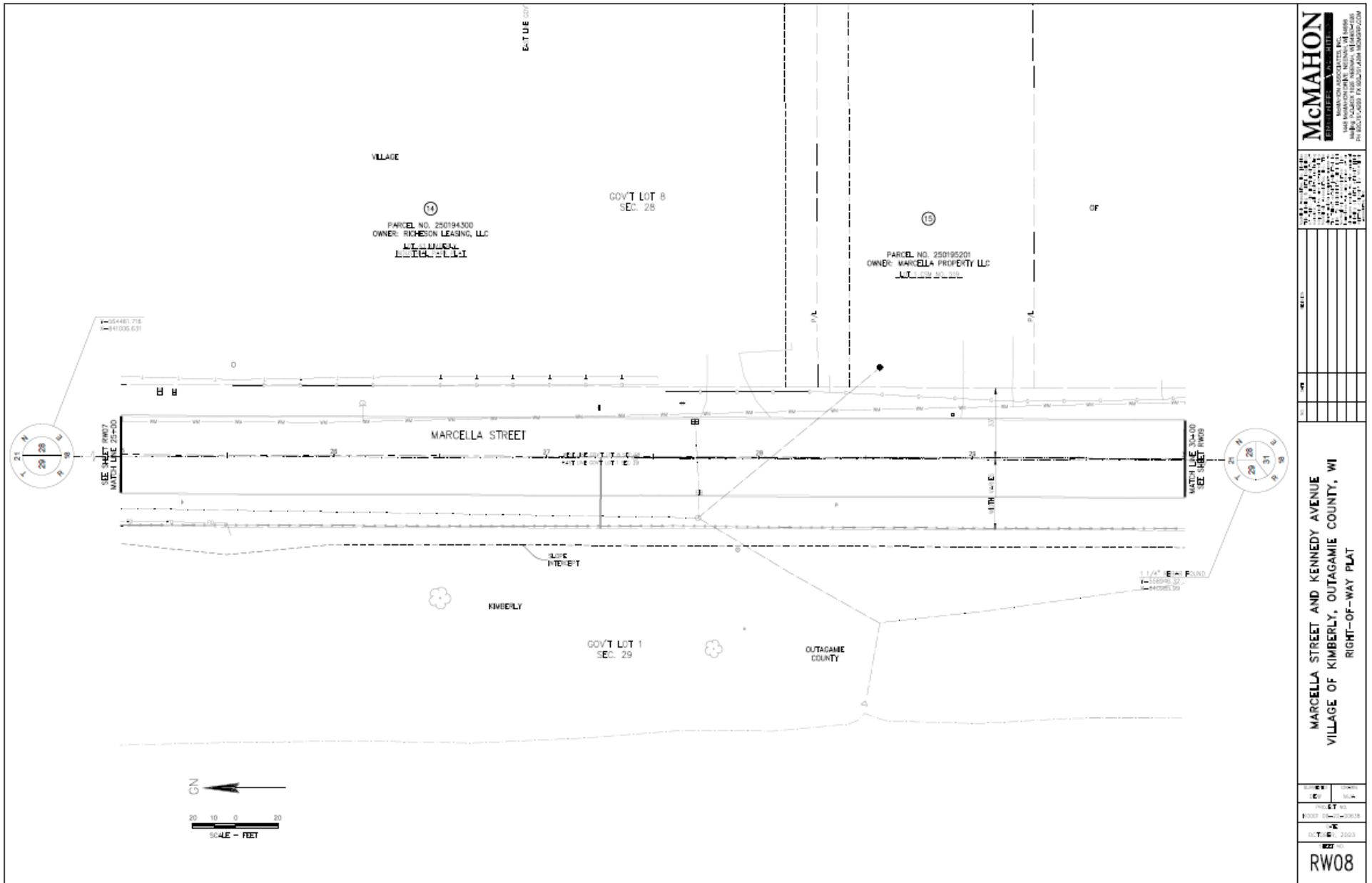
DATE:	NOV 11 2003
BY:	WJ
CHECKED:	WJ
PROJECT NO.:	4989-02-0071
TITLE:	RW05

**MARCELLA STREET AND KENNEDY AVENUE**  
**VILLAGE OF KIMBERLY, OUTAGAMIE COUNTY, WI**  
**RIGHT-OF-WAY PLAN**









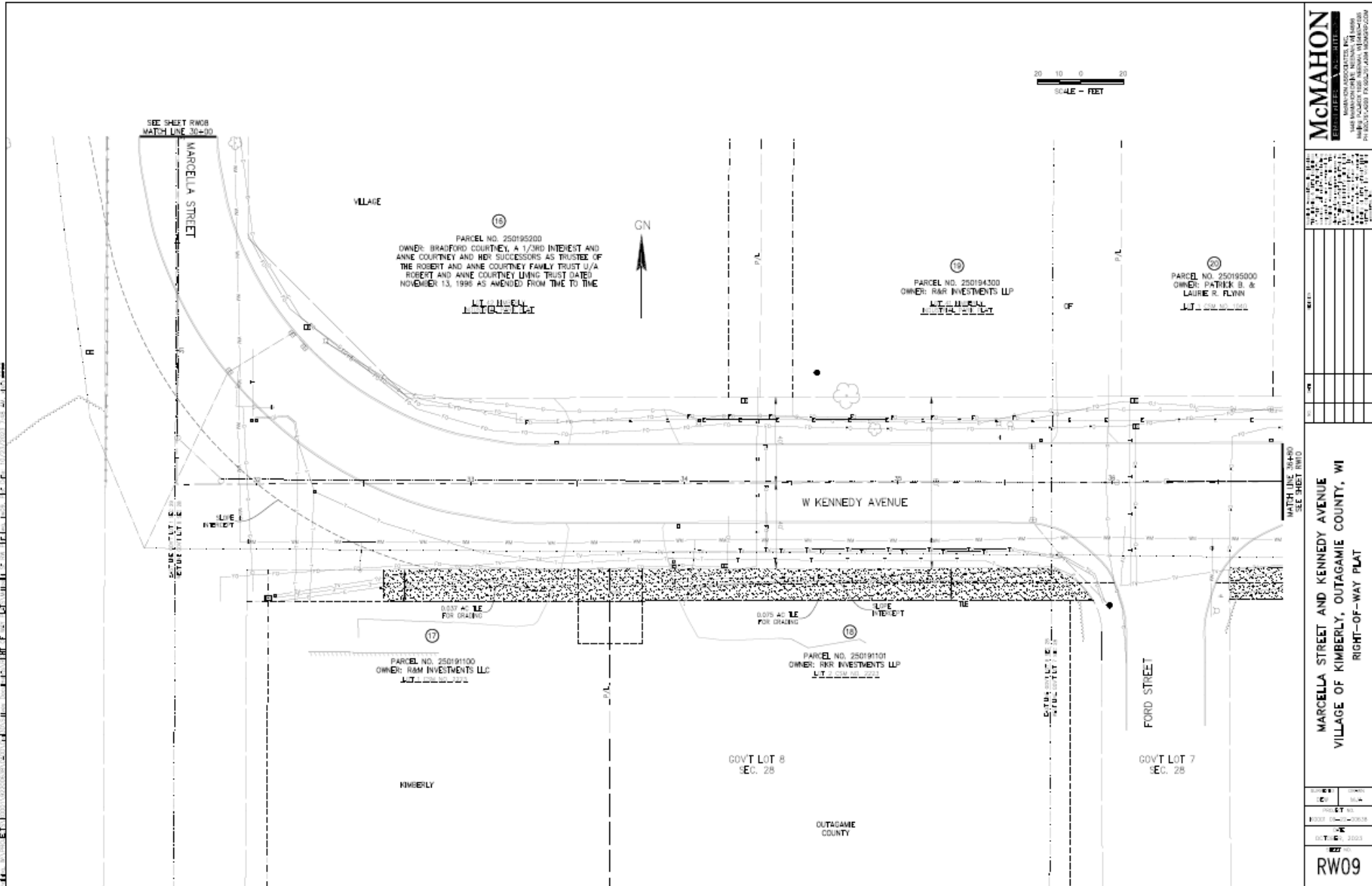
**McMAHON**  
 ENGINEERS & ARCHITECTS  
 1400 MANAHOVON DRIVE, NEENAH, WI 54959  
 PHONE: (920) 735-3300 FAX: (920) 735-3301  
 WWW.McMAHONENR.COM

NO.	DATE	DESCRIPTION
1	10/15/2023	ISSUED FOR PERMIT
2	10/15/2023	REVISED PER COMMENTS
3	10/15/2023	REVISED PER COMMENTS
4	10/15/2023	REVISED PER COMMENTS
5	10/15/2023	REVISED PER COMMENTS
6	10/15/2023	REVISED PER COMMENTS
7	10/15/2023	REVISED PER COMMENTS
8	10/15/2023	REVISED PER COMMENTS
9	10/15/2023	REVISED PER COMMENTS
10	10/15/2023	REVISED PER COMMENTS
11	10/15/2023	REVISED PER COMMENTS
12	10/15/2023	REVISED PER COMMENTS
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14	10/15/2023	REVISED PER COMMENTS
15	10/15/2023	REVISED PER COMMENTS
16	10/15/2023	REVISED PER COMMENTS
17	10/15/2023	REVISED PER COMMENTS
18	10/15/2023	REVISED PER COMMENTS
19	10/15/2023	REVISED PER COMMENTS
20	10/15/2023	REVISED PER COMMENTS
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NO.	DATE	DESCRIPTION
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**MARCELLA STREET AND KENNEDY AVENUE**  
 VILLAGE OF KIMBERLY, OUTAGAMIE COUNTY, WI  
 RIGHT-OF-WAY PLAN

DATE	SCALE
10/15/2023	AS SHOWN
PROJECT NO.	4989-02-0071
ISSUE DATE	10/15/2023
DATE	10/15/2023
<b>RW08</b>	



**McMAHON**  
ENGINEERS, ARCHITECTS, PLANNERS  
1000 W. UNIVERSITY AVENUE, SUITE 100  
ANN ARBOR, MI 48106-1500  
PH: 734.769.7700 FAX: 734.769.7702

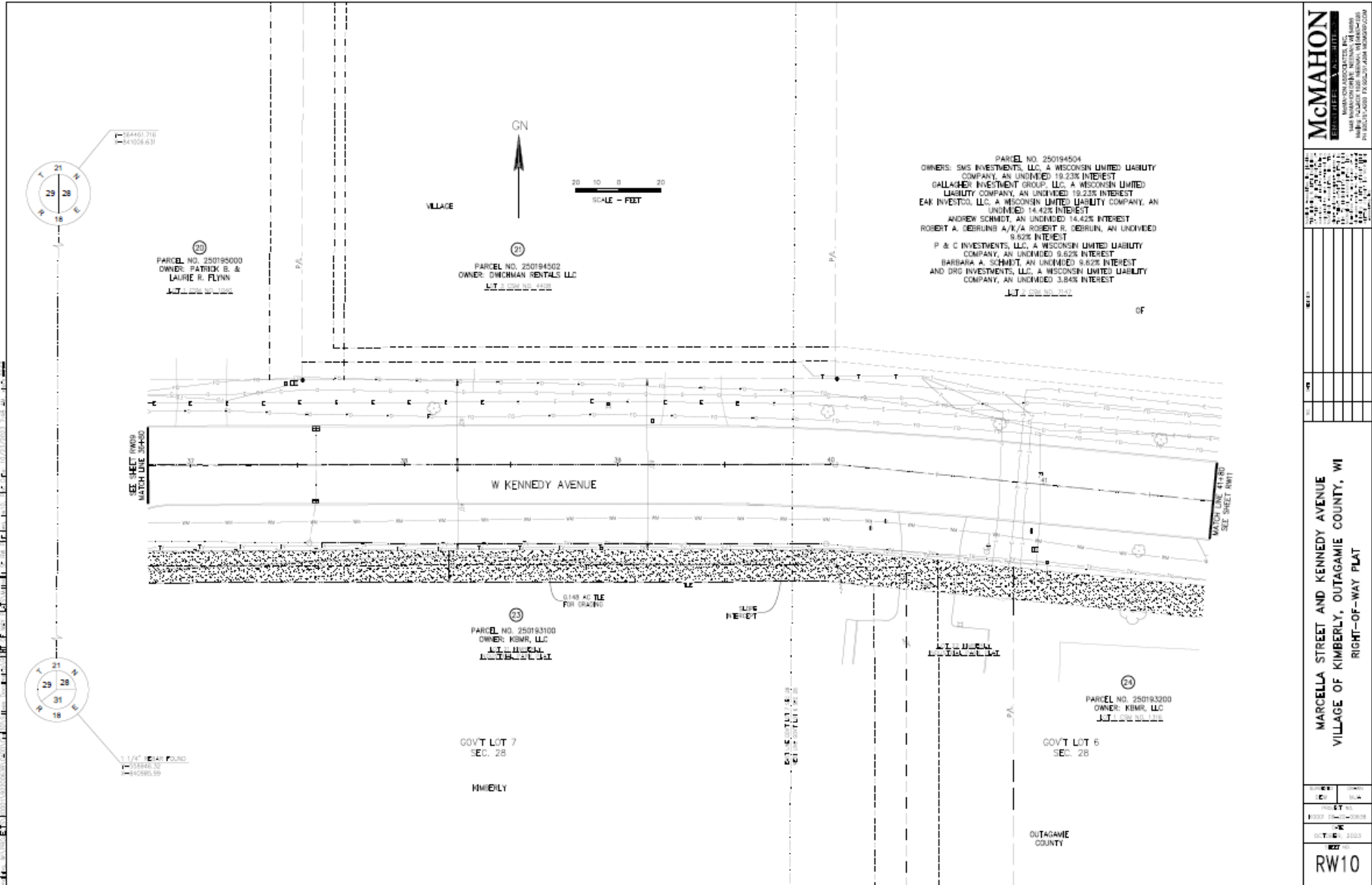
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30	10/1/2023	ISSUED FOR PERMIT

NO.	DATE	DESCRIPTION
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2	10/1/2023	ISSUED FOR PERMIT
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30	10/1/2023	ISSUED FOR PERMIT

MARCELLA STREET AND KENNEDY AVENUE  
VILLAGE OF KIMBERLY, OUTAGAMIE COUNTY, WI  
RIGHT-OF-WAY PLAN

DATE	BY	CHECKED	DATE
10/1/2023	JL	ML	10/1/2023
PROJECT NO.	2023-02-0071		
DATE	10/1/2023		

RW09



**McMAHON**  
ENGINEERS & ARCHITECTS  
1445 MARQUETTE DRIVE, WESTLAKE, WI 53091  
PHONE: 262.338.5100 FAX: 262.338.5101 WWW.MCMANON.COM

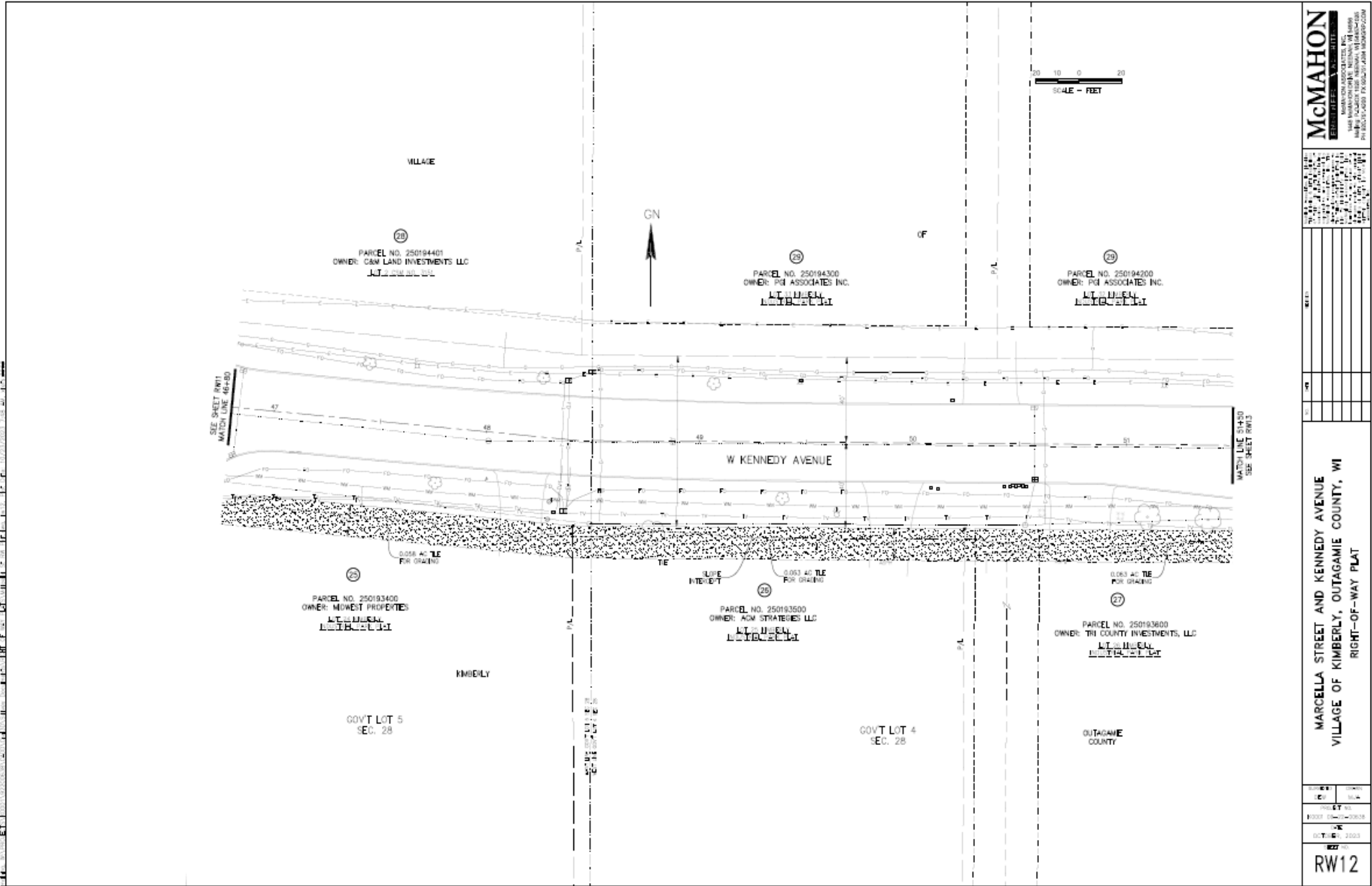
DATE:	NOV 11 2008
BY:	WJ
NO:	000
REV:	

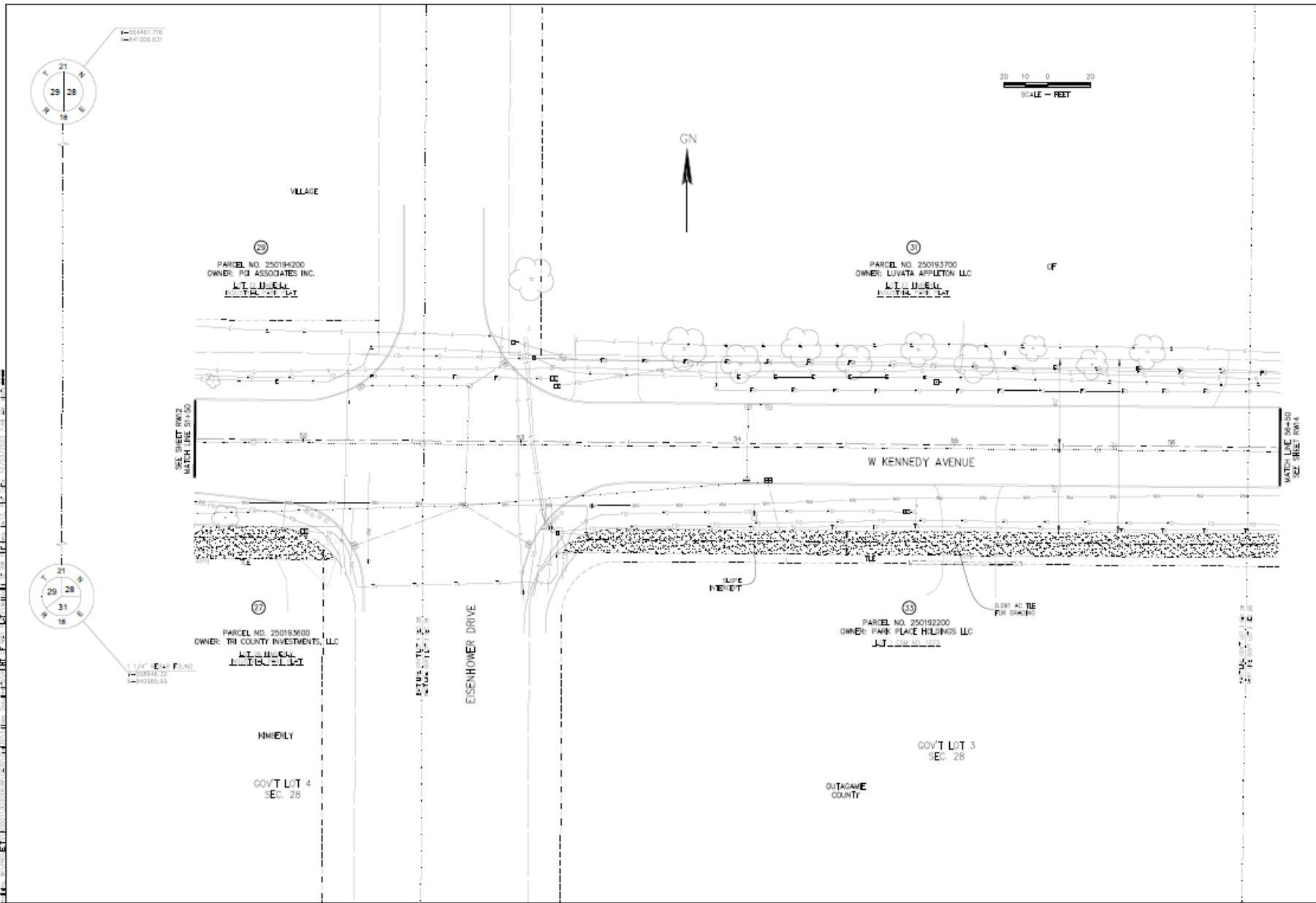
MARCELLA STREET AND KENNEDY AVENUE  
VILLAGE OF KIMBERLY, OUTAGAMIE COUNTY, WI  
RIGHT-OF-WAY PLAT

DATE:	NOV 11 2008
BY:	WJ
NO:	000
REV:	

PROJECT NO. 0000000000  
PROJECT DATE: 11-11-08  
OCTOBER 2008  
RW10







**McMAHON**  
 ENGINEERS ARCHITECTS

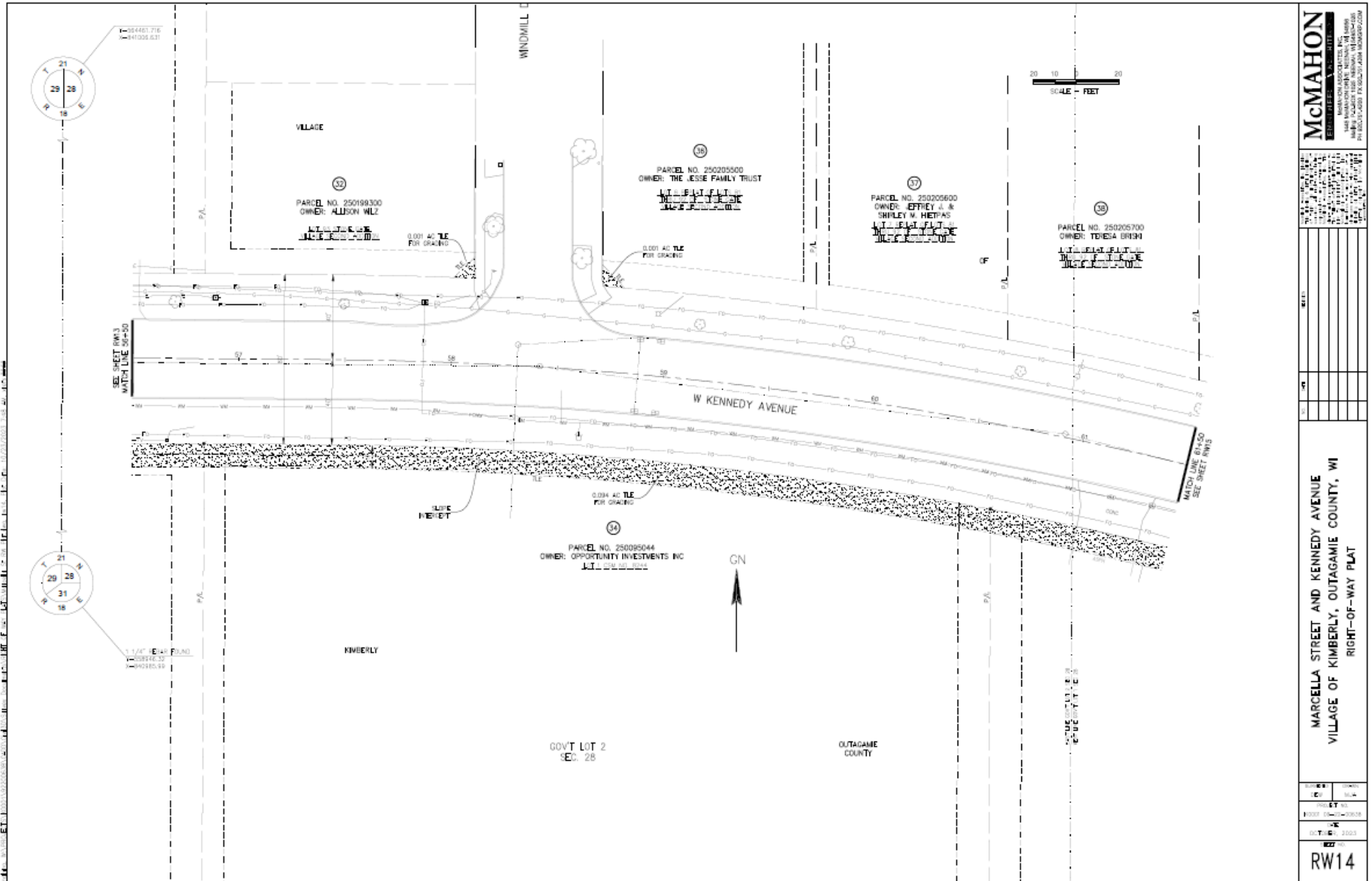
1400 W. KENNEDY AVENUE, SUITE 200  
 KIMBERLY, WISCONSIN 53149  
 PHONE: 414.226.8800  
 FAX: 414.226.8801  
 WWW.MCMAHONENGINEERS.COM

MARCELLA STREET AND KENNEDY AVENUE  
 VILLAGE OF KIMBERLY, OUTAGAMIE COUNTY, WI  
 RIGHT-OF-WAY PLAN

NO. 1	DATE	REVISION

DATE	NO.

PROJECT NO. 2018-01  
 SHEET NO. RW13  
 DATE: 08/2023  
**RW13**



**McMAHON**  
 ENGINEERS & ARCHITECTS  
 1000 W. MARKET STREET, SUITE 100  
 TAMPA, FLORIDA 33606  
 PHONE: 813.271.1111  
 FAX: 813.271.1112  
 WWW.McMAHONENR.COM

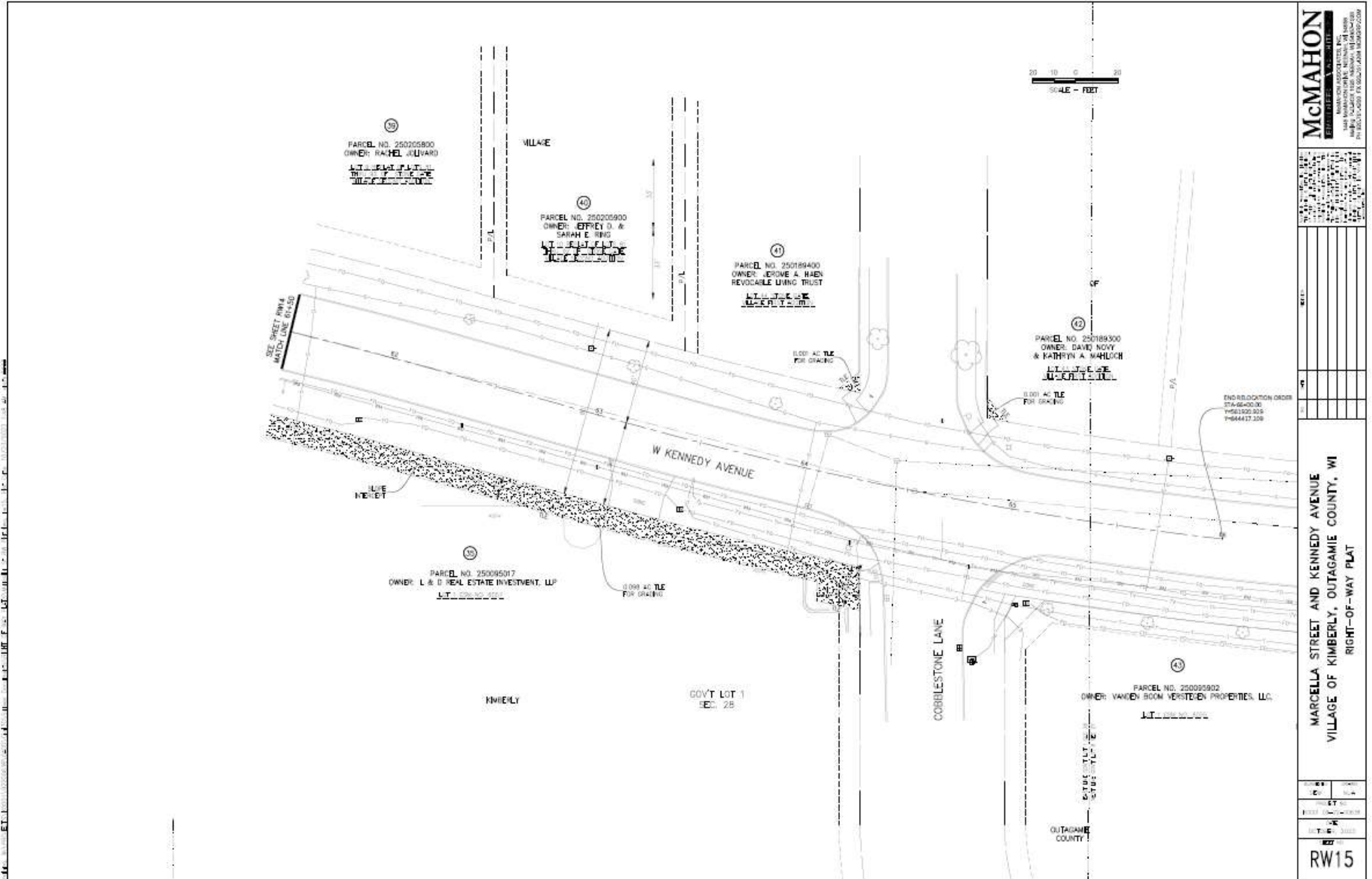
NO.	DATE	DESCRIPTION
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**MARCELLA STREET AND KENNEDY AVENUE**  
**VILLAGE OF KIMBERLY, OUTAGAMIE COUNTY, WI**  
**RIGHT-OF-WAY FLAT**

DATE	BY	REV.
2011.05.03		1
2011.05.03		2
2011.05.03		3
2011.05.03		4
2011.05.03		5

**RW14**





**McMAHON**  
ESTABLISHED 1921  
LAND SURVEYING & ENGINEERING, INC.  
1000 W. WISCONSIN ST., SUITE 100  
MILWAUKEE, WI 53233  
TEL: 414.224.1100  
WWW.McMAHONENGINEERING.COM

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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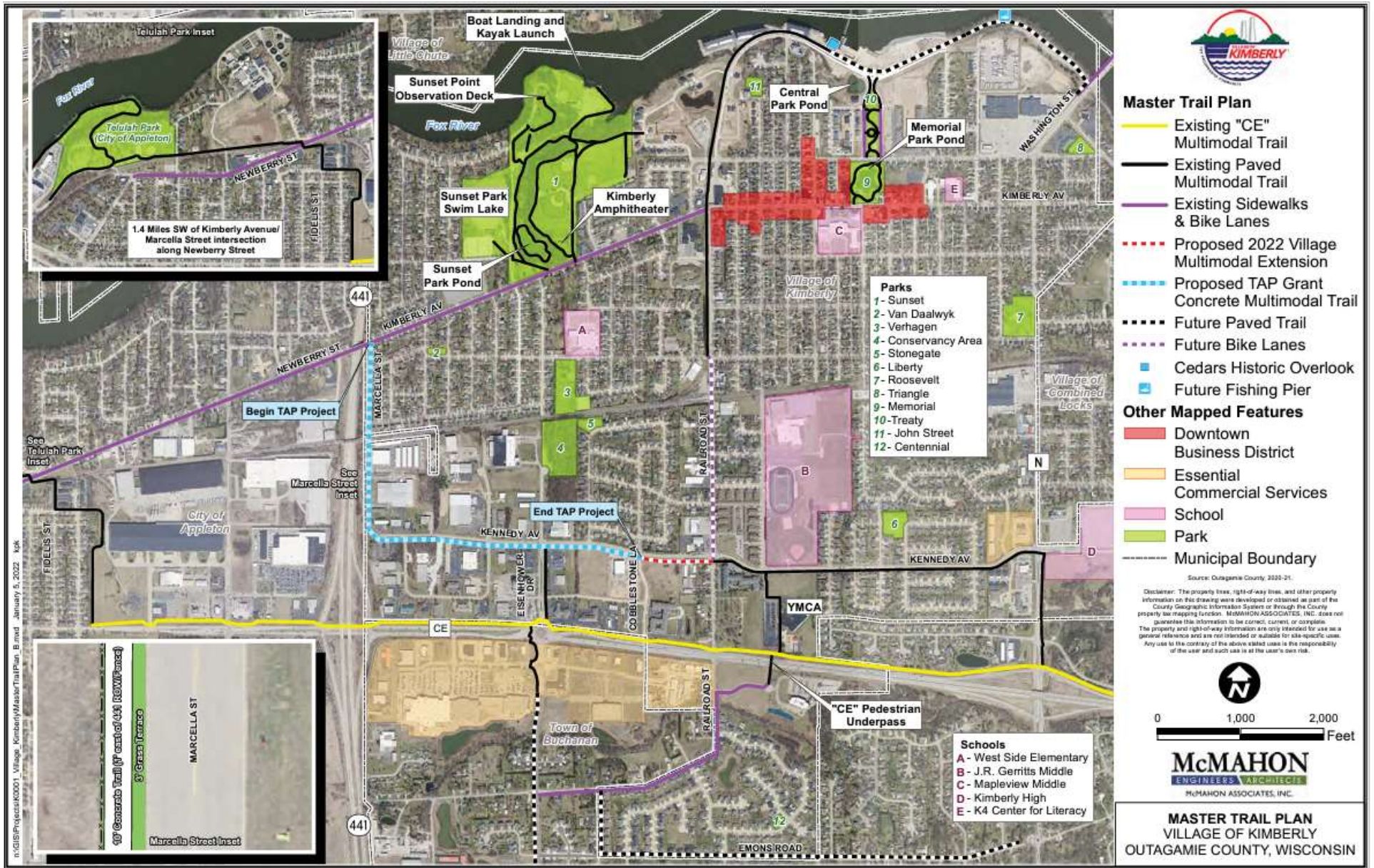
MARCELLA STREET AND KENNEDY AVENUE  
VILLAGE OF KIMBERLY, OUTAGAMIE COUNTY, WI  
RIGHT-OF-WAY PLAT

DATE: 01/15/2021  
PROJECT: RW15  
SHEET: 1 OF 1  
SCALE: AS SHOWN  
DRAWN BY: J. J. JAMES  
CHECKED BY: J. J. JAMES  
DATE: 01/15/2021  
**RW15**

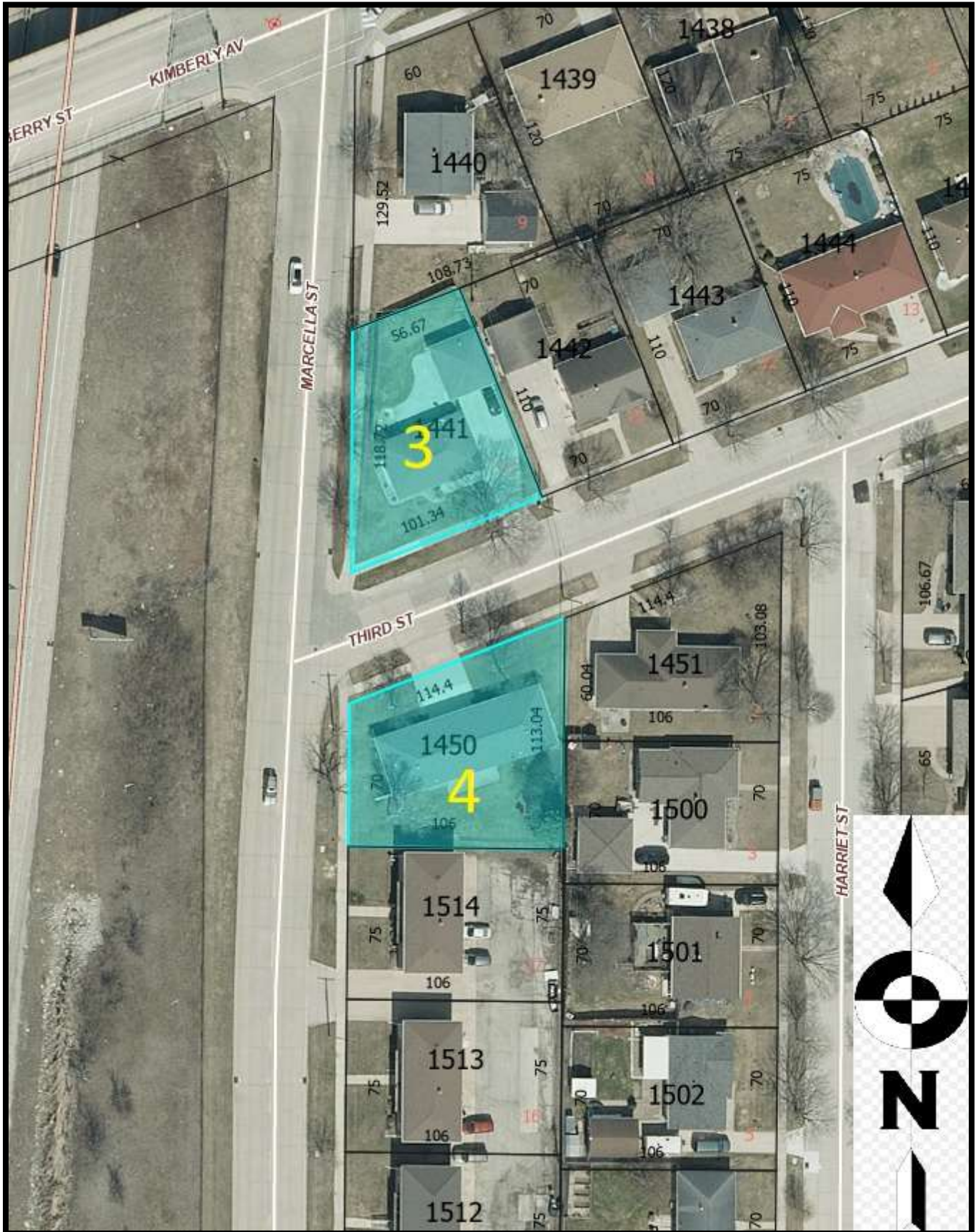
## SCHEDULE OF LANDS & INTERESTS REQUIRED

SCHEDULE OF LAND & INTEREST REQUIRED				
PARCEL NUMBER	SHEET NUMBER	OWNER(S)	TAX KEY NUMBER	TLE ACRES
1		Rudolph Van Hout and Janet Van Hout, husband and wife, as survivorship marital property	250160800	
2		Kenneth W. Steward and Janet M. Steward, husband and wife	250144000	
3		Brett Bauer, a single person	250144100	0.004
4		Perry A. Vandenberg, a single person	250145000	0.004
5		Agape of Appleton, Inc., a Wisconsin corporation	250151400	
6		Agape of Appleton, Inc., a Wisconsin corporation	250151300	
7		Mooney Properties LLC	250151200	
8		SMKB Enterprises, LLC	250151100	
9		SMKB Enterprises, LLC	250151000	
10		SMKB Enterprises, LLC	2501502900	
11		SLOCO Real Estate, LLC, a Wisconsin limited liability company	250150800	0.001
12		Mooney Properties LLC	250153500	0.002
13		Amerco Real Estate Company, a Nevada corporation	250195301 and 250195302	
14		Richeson Leasing LLC, a Wisconsin limited liability company	250195300	
15		Marcella Property LLC, a Wisconsin limited liability company	250195201	
16		J. Bradford Courtney, a 1/3rd interest and Anne Courtney and her successors as Trustees of the Robert and Anne Courtney Family Trust via Robert and Anne Courtney Living Trust dated November 13, 1996 as amended from time to time	250195200	
17		R & M Investments, LLC	250191100	0.037
18		RKR Investments LLP f/k/a R & R Investments LLP	250191101	0.075
19		RKR Investments LLP f/k/a R & R Investments LLP	250195100	
20		Patrick B. Flynn and Laurie R. Flynn, husband and wife	250195000	
21		Dwichman Rentals LLC, a Wisconsin limited liability company	250194502	
22		SMS Investments, LLC, a Wisconsin limited liability company, an undivided 19.23% interest; Gallagher Investment Group, LLC, a Wisconsin limited liability company, an undivided 19.23% interest; EAK Investco, LLC, a Wisconsin limited liability company, an undivided 14.42% interest; Andrew Schmidt, an undivided 14.42% interest; Robert A DeBruin a/k/a Robert R. DeBruin, an undivided 9.62% interest; P & C Investments, LLC, a Wisconsin limited liability company, an undivided 9.62% interest; Barbara A. Schmidt, an undivided 9.62% interest; and DRG Investments, LLC, a Wisconsin limited liability company, an undivided 3.84% interest	250194504	
23		James S. Crane, Trustee of the Carole D. Crane Estate Tax Sheltered Trust dated December 17, 2021 u/a/d June 23, 1998 AND James S. Crane and Carole D. Crane Revocable Trust dated June 23, 1998 as their interest may appear	250192800 and 250192900 and 250193000 and 250193100	0.148
24		KMBR, LLC, a Wisconsin limited liability company	250193200	0.177
25		Midwest Properties, a Wisconsin General Partnership	250193400	0.056
26		ACM Strategies, LLC	250193500	0.063
27		Tri County Investments, LLC	250193600	0.063
28		C & M Land Investments, LLC, a Wisconsin limited liability company	250194401	
29		PGI Associates, Inc., a Wisconsin corporation	250194200 and 250194300	
31		Luvata Appleton LLC, a Wisconsin limited liability company	250193700	
32		Alison Witz, a single person	250199300	0.001
33		Associated Bank, National Association	250192200	0.091
34		Opportunity Investments, Inc.	250095044	0.094
35		L & D Real Estate Investments, LLP, a Wisconsin limited liability partnership	250095017	0.096
36		The Jesse Family Trust dated April 30, 2019; Thomas Warren Jesse and Kelly Rae Jesse, Trustors and/or Trustees	250205500	0.001
37		Jeffrey J. Hietpas and Shirley M. Hietpas, husband and wife as survivorship marital property	250205600	
38		Teresa Briski	250205700	
39		Rachel Jolivard, a married individual	250205800	
40		Jeffrey D. Ring and Sarah E. Ring, husband and wife	250205900	
41		Jerome A. Haen Revocable Living Trust	250189400	0.001
42		David Novy and Kathryn A. Mahloch, as joint tenants	250189300	0.001
43		Vanden Boom Versteegen Properties, LLC, a Wisconsin limited liability company	250095902	

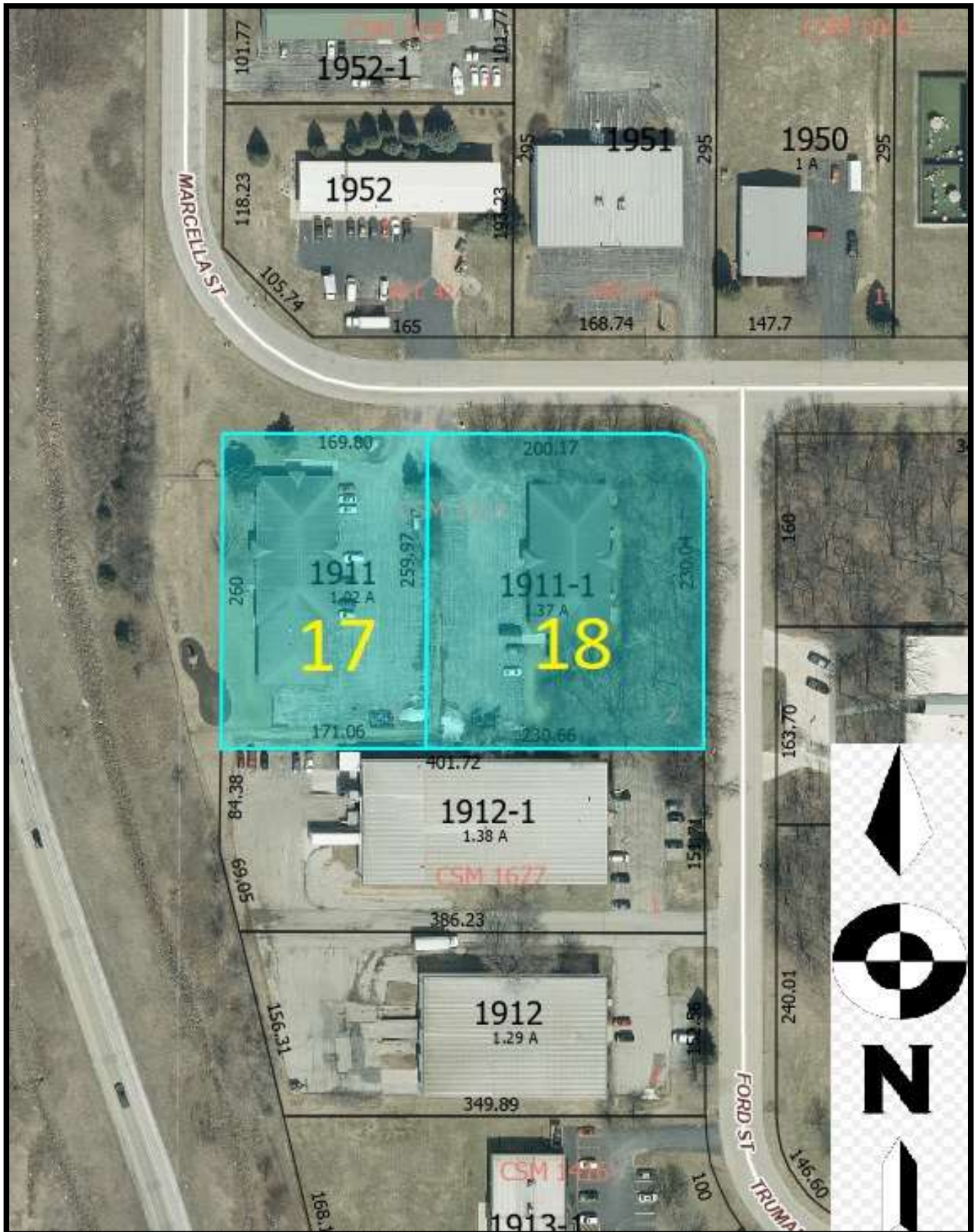
# MASTER TRAIL PLAN MAP



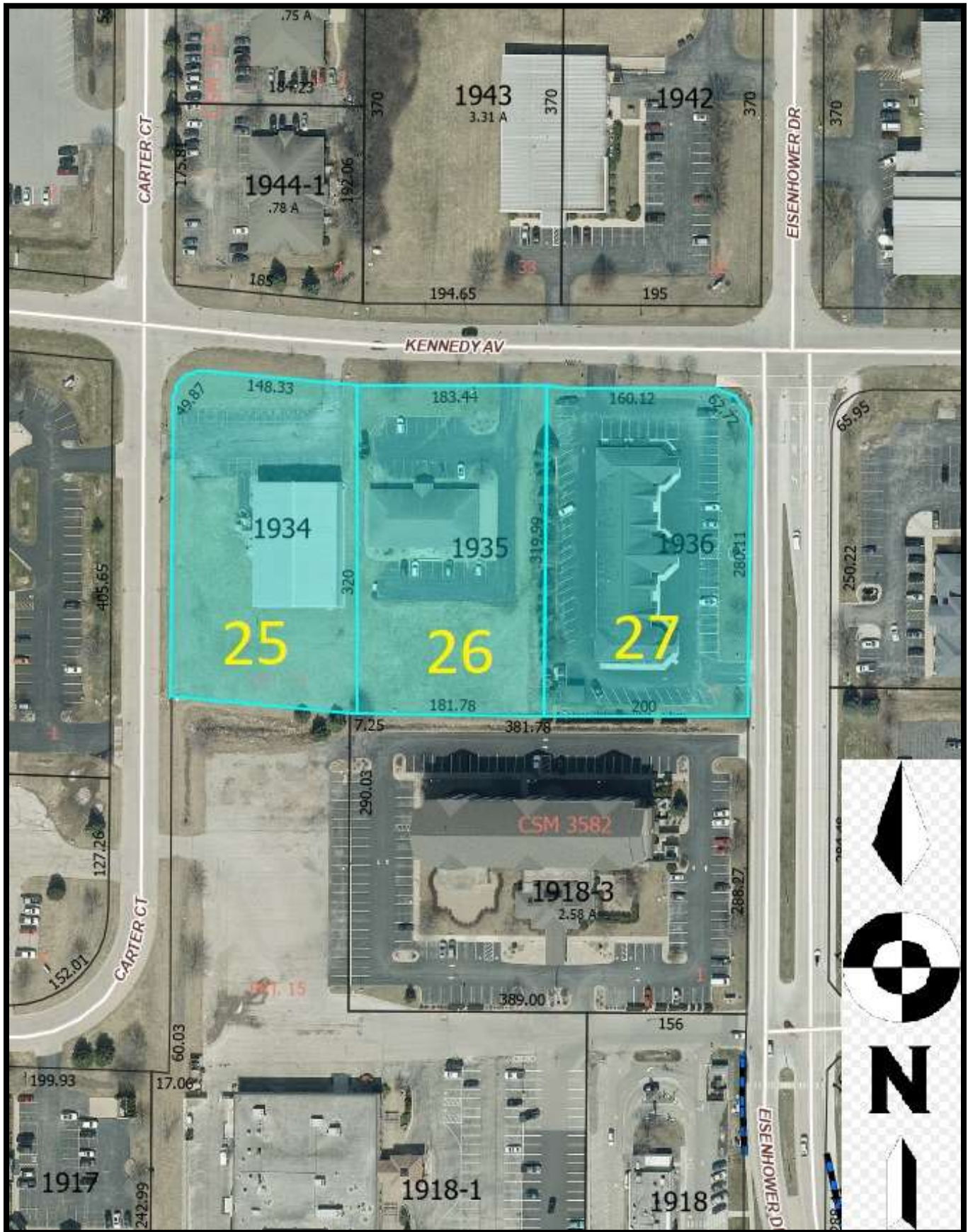
AERIAL MAPS OF PROJECT





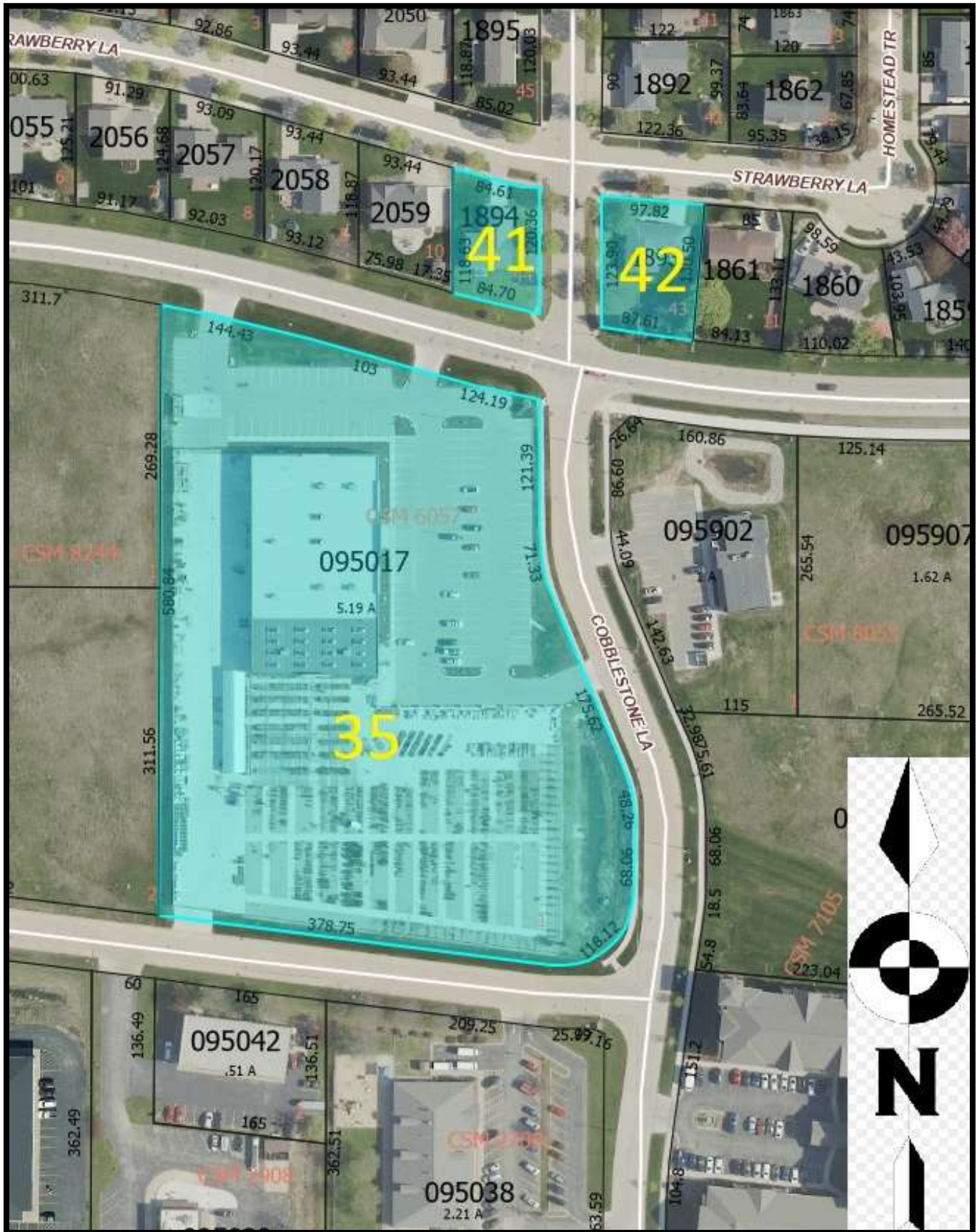




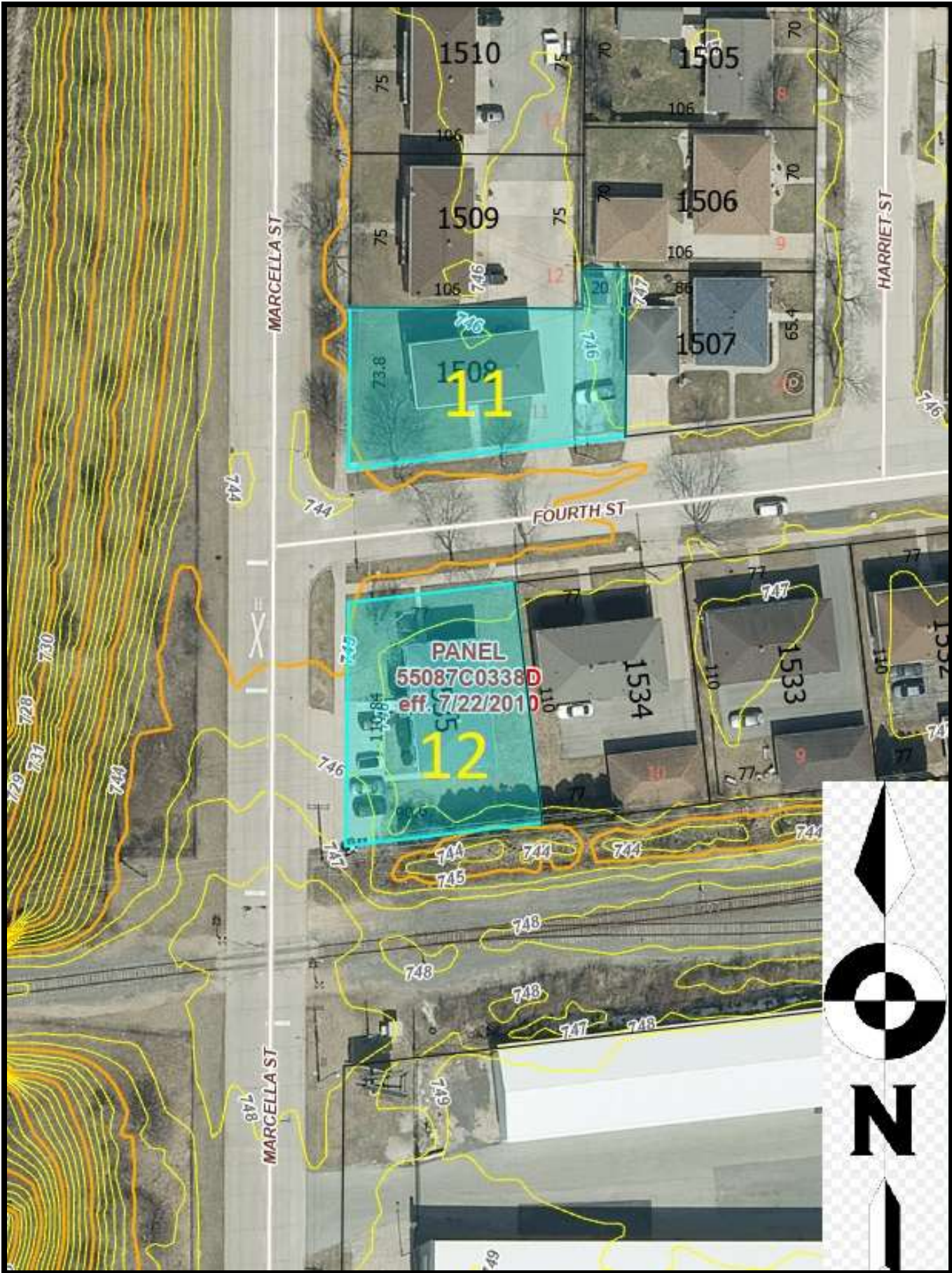




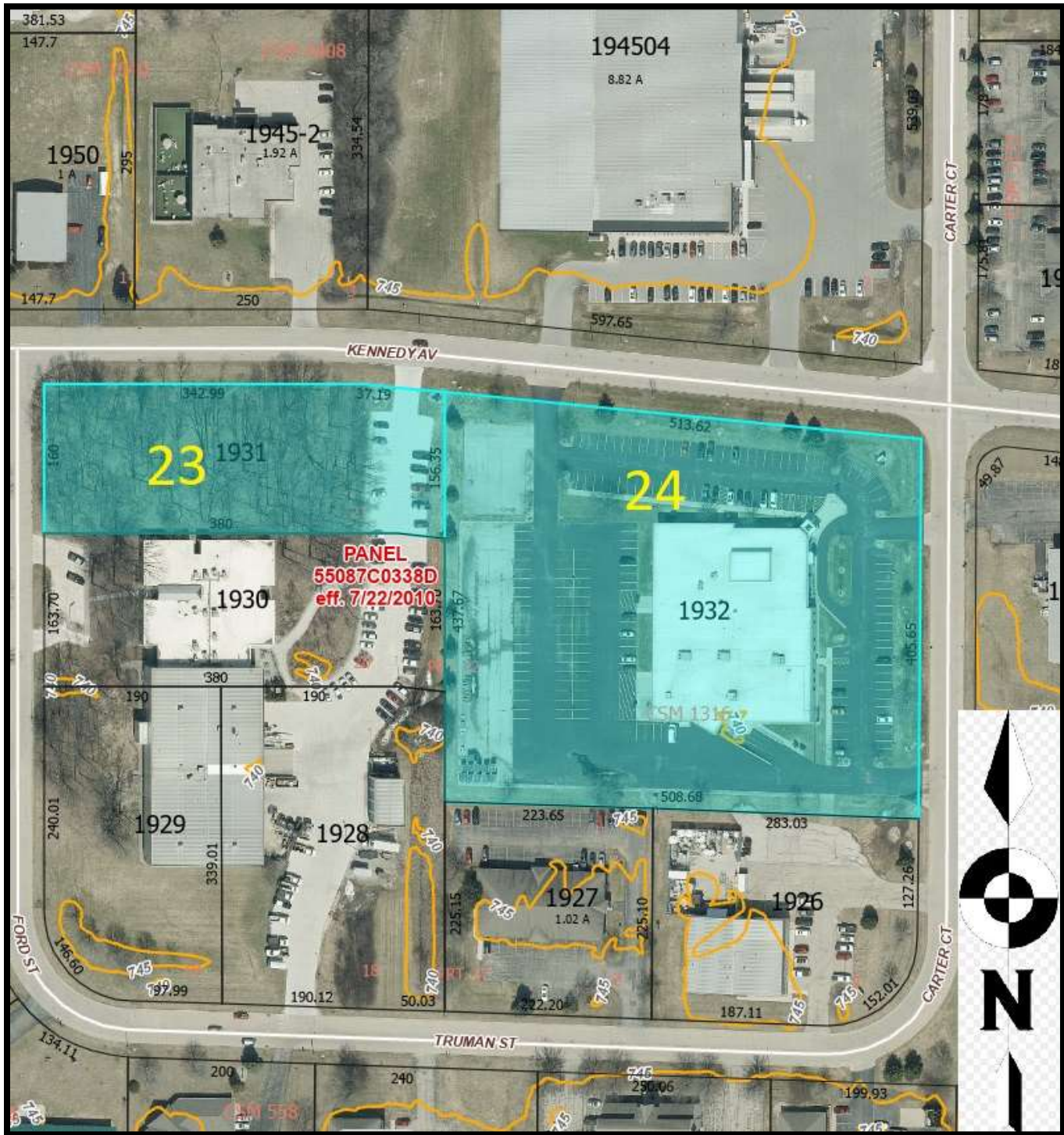


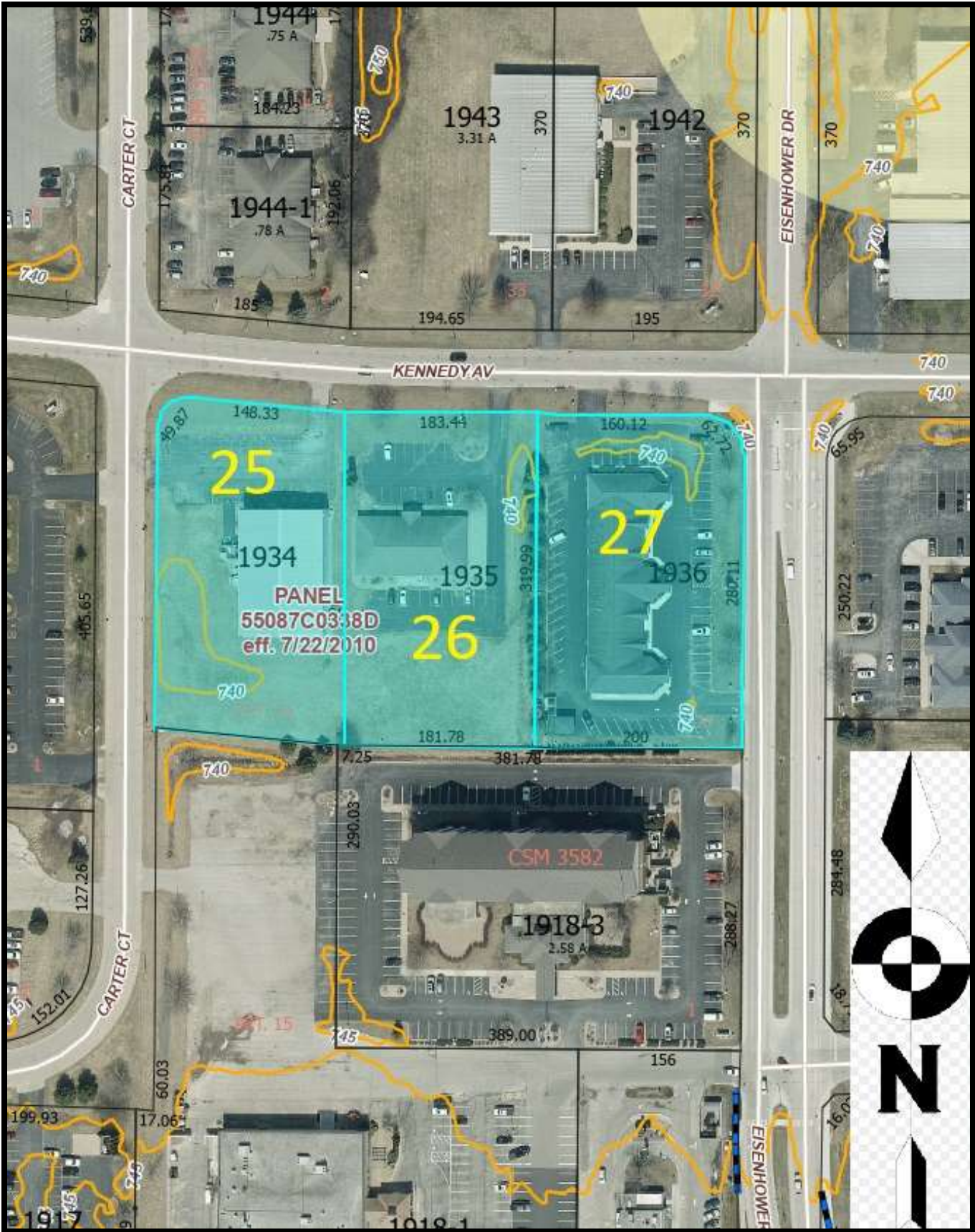






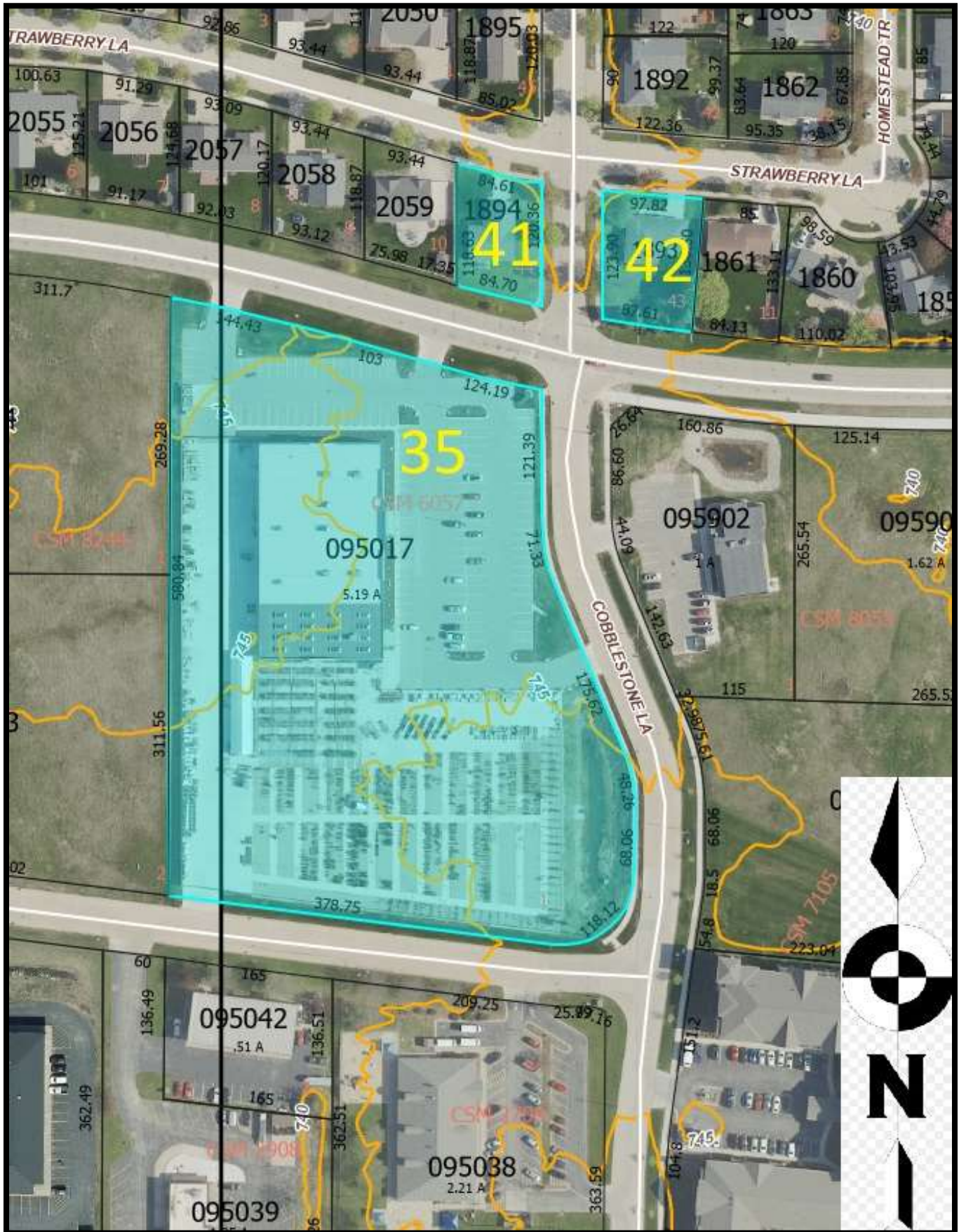








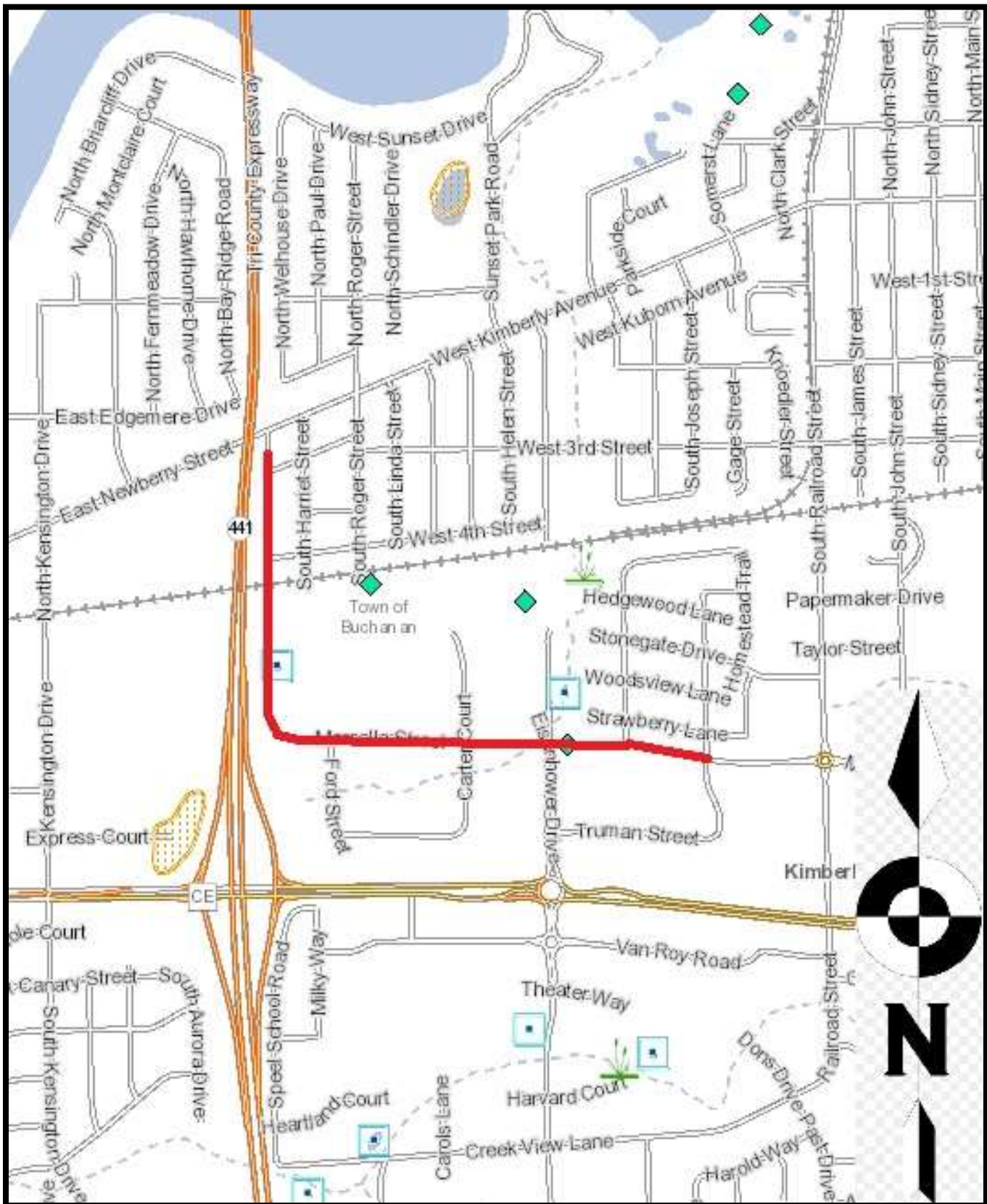




FEMA MAP OF PROJECT

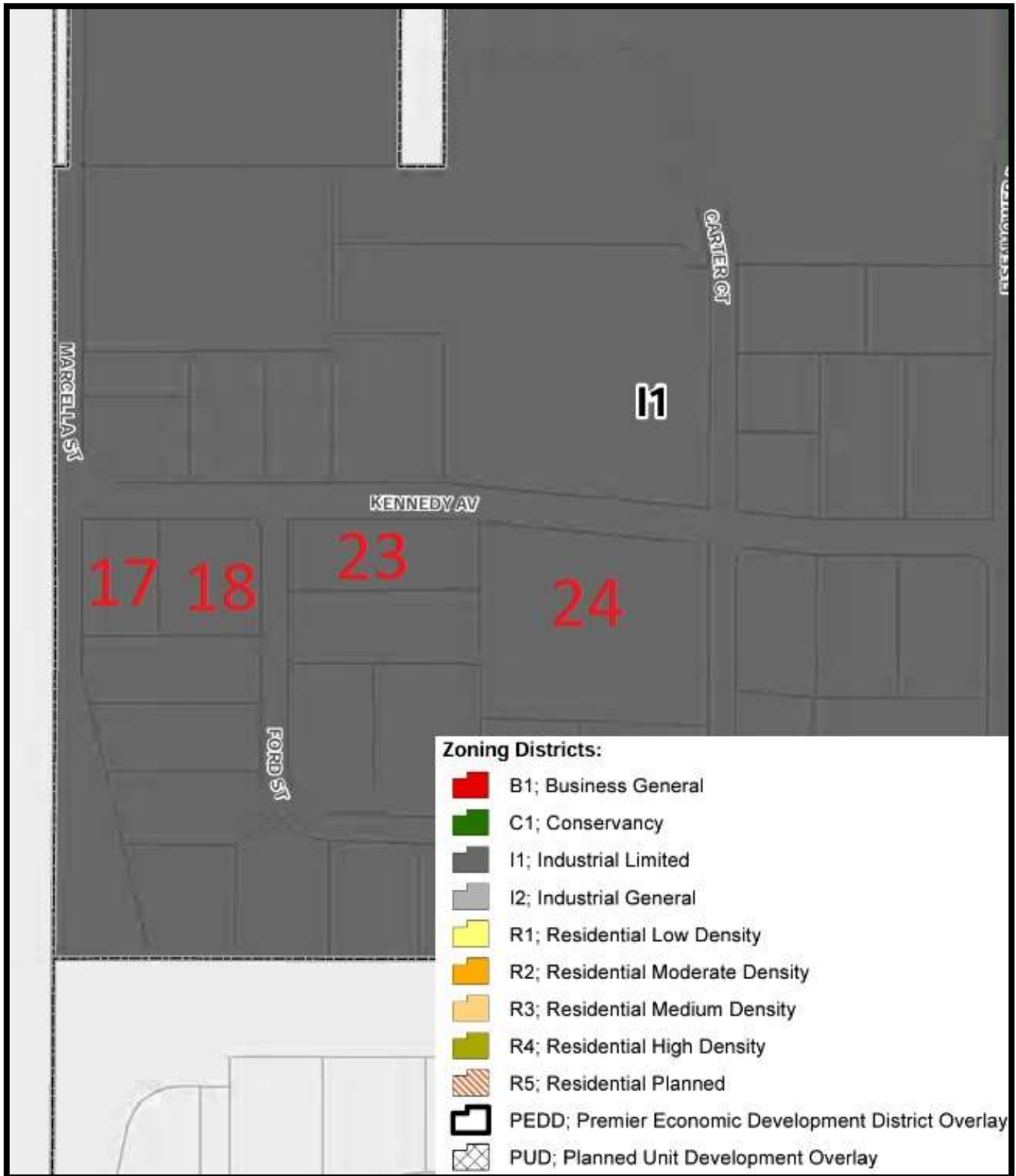


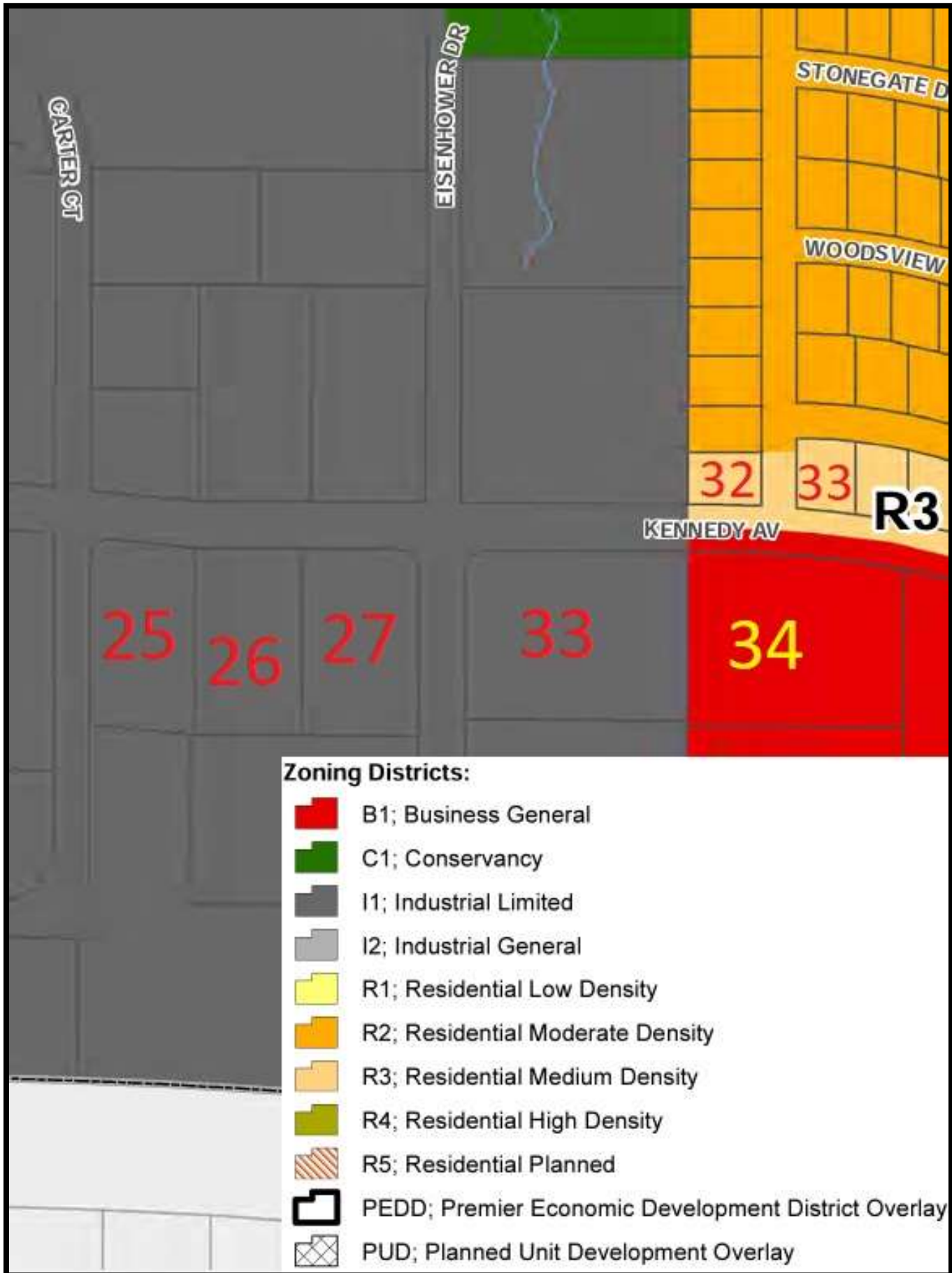
WI DNR WETLANDS MAP OF PROJECT

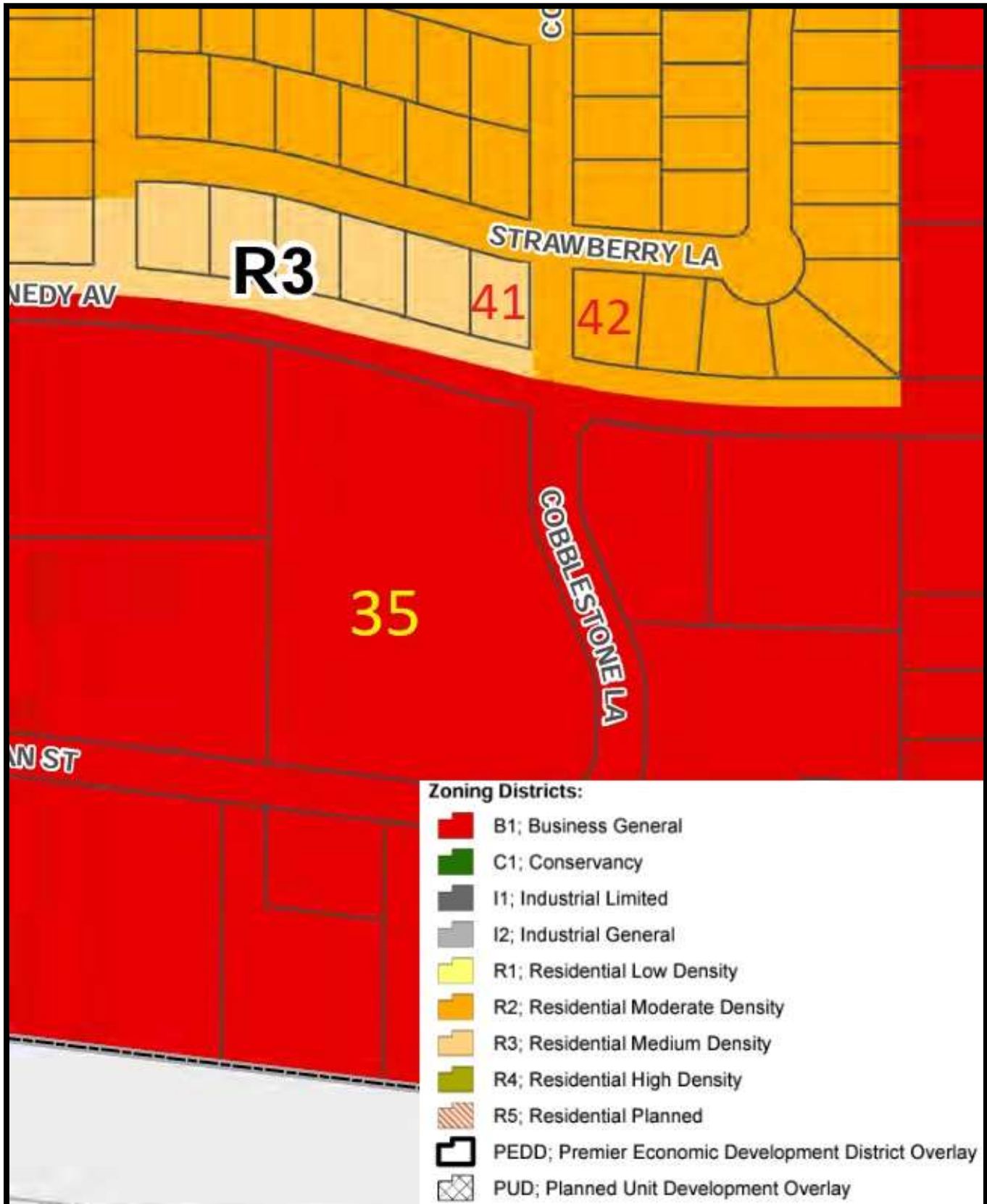


ZONING MAPS OF CORRIDOR









### TRAFFIC COUNT MAP



The following table summarizes the nearest annual average daily traffic (AADT) count data provided by WisDOT:

<i>Location</i>	<i>2019</i>	<i>2016</i>	<i>2010</i>	<i>2004</i>
Kennedy Avenue – West of Eisenhower	-	5,000	3,700	6,100
Kennedy Avenue – Between Railroad & Cobblestone	4,800	-	2,500	2,700
Eisenhower Drive – Between Kennedy & Truman	-	9,500	5,400	7,500



## **CLIENT CONTACT**

Village of Kimberly  
515 W. Kimberly Avenue  
Kimberly, WI 54136  
Attn: Maggie Mahoney – Village Administrator

## **PROPERTY INSPECTION**

On February 29, 2024, I (A.J. Phillips) performed an initial inspection of the project corridor and the impacted properties. On April 1, 2024, I (A.J. Phillips) performed a follow-up inspection of the corridor. David Steiro did not make a personal inspection of the project corridor for this report.

## **EFFECTIVE DATE OF SALES STUDY**

The effective date is the date at which the analyses, opinions and advice in an appraisal apply. Generally, this is the date of final inspection. The effective date of this Sales Study is the date of final inspection; April 1, 2024.

## **DATE OF REPORT**

The date of the report is the completion date of April 3, 2024.

## **PURPOSE OF SALES STUDY**

The purpose of this Sales Study is to estimate a market land value for each of the various property types situated along the project corridor. When a project involves a number of parcels and a sales study will be used in the preparation of waiver valuations, a Sales Study is developed. A Sales Study is a collection of market data and analyses relating to multiple parcels, with an estimation of unit values for each of the property types. A thorough knowledge of the parcels on the project and the effects or potential effects of proposed acquisitions were determined before data collection began. Depending on the complexity of the project and the scope of work required to appraise the subject parcels, content can and will vary between projects. For example, urban project data collection needs may differ substantially from rural project needs.

This report considers the unencumbered fee simple estate of the real property as a basis for all value components. Any encumbrances that affect the market value of the property shall be fully described, and personal property shall not be included in the reported value. This Sales Study contains a description of the right of way, area and neighborhood data, an inventory of impacted parcels along the project route, land sizes, property types, zoning classifications, etc. A narrative conclusion with regard to appropriate land values will be included and will be utilized for the nominal parcel payment reports.

## **INTENDED USER / INTENDED USE**

The intended users of this Sales Study are the Village of Kimberly, Moss & Associates, LLC, and the Wisconsin Department of Transportation. The intended use is to provide unit value information required for the preparation of nominal payments.

The client has engaged Steiro Appraisal Service, Inc. to research and report property sales which may be useful in the solution of appraisal problems to be encountered in the Marcella Street and Kennedy Avenue corridor project. It is understood that real estate staff acting for the client will refer to this report in estimating compensation for land interests in nominal acquisitions.

This analysis should not be utilized or relied upon by any other party without written consent. Should the client provide written authorization, we will consult with others about the Sales Study for a pre-arranged consultant fee to be paid at the time of the consultation.

## **PROPERTY RIGHTS**

This Sales Study report is based on an unencumbered fee simple ownership and therefore considers the unencumbered fee simple estate of the real property only as basis for all value components.

## INTERESTS TO BE ACQUIRED

According to the project plat, the interests to be acquired include Temporary Limited Easements (TLEs).

### CORRIDOR PROPERTY INVENTORY

Parcel #	Physical Address	Municipality	Tax ID	Zoning	Acres
3	1520 West Third Street	Village of Kimberly	250144100	R1: Residential Low Density	0.18
4	1519-1521 West Third Street	Village of Kimberly	250145000	R1: Residential Low Density	0.22
11	1516-1520 West Fourth Street	Village of Kimberly	250150800	R4: Residential High Density	0.20
12	503-509 Marcella Street	Village of Kimberly	250153500	R4: Residential High Density	0.20
17	1119 West Kennedy Avenue	Village of Kimberly	250191100	I1: Industrial Limited	1.02
18	1113 West Kennedy Avenue	Village of Kimberly	250191101	I1: Industrial Limited	1.37
23	Truman Street	Village of Kimberly	250193100	I1: Industrial Limited	1.56
24	1001 West Kennedy Avenue	Village of Kimberly	250193200	I1: Industrial Limited	4.98
25	939 West Kennedy Avenue	Village of Kimberly	250193400	I1: Industrial Limited	1.33
26	919 West Kennedy Avenue	Village of Kimberly	250193500	I1: Industrial Limited	1.34
27	702 Eisenhower Drive	Village of Kimberly	250193600	I1: Industrial Limited	1.32
32	652 Windmill Drive	Village of Kimberly	250199300	R3: Residential Medium Density	0.26
33	711 Eisenhower Drive	Village of Kimberly	250192200	I1: Industrial Limited	2.53
34	Kennedy Avenue	Village of Kimberly	250095044	B1: Business General	2.46
35	710 Cobblestone Lane	Village of Kimberly	250095017	B1: Business General	5.19
36	731 Strawberry Lane	Village of Kimberly	250205500	R3: Residential Medium Density	0.29
41	701 Strawberry Lane	Village of Kimberly	250205500	R3: Residential Medium Density	0.27
42	637 Strawberry Lane	Village of Kimberly	250189300	R2: Residential Moderate Density	0.26

### JURISDICTIONAL EXCEPTION

The appraiser must comply with the overriding authority of State and Federal laws, rules and regulations, including the Uniform Relocation and Real Property Acquisitions Policies Act of 1970, as amended, 49 Code of Federal Regulations (CFR) Part 24.103, Wisconsin Statute 32.09, and the Real Estate Program of the Wisconsin Department of Transportation. However, if an appraiser encounters a situation where the assignment conditions, based on law or regulation, precludes him/her from complying with a part of USPAP, only that part of USPAP becomes void for that assignment. In an assignment involving a jurisdictional exception, an appraiser must:

- Identify the law or regulation that precludes compliance with USPAP;
- comply with that law or regulation;
- clearly and conspicuously disclose in the report the part of USPAP that is voided by that law or regulation;
- cite in the report the law or regulation requiring this exception to USPAP compliance.

This report contains no jurisdictional exceptions.

## EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS

From USPAP - Definitions

**Extraordinary Assumption:** an assignment-specific assumption, as of the effective date regarding uncertain information used in an analysis, which, if found to be false, could alter the appraiser's opinions or conclusions.

*Comment:* Uncertain information might include physical, legal, or economic characteristics of the subject property; or conditions external to the property, such as market conditions or trends; or the integrity of data used in an analysis.

No extraordinary assumptions are employed in this Sales Study.

**Hypothetical Condition:** a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

*Comment:* Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.

A hypothetical condition, that the proposed public improvements, the acquisition for which this analysis has been performed, do not exist, and have not been proposed, has been adopted for the before-condition analysis of the subject properties. This hypothetical condition is based upon a federal requirement established by 49 CFR, Part 24.103(b) - "Influences of the Project on Just Compensation, which states that "The appraiser shall disregard any decrease or increase in the fair market value of the real property caused by the project for which the property is to be acquired, or by the likelihood that the property would be acquired for the project, other than that due to physical deterioration within the reasonable control of the owner." This hypothetical condition is further based upon Wisconsin Statute 32.09(5)(b) which states that "Any increase or decrease in the fair market value of real property prior to the date of evaluation caused by the public improvement for which such property is acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to physical deterioration within the reasonable control of the owner, may not be taken into account in determining the just compensation for the property."

A hypothetical condition, that the construction of the proposed public improvements, the acquisition for which this analysis has been performed, are completed as of the effective date of this Sales Study, has been adopted for the after-condition analysis of the subject properties. This hypothetical condition is based upon Wisconsin Statute Sec. 32.09(6) which states that "In the case of a partial taking of property other than an easement, the compensation to be paid by the condemnor shall be the greater of either the fair market value of the property taken as of the date of evaluation or the sum determined by deducting from the fair market value of the whole property immediately before the date of evaluation, the fair market value of the remainder immediately after the date of evaluation, assuming the completion of the public improvement and giving effect, without allowance of offset for general benefits, and without restriction because of enumeration but without duplication, to the following items of loss or damage to the property where shown to exist:"

The use of these hypothetical conditions is considered appropriate given the intended use of the Sales Study; however, it should be noted that it could have affected the assignment results. No other hypothetical conditions are employed in this report.

## DEFINITION OF MARKET VALUE

Market Value: Code of Federal Regulations, Title 12, Chapter 1, Part 34.42(h), which regulates real estate lending and appraisals, defines market value as follows:

“Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) Buyer and seller are typically motivated;
- (2) Both parties are well informed or well advised, and acting in what they consider their own best interests;
- (3) A reasonable time is allowed for exposure in the open market;
- (4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- (5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Section 32.09(5)(b), Wisconsin Statutes, states: Any increase or decrease in fair market value of real property prior to the date of evaluation caused by the public improvement for which the property is acquired, or by the likelihood that the property would be acquired for such improvement, other than physical deterioration within the reasonable control of the property owner, may not be taken into account in determining just compensation for the property.

## SUMMARY OF VALUATION PROBLEM

This assignment required the appraisers to develop a Sales Study for property types impacted by the proposed infrastructure project. The property types included in this Sales Study are residential and commercial. We have researched information available from a variety of public and subscription-based services such as the State of Wisconsin Department of Revenue Real Estate Transfer Returns Database, real estate information services, MLS databases, municipal assessor records, and information from realtors, other appraisers, and our own records. Based on our research, we concluded an opinion of market land value for the property types that are found along the proposed project corridor. After a thorough search of sold properties, a sufficient dataset of comparable sales was found to accurately reflect the values along the proposed project corridor.

## SCOPE OF WORK

The scope of this Sales Study report requires our compliance with the Uniform Standards of Professional Appraisal Practice (USPAP), which were adopted by the Appraisal Standards Board. This assignment will also conform to the Wisconsin Department of Transportation’s appraisal guidelines that pertain to a Sales Study report.

We were contracted to estimate the market value of the land for the various properties impacted by the proposed project. The Sales Study will be used by our client as a basis for negotiating with various property owners along the project for nominal parcel payments.

A Sales Study report does not contain complete discussions of all the data researched or the analysis and reasoning used by the appraisers to complete this assignment. Supporting data is retained in the appraisers’ files. The purpose of the Sales Study is to develop a comprehensive list of recent real estate transactions in the general area of the proposed project. These transactions are then analyzed and compared to the appropriate subject property type. We then conclude a logical, reasonably supported, defensible narrative opinion of market land value for the various property types along the proposed project corridor.

In this Sales Study, each property type has a concluded market value that is based on the selection and analysis of comparable sales that are most similar to the analyzed property types in terms of size, location and other physical attributes. In order to estimate a value for the subject’s property types, we have reviewed and analyzed sales in the immediate and surrounding area of the project corridor. The most proximate and recent sales found were utilized and current listings were also considered.

We considered the three standard approaches to estimate value, the Sales Comparison Approach, Cost Approach, and Income Approach. The Sales Comparison Approach is the only valuation technique that is deemed applicable for this assignment.

Search parameters such as dates of sales, locations, sizes, types of properties, and distances from the subject project corridor started with relatively narrow constraints and, if necessary, were expanded until data is collected that is sufficient to estimate market value. Researched sales data was viewed and efforts were made to verify the data. At the appraisers' discretion, data may have been used without personal verification if, in the appraisers' opinion, the data appeared correct and could be cross-verified with multiple sources. Please note, further personal verification may be pursued for the completion of appraisals of individual parcels as needed.

We have considered any appropriate listings or properties found through observation during the data collection process. We have reported only the data deemed pertinent to the valuation problem. After selecting the sales, a comparative analysis of relevant factors that influence value was undertaken to adjust the sales to the subject properties based upon the actions and preferences demonstrated by the participants in the marketplace.

The Cost Approach is used in conjunction with the valuation of improvements. The Sales Study is concerned with land valuations for nominal acquisitions that will not impact any improvements; therefore, the Cost Approach does not apply. The omission of the Cost Approach is not considered misleading or inappropriate.

The Income Approach analyzes a property's income stream in order to estimate a value. This Sales Study focuses on land valuations for nominal acquisitions that will not affect any improvements. In this market, land leases are not prevalent for these property types as these various land types are not purchased for the rental potential. In this market, vacant land is typically purchased based on its perceived market value and not on any type of income capitalization rate; therefore, the Income Approach does not apply. The omission of the Income Approach is not considered misleading or inappropriate.

A visual inspection from the roadway was completed of the project corridor and comparable sales utilized in this Sales Study. Comparable sales data was obtained from multiple sources including the Multiple Listing Service from the Realtors Association of Northeast Wisconsin, municipal assessors, CoStar, County and State records, information from other appraisers, realtors and the appraisers' records.

### **HIGHEST AND BEST USE**

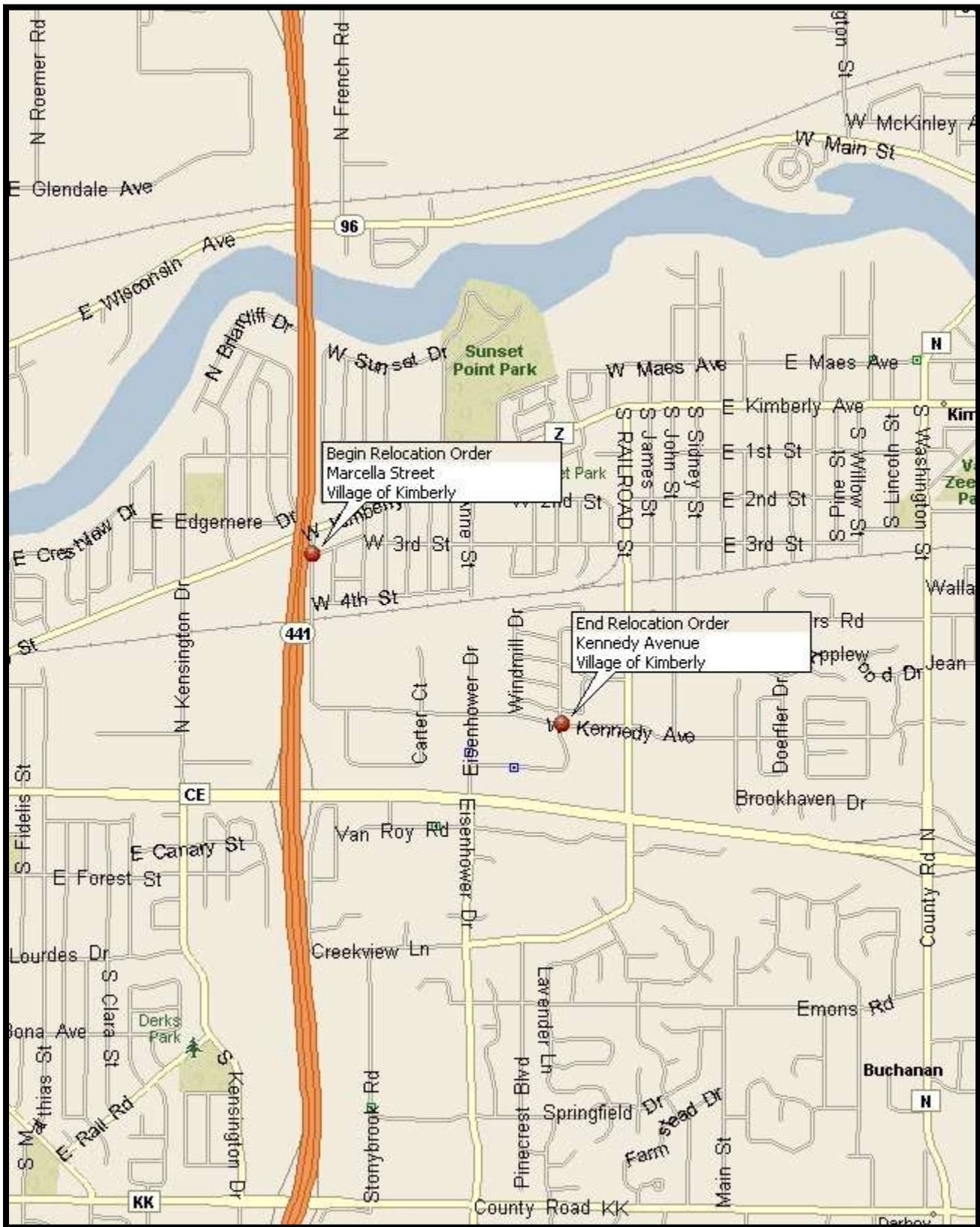
USPAP mandates the inclusion of a Highest and Best Use section in an appraisal when the purpose of the report is to determine market value. In addition, good appraisal practice also requires a highest and best use analysis of the subject property be completed. The depth and detail required is set by its significance to the appraisal.

Highest and Best Use can be defined as the reasonable, probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability.

A basic principle of real estate valuation is that undeveloped and improved sites tend to be put to the use that will produce the greatest net return over a given period of time. This is the basis for decision-making concerning the allocation of space among alternative competing uses; therefore, is also the basis for valuation since an owner, potential purchaser, or user is presumed to plan to put the property to the use that will produce the greatest net return. The economic concepts of utility and substitution are critical to the highest and best use analysis. The highest and best use of a property determines its utility. Substitution refers to the expectation that a buyer of such a property would pay no more for a competing property with the same utility while a seller would accept no less than a seller of a comparable property.

The highest and best use analysis involves two separate estimates: the property as if vacant and available to be put to its highest and best use and the property as improved. For an improved property, the highest and best use analysis may determine a result that differs from the existing use. The existing use is expected to continue unless and until the value of the property as if vacant in its highest and best use exceeds the value of the property as improved for the existing use. For the purposes of this Sales Study assignment, we reviewed each property individually to conclude a highest and best use in order to properly categorize the parcels. A separate highest and best use discussion of each parcel is not included in this report; however, supporting documentation is retained in our files and will be included in individual appraisal reports as needed.

PROJECT LOCATION MAP



## AREA AND NEIGHBORHOOD DATA

The project corridor consists of sections of Marcella Street and Kennedy Avenue in the Village of Kimberly in the eastern section of the Appleton metro area. Marcella Street has a north/south orientation and runs parallel with STH 441. Kennedy Avenue has an east/west orientation and runs parallel with East College Avenue (CTH CE).

The land uses in the immediate neighborhood exhibit a wide mix of single-family residential, multifamily residential, industrial, and commercial. The northern end of the Marcella Street corridor, to the north of the rail line, is a middle-aged single-family and multifamily residential district. The development along Marcella Street, to the south of the rail line, transitions to industrial and secondary commercial.

The land uses along Kennedy Avenue, to the west of Eisenhower Drive, are mostly light industrial and secondary commercial, including professional offices, laboratories, clinics, etc. To the east of Eisenhower Drive, the land uses transition to a mix of newer commercial and single-family residential uses. Parcel 35 along the project route was recently developed with a Stein's Garden & Home retail store in 2021.

To the south of the project corridor, facing East College Avenue (CTH CE) are commercial uses, including professional offices, financial institutions, a McDonald's quick-service restaurant, a hotel, a local bar and grill, a daycare facility, and a newer assisted living facility.

The highway beltline in the Appleton metro area consists of I-41 on the northern and western sides, STH 441 on the eastern side, and STH 441 / USH 10 on the southern side. Access to the STH 441 and East College Avenue (CTH CE) interchange is nearby to the south and southwest of the project route.

## PROJECT INFORMATION

The following project information was obtained from the Village of Kimberly Notice of Public Information Meeting dated October 23, 2023:

### Marcella Street/Kennedy Avenue Multimodal Trail Project Information

#### **1. Purpose and need:**

The purpose of the proposed action is to provide safe alternative transportation facilities for pedestrian and bicycle traffic while reducing road congestion with equitable access to safe transportation alternatives including:

- Addressing safety concerns
- Providing bicycle and pedestrian facilities
- Increasing equitable access to safe road crossings
- Increasing connection to the natural environment and the likelihood of modal shift to biking, walking or transit from utilitarian car travel.

The need is defined by the following:

- **Lack of safe bicycle and pedestrian facilities:** The Marcella/Kennedy corridor currently lacks any bicycle or pedestrian facilities. Major business corridors and public transportation routes connect to this area.
- **Safety:** pedestrians, cyclists, industrial truck route traffic, and motorists currently all use the same facilities.

#### **2. Conceptual solutions that could address the purpose and need:**

The Village of Kimberly received Transportation Alternatives Program funding for this project. The funding application for the project was based on constructing new bicycle and pedestrian facilities along Kennedy Avenue and Marcella Streets. Project needs will be addressed as such:

- **Lack of safe bicycle and pedestrian facilities:** A 10'- wide concrete multimodal trail is proposed on the south side of Kennedy Avenue and the west side of Marcella Street.

- **Safety:** The multimodal facilities will directly connect with existing facilities at Kennedy Avenue and Cobblestone Lane completing a regionally connecting trail network. Adding a separate facility to Kennedy and Marcella will ensure pedestrians and cyclists will no longer need to share the roadway with motorized vehicles.

**3. Proposed schedule and cost range:**

The project is currently scheduled for construction in: 2024

The estimated cost for the project is \$900,657.66

It is anticipated that the duration of the project will be approximately 2 months.

**4. Potential traffic impacts/ traffic management objectives:**

The road will remain open to bi-directional traffic with flaggers. Driveways will be constructed in halves to maintain vehicle access. The contractor will need to utilize the lane adjacent to the trail to construct the project. Provisions will be provided in the contract to require the contractor to open the roadway to traffic at the end of each workday.

**5. Related projects, if any:**

n/a

**6. Potential real estate impacts:**

Temporary limited easements will be required throughout the corridor for grading to match the new trail. Moss & Associates will be providing RW acquisition services for the Village.

**7. Potential access modifications:**

There will be no access modifications as a result of this project.

**8. Any other issues to be aware of:**

The existing railroad crossing surface on Marcella St. will be replaced by WATCO concurrently with work on this project. This work will require the complete closure of Marcella Street at the crossing. It is anticipated that the closure will be in place for one to two weeks. Coordination with the railroad is ongoing. Access to properties will be maintained via Kimberly Avenue and Marcella Street to the north, and via Kennedy Avenue to the south and east.



## REGIONAL DEMOGRAPHIC & EMPLOYMENT INFORMATION

### Outagamie County

#### POPULATION AND DEMOGRAPHICS

In recent years, Outagamie County's population growth has outpaced both state and national rates. Since the 2020 Census, the county's population grew by 2,233 residents (1.2%). Within the county, Appleton's population remained virtually unchanged (-7) while the Villages of Greenville and Little Chute each grew by at least 3%. Along with Appleton, the Town of Oneida was the only other major municipality in Outagamie County whose population declined.

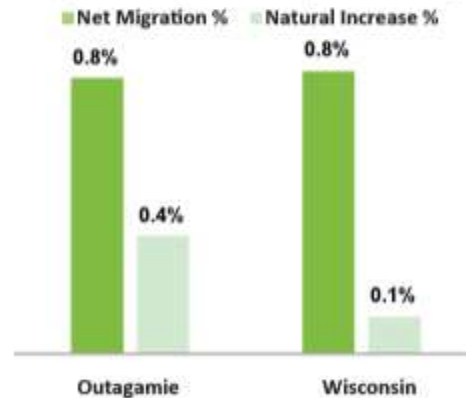
**Graphic 3: 10 Most Populous Municipalities in County**

	2020 Census	2022 Final Estimate	Numeric Change	Percent Change
Appleton, City	62,899	62,892	-7	0.0%
Grand Chute, Town	23,831	23,964	133	0.6%
Kaukauna, City	17,089	17,441	352	2.1%
Greenville, Village	12,687	13,067	380	3.0%
Little Chute, Village	11,619	12,213	594	5.1%
Kimberly, Village	7,320	7,526	206	2.8%
Buchanan, Town	6,857	6,865	8	0.1%
Freedom, Town	6,216	6,225	9	0.1%
Oneida, Town	4,579	4,555	-24	-0.5%
Center, Town	3,622	3,675	53	1.5%
<b>Outagamie County</b>	<b>190,705</b>	<b>192,938</b>	<b>2,233</b>	<b>1.2%</b>
<b>Wisconsin</b>	<b>5,893,718</b>	<b>5,949,155</b>	<b>55,437</b>	<b>0.9%</b>

Source: WI Dept. of Administration, Demographic Services Center

For any given area, the two sources of population change are net migration (the difference between the number of people moving in and the number of people moving out) and natural increase (the difference between births and deaths). Much like the state, the large majority of Outagamie County's recent population growth (70%) occurred through net migration. The county's level of net migration (1,557 residents) was the ninth highest in the state. Despite relatively high natural increase rates, this local data still points to long-run trends of decelerating population growth and workforce quantity challenges.

**Graphic 4: Components of Population Change**



Source: Demographic Services Center, WI Dept. of Administration

## EMPLOYMENT BY INDUSTRY

Employment changes in 2021 were unsurprisingly less volatile than those in 2020, but jobs totals will also be compared to 2019 as a pre-pandemic benchmark. Employment in Outagamie County increased by 1,238 jobs (1.20%) across all industries from 2020 to 2021. In comparison, Wisconsin's total employment grew by 2.4% over the year. As of 2021, employment in the county was still 4.2% below the 2019 total while Wisconsin's total employment was 3.1% below 2019.

Graphic 5: Employment Change by Industry

	2021 Average Monthly Employment	1-year Numeric Change	1-year Percent Change	2-year Numeric Change	2-year Percent Change	Percent of Total Employment
Construction	8,288	278	3.5%	-42	-0.5%	7.9%
Education & Health Services	20,243	287	1.4%	-86	-0.4%	19.4%
Financial Activities	6,303	-169	-2.6%	-135	-2.1%	6.0%
Information	866	-54	-5.9%	-142	-14.1%	0.8%
Leisure & Hospitality	9,053	746	9.0%	-1,493	-14.2%	8.7%
Manufacturing	19,362	-169	-0.9%	-853	-4.2%	18.6%
Natural Resources & Mining	777	-33	-4.1%	-60	-7.2%	0.7%
Other Services	3,403	167	5.2%	-669	-16.4%	3.3%
Professional & Business Services	12,465	-147	-1.2%	-141	-1.1%	11.9%
Public Administration	3,274	42	1.3%	0	0.0%	3.1%
Trade, Transportation, Utilities	20,326	290	1.4%	-941	-4.4%	19.5%
<b>All Industries</b>	<b>104,359</b>	<b>1,238</b>	<b>1.2%</b>	<b>-4,563</b>	<b>-4.2%</b>	<b>100.0%</b>

Source: WI DWD, Labor Market Information, QCEW 2021

Six of 11 industries registered growth between 2020 and 2021. However, every industry except for public administration remained below 2019 levels. The three largest industries in terms of employment share are trade, transportation, and utilities; education and health services, and manufacturing. These three industries make up about 57% of total employment but only account for 41.2% of the overall employment decline.

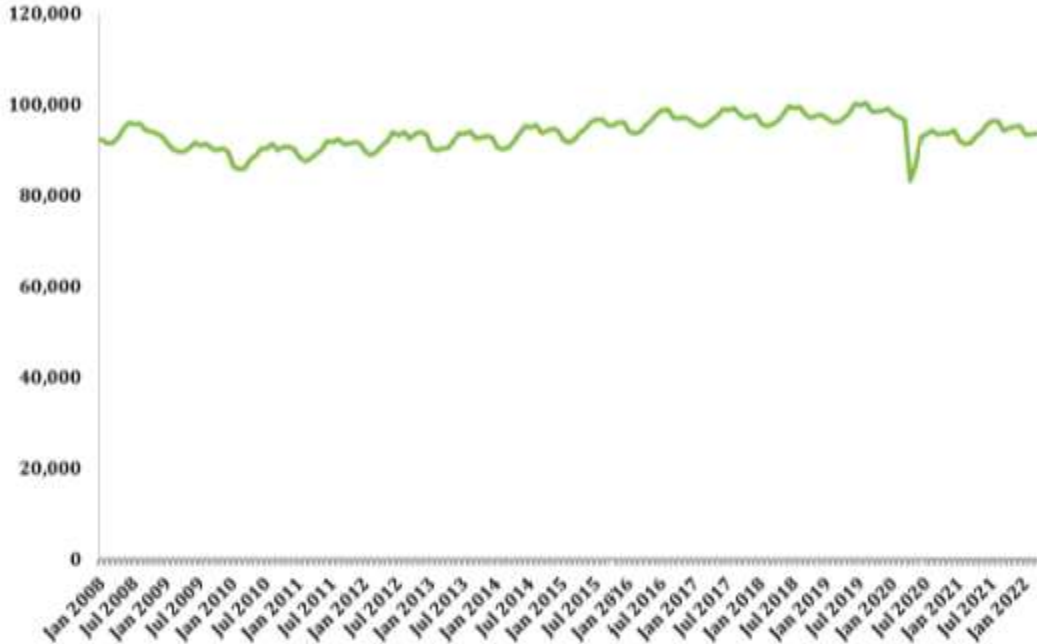
The leisure and hospitality industry still stands out in terms of disproportionate employment losses since 2019. The industry accounted for 32.7% of the county's jobs decline despite making up only 8.7% of total employment. However, with 9% annual growth in 2021, leisure and hospitality also experienced the most rapid employment recovery. Other industries that experienced high rates of employment decline relative to 2019 include natural resources and mining and information.



## TOTAL MONTHLY EMPLOYMENT

The monthly employment data shown here provides updated local employment trends, extending through March 2022. In addition, seasonal patterns are also evident here, with employment reaching a bottom in February and peaking in August. Even with those caveats in mind, the story remains largely unchanged. Outagamie County's annual employment grew by about 1,200 jobs on average over the course of the 2010s but, since then, economic volatilities have interrupted that stability.

Graphic 6: QCEW Monthly Employment



Source: WI DWD, Labor Market Information, QCEW Second Quarter

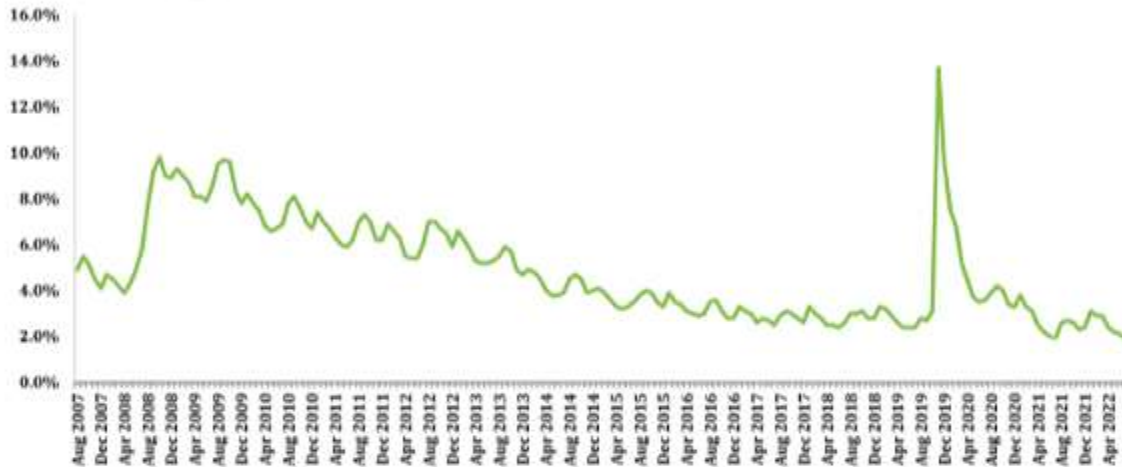
Local employment declined by over 13,000 jobs (13.9%) in April 2020 alone, and the subsequent recovery period was inconsistent. The most rapid rebound occurred in the spring and early summer of 2020, but recovery slowed during the following fall and winter. Jobs growth continued throughout much of 2021 and into 2022 as well. As of March 2022, local employment stood at 93,572, which represents a 12 month gain of 2,042. However, that is still over 3,000 jobs lower than the March 2020 level of 96,634.

Outagamie County's labor market recovery from COVID-19 is incomplete as local employment totals remain short of early 2020 levels, even without considering pre-pandemic growth trends. In the short term, the jobs outlook remains quite uncertain amid continued concerns over issues such as inflation, international supply chain disruptions, pandemic-induced behavioral changes, and subsequent monetary policy responses. Expected changes over the longer term will be covered in the discussion of industry and occupational employment projections.

## UNEMPLOYMENT AND LABOR FORCE PARTICIPATION

In contrast to the Great Recession, the increase in unemployment that occurred at the onset of the pandemic was more severe but less persistent. While Outagamie County's unemployment rate never exceeded 10% in the aftermath of the financial crisis, in April 2020 it climbed nearly 11 percentage points to 13.7%. The subsequent recovery was most rapid in the immediate aftermath as the most stringent lockdowns were lifted. The unemployment rate trended down throughout 2021 and 2022 and have reached record lows, which is notable given the economic uncertainties fueled by recent inflation trends.

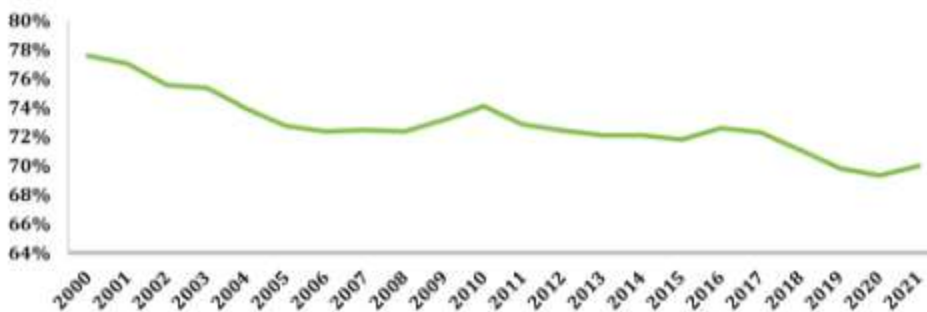
Graphic 7: Unemployment Rate



Source: Local Area Unemployment Statistics (LAUS), Bureau of Labor Statistics

Even though recent attention on the labor market has focused on the difficulty employers face with finding and retaining workers, it's important to remember that many of those pressures were building before the pandemic. Outagamie County's labor force participation rate (LFPR) has trended downward since 2000, when the oldest baby boomers were in the late stages of their prime working years. As of 2021, the local LFPR of 70% was over half a percentage point higher compared to 2020. This recent bump is relatively minor compared to the 7.6 percentage point decline since 2000.

Graphic 8: Labor Force Participation Rate



Source: WI DWD, Office of Economic Advisors (DEA)

## SALES COMPARISON APPROACH

### Market Conditions

Adjustments are necessary to account for inflationary forces in the market (time adjustment) and changes in supply/demand factors (market adjustments), which affect pricing levels. Inflation creates the need to apply an upward adjustment to pricing parameters to account for the long-term upward trend in price levels. Changing market conditions reflect either an upward or downward adjustment, depending on investors' perceived economic outlook and the supply/demand relationship in the market.

### Residential

Based on review of the MLS and Department of Revenue information along with our own analysis, including conversations with local market participants, we conclude that the local residential land market has been appreciating over the past few years. The following tables summarize the average sale prices on the MLS for improved single-family residential properties from the beginning of 2020 through 2023:

Outagamie County				
	2020	2021	2022	2023
Median Price	\$210,000	\$239,900	\$266,500	\$282,750
% Change		+ 14.24%	+ 11.09%	+ 6.10%
Mean Price	\$238,300	\$269,995	\$302,833	\$323,324
% Change		+ 13.30%	+ 12.16%	+ 6.77%

Calumet County				
	2020	2021	2022	2023
Median Price	\$226,612	\$275,000	\$296,075	\$334,500
% Change		+ 21.35%	+ 7.66%	+ 12.98%
Mean Price	\$237,039	\$283,614	\$311,316	\$349,563
% Change		+ 19.65%	+ 9.77%	+ 12.29%

The following table summarizes the median and mean sale prices on the MLS for non-waterfront vacant land properties under one acre in size in Brown, Calumet, Outagamie, and Winnebago Counties from the beginning of 2020 through 2023:

	2020	2021	2022	2023
Median Price	\$57,500	\$57,500	\$63,500	\$68,900
% Change		0.00%	+ 10.44%	+ 8.50%
Mean Price	\$56,560	\$60,767	\$67,085	\$68,742
% Change		+ 7.44%	+ 10.40%	+ 2.47%

The Wisconsin Department of Revenue's Statement of Changes in Equalized Values reports were reviewed for an indication of land value changes. The following changes were reported for increases in land values due to economic conditions:

Residential Land - % of Economic Change				
	2020	2021	2022	2023
Brown County	+ 5.15%	+ 7.63%	+ 13.14%	+ 10.75%
Calumet County	+ 3.87%	+ 7.50%	+ 14.33%	+ 11.40%
Outagamie County	+ 5.32%	+ 6.44%	+ 12.72%	+ 13.40%
Winnebago County	+ 4.01%	+ 6.39%	+ 12.44%	+ 13.27%

Total Real Estate - Land - % of Economic Change				
	2020	2021	2022	2023
Brown County	+ 4.77%	+ 6.19%	+ 10.99%	+ 10.68%
Calumet County	+ 3.53%	+ 6.18%	+ 12.57%	+ 10.67%
Outagamie County	+ 5.54%	+ 4.28%	+ 10.09%	+ 12.75%
Winnebago County	+ 3.57%	+ 5.09%	+ 10.46%	+ 11.49%

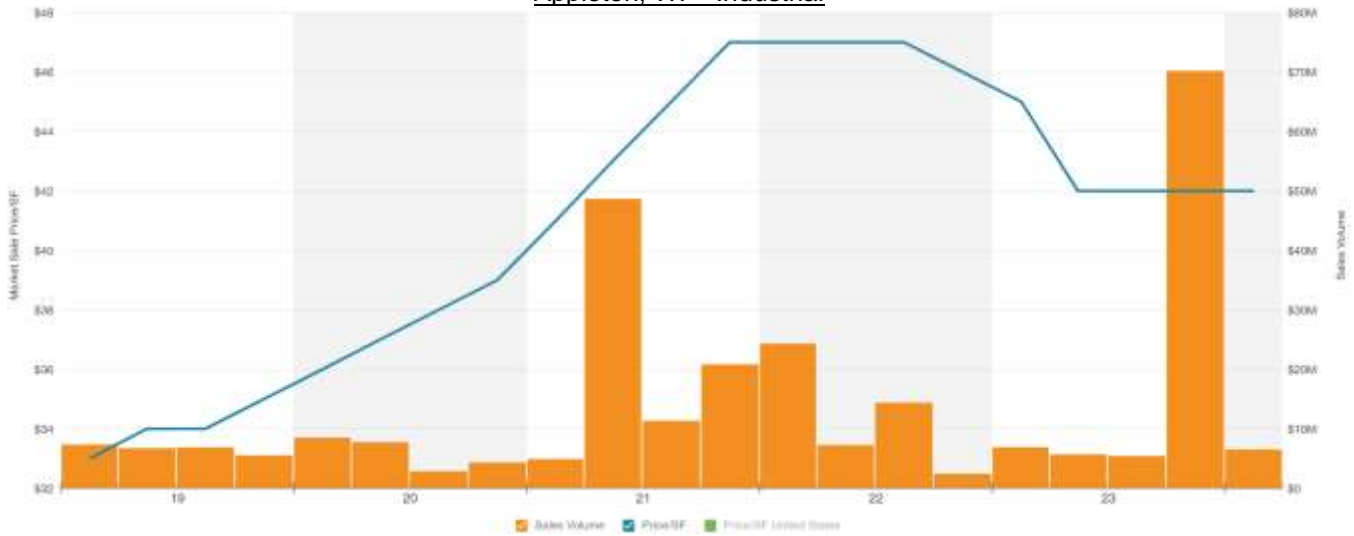
In summary, based on the available information, it is our opinion that the local residential land market has been appreciating at an approximate average annual rate of 9%, or 0.75% per month, over the past few years. The sales are adjusted upward by 0.75% per month accordingly to reflect current market conditions.

## Commercial

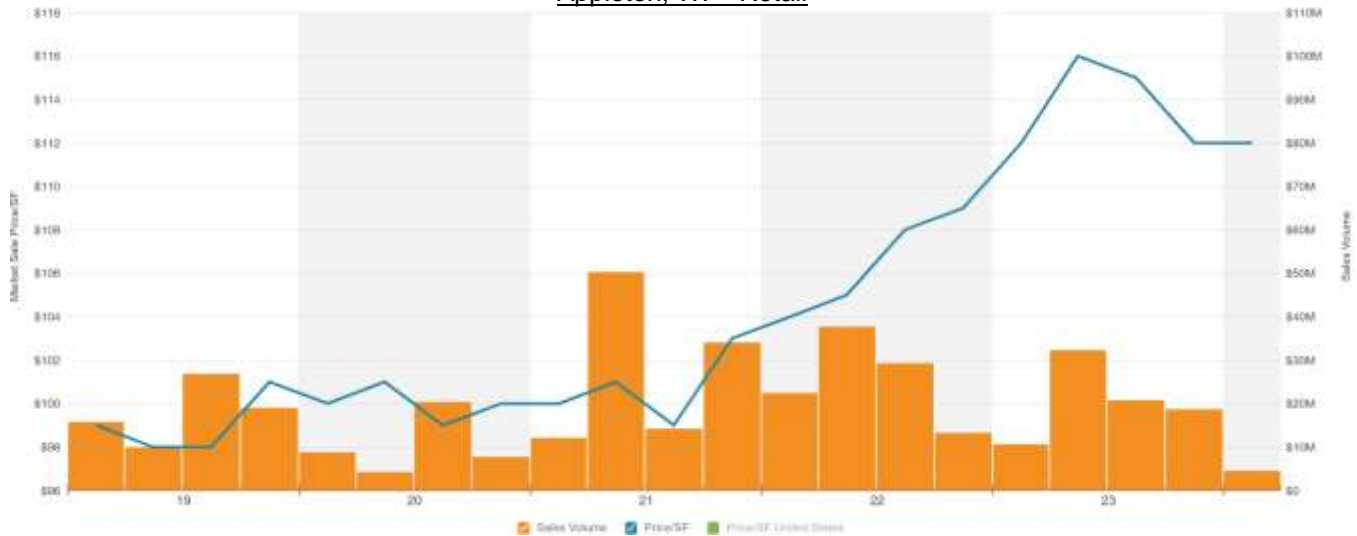
Based on a review of local market conditions along with discussions with knowledgeable professionals and property owners, it is our opinion that in general, the real estate market for commercial and industrial development land in the subject's market has shown appreciation over the past few years.

The graphs below are provided by CoStar Commercial Real Estate Information Company, and depict the average market sale price per square foot and sales volume for various sectors in the Green Bay submarket over the past five years:

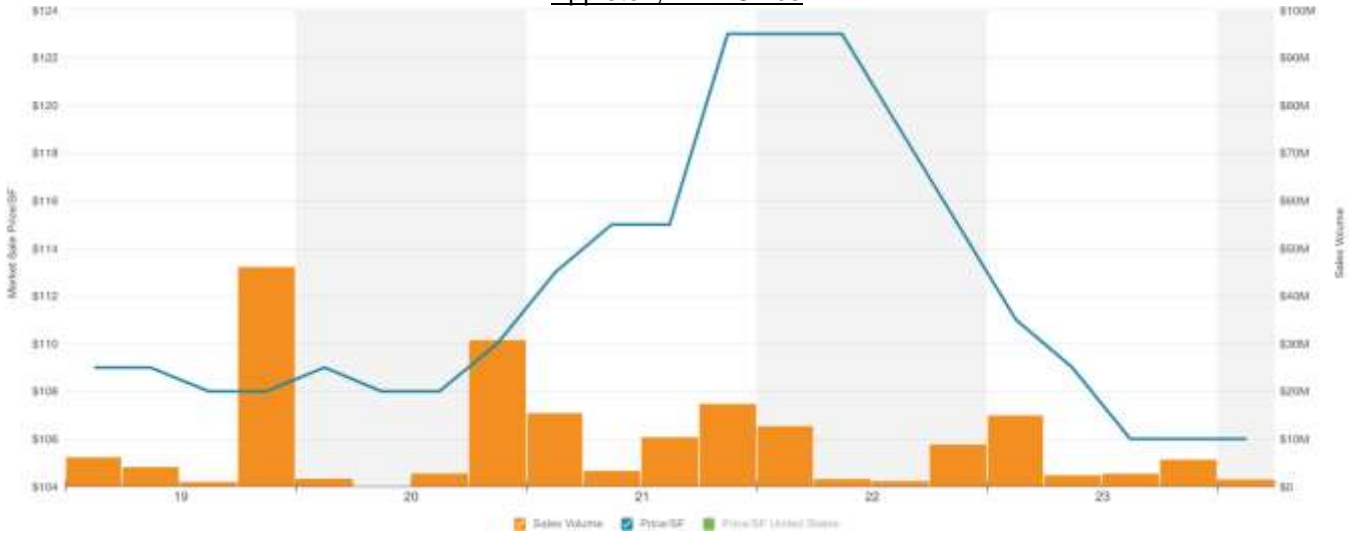
### Appleton, WI – Industrial



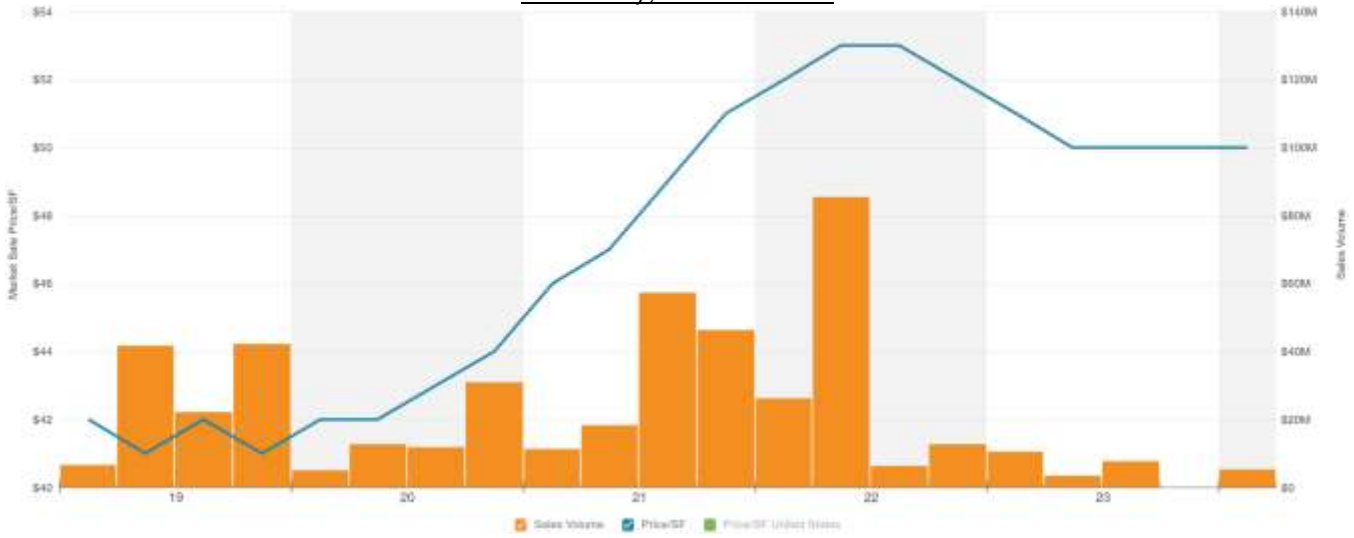
### Appleton, WI – Retail



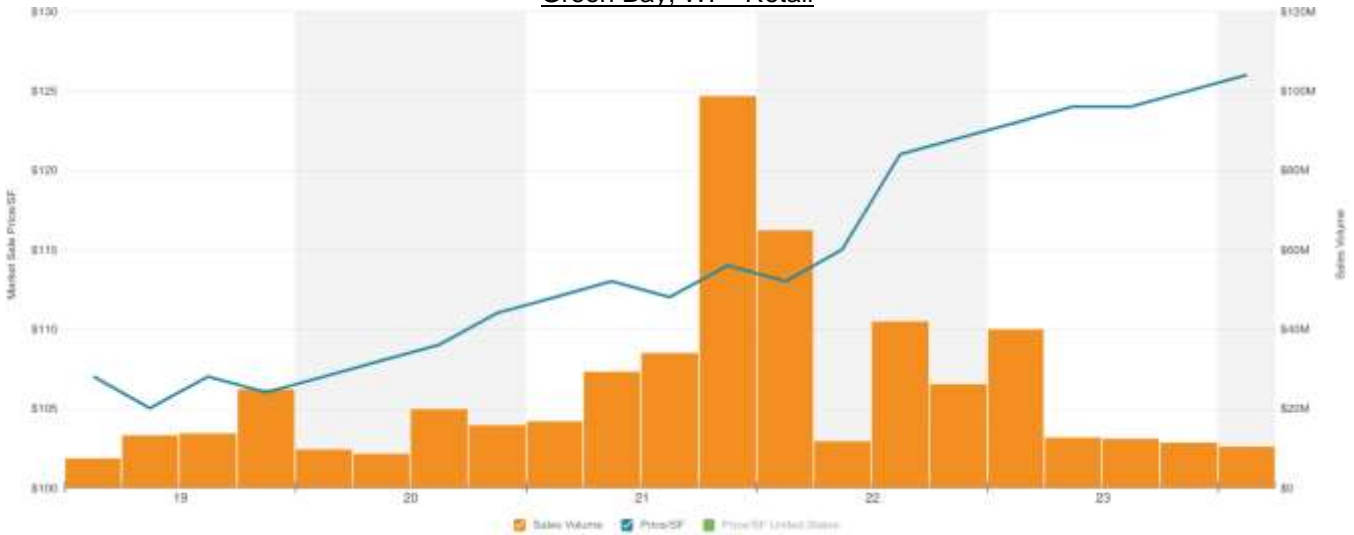
### Appleton, WI – Office



### Green Bay, WI – Industrial

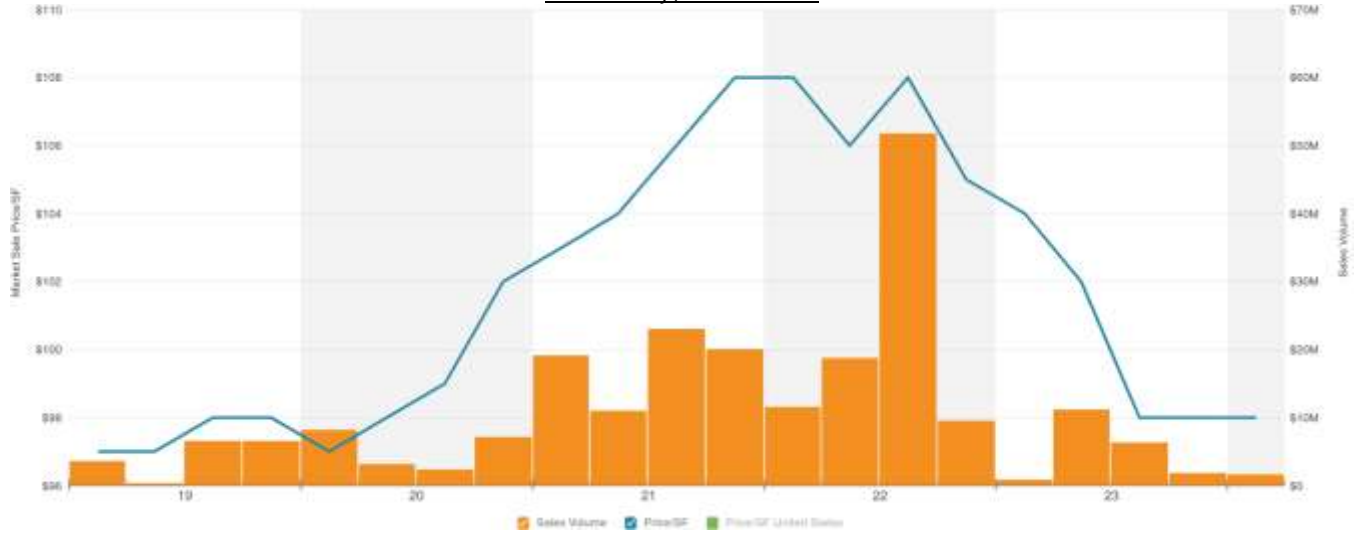


### Green Bay, WI – Retail





### Green Bay, WI – Office

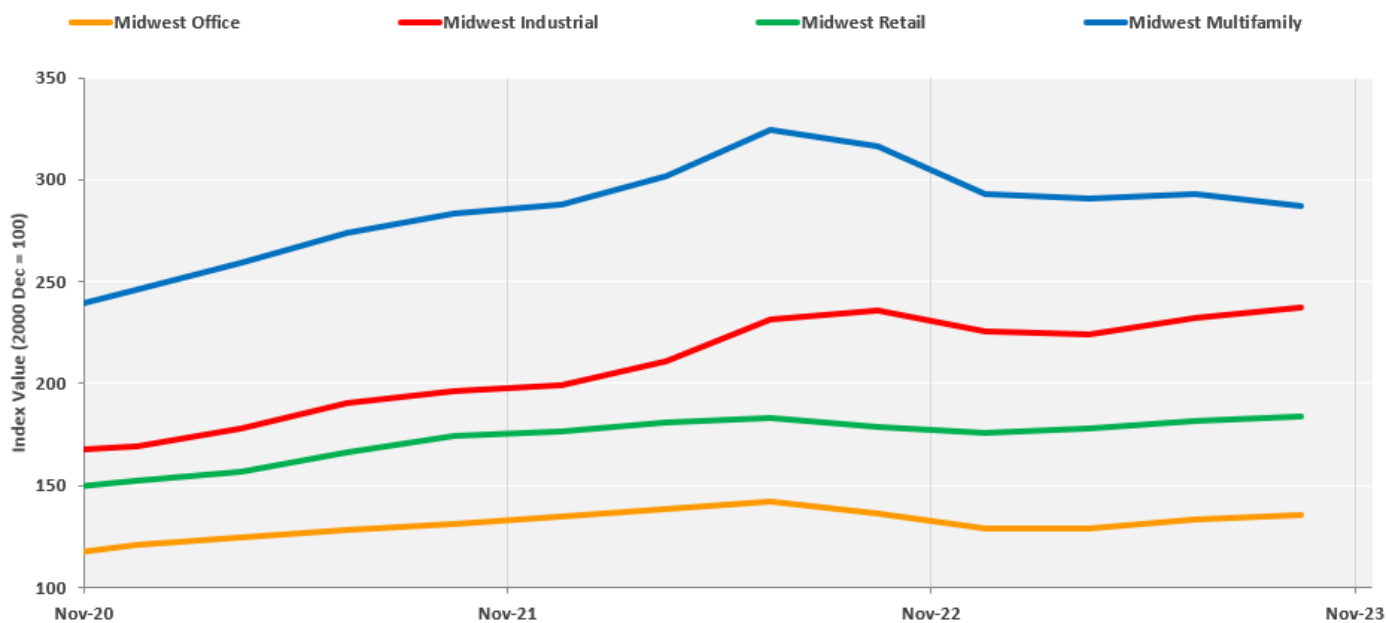
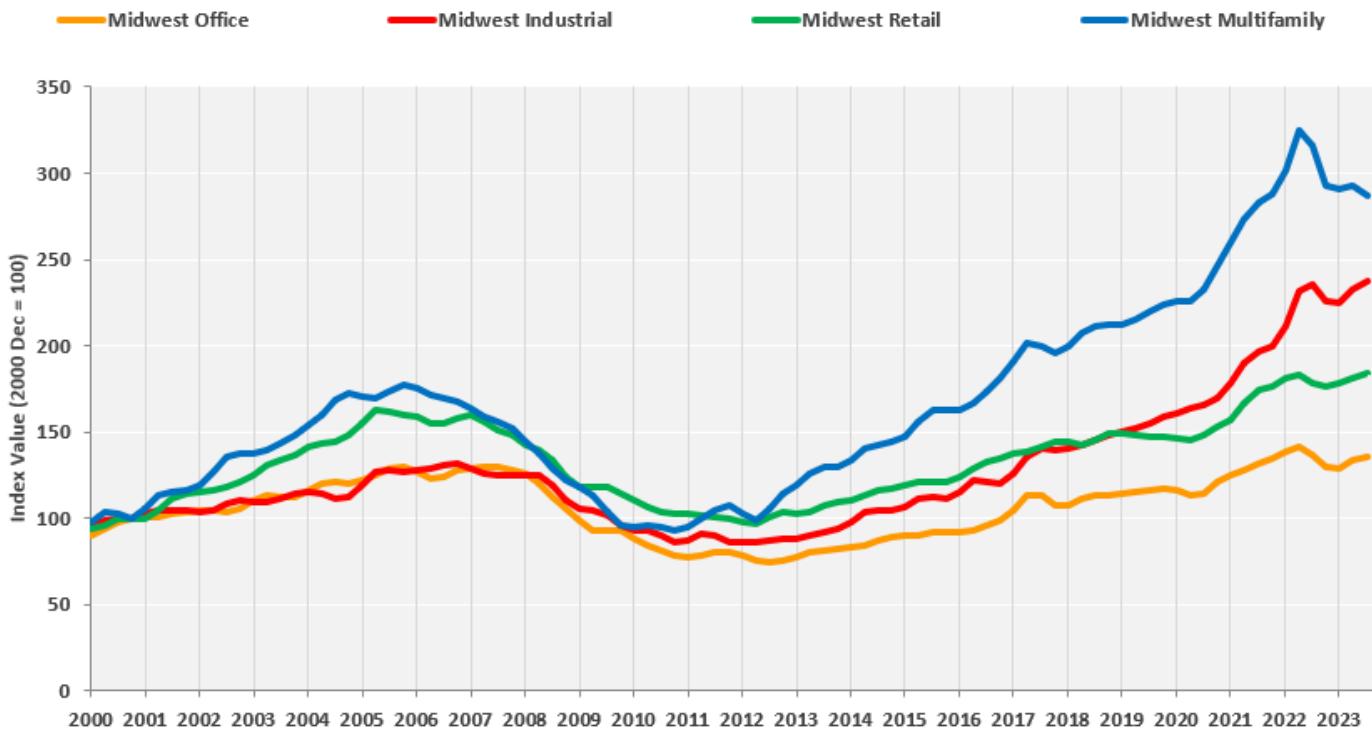


The Wisconsin Department of Revenue’s Statement of Changes in Equalized Values reports were reviewed for an indication of land value changes. The following changes were reported for increases in commercial land values due to economic conditions:

Commercial Land - % of Economic Change				
	2020	2021	2022	2023
Brown County	+ 3.68%	+ 3.24%	+ 6.33%	+ 11.71%
Calumet County	+ 2.47%	+ 0.84%	+ 10.81%	+ 10.86%
Outagamie County	+ 7.37%	- 1.69%	+ 4.60%	+ 13.77%
Winnebago County	+ 2.47%	+ 1.81%	+ 5.47%	+ 6.84%

The following information is provided by CoStar Commercial Real Estate Information Company and represents the Commercial Repeat Sales Indices (CCRSI) for the U.S. Midwest market through November 2023:

**U.S. Midwest Property Type Quarterly Indices - Equal Weighted,  
Data through November of 2023**



Based on this information, the total changes over the past three years have been 12.4% (4.1% per year average) for the Midwest Office market, 40.2% (13.4% per year average) for the Midwest Industrial market, 20.3% (6.8% per year average) for the Midwest Retail market, and 16.7% (5.6% per year average) for the Midwest Multifamily market.

Based on the available information as well as discussions with market participants, it is our opinion that the local commercial and industrial development land sector has been appreciating at an approximate annual rate of 9%, or 0.75% per month, over the past few years. The comparable sales are adjusted upward by 0.75% per month accordingly to reflect current market conditions.

## Residential

For the purposes of this valuation analysis, this property type is considered to be the residential lots along the corridor.

### Corridor Property Inventory

The following table is a summary of the residential parcels along the project route:

Parcel #	Physical Address	Municipality	Tax ID	Zoning	Acres
3	1520 West Third Street	Village of Kimberly	250144100	R1: Residential Low Density	0.18
4	1519-1521 West Third Street	Village of Kimberly	250145000	R1: Residential Low Density	0.22
11	1516-1520 West Fourth Street	Village of Kimberly	250150800	R4: Residential High Density	0.20
12	503-509 Marcella Street	Village of Kimberly	250153500	R4: Residential High Density	0.20
32	652 Windmill Drive	Village of Kimberly	250199300	R3: Residential Medium Density	0.26
36	731 Strawberry Lane	Village of Kimberly	250205500	R3: Residential Medium Density	0.29
41	701 Strawberry Lane	Village of Kimberly	250205500	R3: Residential Medium Density	0.27
42	637 Strawberry Lane	Village of Kimberly	250189300	R2: Residential Moderate Density	0.26

*It should be noted, despite the different zoning classifications, each residential district allows for any uses permitted in the R-1 District, which includes single-family residential.*

### Comparable Sales

#	Date	County	Municipality	Address	Price	Acres	\$/Acre	Adj.
A1	10/07/2022	Calumet	Village of Harrison	N9036 Papermaker Pass	\$45,000	0.193	\$233,161	\$264,637
A2	02/27/2023	Calumet	Village of Harrison	N8778 Connor Circle	\$59,900	0.258	\$232,171	\$256,548
A3	07/12/2021	Outagamie	City of Appleton	1415 W. Summer Street	\$30,000	0.155	\$193,548	\$241,452
A4	03/08/2022	Calumet	Village of Harrison	N8786 Connor Circle	\$62,900	0.316	\$199,051	\$236,373
A5	05/02/2022	Winnebago	Village of Fox Crossing	Palisades Drive	\$36,900	0.193	\$191,192	\$224,172
A6	11/30/2021	Outagamie	City of Kaukauna	1517 Peters Road	\$39,500	0.215	\$183,721	\$223,680
A7	10/07/2022	Outagamie	City of Kaukauna	701-703 Tarragon Drive	\$55,000	0.280	\$196,429	\$222,946
A8	03/11/2022	Outagamie	Village of Kimberly	314 S. Maple Street	\$27,500	0.150	\$183,333	\$217,708
A9	01/29/2021	Calumet	Village of Harrison	N9132 Brenda Drive	\$49,500	0.298	\$166,107	\$214,694
A10	06/19/2023	Outagamie	City of Kaukauna	716 E. 9th Street	\$26,000	0.140	\$185,714	\$199,643
A11	10/13/2023	Outagamie	City of Appleton	1200 N. Briarcliff Drive	\$40,500	0.215	\$188,372	\$196,849
A12	08/01/2023	Outagamie	City of Appleton	2605 E. Corridor Drive	\$57,900	0.320	\$180,938	\$191,794
A13	06/03/2022	Outagamie	City of Kaukauna	141 Grant Street	\$26,000	0.165	\$157,576	\$183,576
A14	01/11/2024	Calumet	Village of Harrison	N8770 Connor Circle	\$64,900	0.366	\$177,322	\$181,312
A15	08/23/2022	Outagamie	Town of Grand Chute	2507 W. Sunnyview Circle	\$43,000	0.290	\$148,276	\$170,517
A16	07/19/2022	Winnebago	City of Neenah	418 6th Street	\$35,000	0.246	\$142,276	\$164,685
A17	05/02/2023	Calumet	City of Appleton	2719 S. Greenview Street	\$39,900	0.273	\$146,154	\$158,212
A18	01/12/2024	Outagamie	Village of Kimberly	435 W. Papermill Run	\$40,000	0.259	\$154,440	\$157,915

**Sale A1:** The property is located in a relatively new single-family residential subdivision situated to the south of Manitowoc Road and to the east of Lake Park Road in the Village of Harrison. Most homes in the subdivision were built in the last 10 to 15 years. The non-corner lot has a rectangular configuration, an open cover type, and a level topography. A 30' drainage easement runs along the rear boundary of the site.

**Sale A2:** The property is located in a newer single-family residential subdivision situated to the north of USH 10 / STH 114 and to the west of CTH N in the Village of Harrison. Most homes in the subdivision were built within the last five years. The non-corner lot has a rectangular configuration, an open cover type, and a level topography. A 10' drainage easement runs along the rear boundary of the site.

**Sale A3:** The property is located in an older residential area, one block south of West Wisconsin Avenue (STH 96) in the central section of Appleton. Most homes in the neighborhood were built more than 40 years ago. The rectangular, 50'x135', non-corner lot has a level topography and an open cover type. The property is not impacted by any significant easements or restrictions.

**Sale A4:** The property is located in a newer single-family residential subdivision situated to the north of USH 10 / STH 114 and to the west of CTH N in the Village of Harrison. Most homes in the subdivision were built within the last five years. The corner lot has a rectangular configuration, an open cover type, and a level topography. An 8' drainage easement runs along the eastern boundary of the site.

**Sale A5:** The property is located in a middle-aged residential area, near the Fox River and to the northwest of the USH 10 / STH 441 and STH 47 interchange in the southwest section of the Appleton metro area. Most homes in the neighborhood were built more than 40 years ago. The rectangular, 70'x120', non-corner lot has a level topography and an open cover type. The property is not impacted by any significant easements or restrictions.

**Sale A6:** The property is located in a middle-aged residential area, near Thousand Island State Conservancy Area in the City of Kaukauna. Most homes in the neighborhood were built in the last 20 to 30 years. The non-corner lot has a rectangular configuration and an open cover type. The topography is gently sloping downward to the rear. The property is not impacted by any significant easements or restrictions.

**Sale A7:** The property is located in a newer single-family, two-family, and multifamily residential district, near the intersection of CTH KK and Debruin Road in the City of Kaukauna. Most homes in the immediate area were built in the last 10 to 15 years. The non-corner lot has an open cover type and a level topography. The configuration is widening to the rear. The property is not impacted by any significant easements or restrictions.

**Sale A8:** The property is located in an older residential area, three blocks south of Kimberly Avenue in the Village of Kimberly. Most homes in the neighborhood were built more than 40 years ago. The rectangular, non-corner lot has a level topography and an open cover type. The lot has secondary access from a narrow alley along the rear boundary. The property is not impacted by any significant easements or restrictions.

**Sale A9:** The property is located in a middle-aged single-family residential subdivision situated near the intersection of Lake Park Road and Manitowoc Road in the Village of Harrison. Most homes in the subdivision were built in the last 15 to 20 years. The non-corner lot has an open cover type and a gently sloping topography. The configuration is slightly widening to the rear boundary. A 30' drainage easement runs along the rear boundary of the site.

**Sale A10:** The property is located in an older residential area, near Thousand Island State Conservancy Area in the City of Kaukauna. Most homes in the neighborhood were built more than 40 years ago. The corner lot has a rectangular configuration and an open cover type. The topography is gently sloping downward to the rear. The property is not impacted by any significant easements or restrictions.

**Sale A11:** The property is located in a middle-aged residential area, near the Fox River and to the west of STH 441 in the eastern section of the Appleton metro area. Most homes in the neighborhood were built more than 40 years ago. The rectangular, corner lot has frontage on two sides, a level topography, and a mostly open cover type. The property is not impacted by any significant easements or restrictions.

**Sale A12:** The property is located in a middle-aged residential area, near Appleton North High School in the northern section of the metro area. Most homes in the neighborhood were built in the last 15 to 20 years. The corner lot has somewhat of an irregular, though functional configuration. The cover type is open and the topography is mostly level. The property is not impacted by any significant easements or restrictions.

**Sale A13:** The property is located in an older residential area, to the north of STH 96 and to the south of I-41 in the northeast section of the City of Kaukauna. Most homes in the neighborhood were built more than 40 years ago. The rectangular, 60'x120', non-corner lot has a level topography and a mostly open cover type. The property is not impacted by any significant easements or restrictions.

**Sale A14:** The property is located in a newer single-family residential subdivision situated to the north of USH 10 / STH 114 and to the west of CTH N in the Village of Harrison. Most homes in the subdivision were built within the last five years. The corner lot has a rectangular configuration, an open cover type, and a level topography. An 8' drainage easement runs along the eastern boundary of the site.

**Sale A15:** The property is located in a middle-aged residential area, near the intersection of North Lynndale Drive and West Northland Avenue in the northwest section of the metro area. Most homes in the neighborhood were built within the last 30 to 40 years. The corner lot has somewhat of an irregular, though functional configuration. The cover type is partly wooded and the topography is mostly level. The property is not impacted by any significant easements or restrictions.

**Sale A16:** The property is located in an older residential neighborhood, a few parcels south of Nicolet Boulevard and six blocks east of North Commercial Street on Doty Island in the northeast section of Neenah. Most homes in the neighborhood were built more than 40 years ago. The rectangular, 82.5' x 130', non-corner lot has a level topography and an open cover type. The property is not impacted by any significant easements or restrictions.

**Sale A17:** The property is located in a middle-aged residential subdivision, at the intersection of South Greenview Street and East Roeland Avenue, within the beltline in the southeast section of the Appleton metro area. Most homes in the neighborhood were built roughly 30 to 40 years ago. The rectangular, corner lot has a level topography and a mostly open cover type. The property is not impacted by any significant easements or restrictions.

**Sale A18:** The property is located in a newer residential area near the Fox River in the Village of Kimberly. Most homes in the neighborhood were built in the last five years. The non-corner lot has a rectangular configuration and an open cover type. The topography is gently sloping downward to the rear. The property is not impacted by any significant easements or restrictions.

### Summary of Comparable Sales

Size Range (Acres)	Adj. Price per Acre Range	Mean	Midpoint
0.140 – 0.366	\$157,915 - \$264,637	\$205,929	\$211,276

### Value Conclusion – Residential

#### Land Size

When analyzing a property on a per-acre basis, market evidence indicates that the principle of diminishing returns applies to the real estate market and the typical buyer expects some degree of discount when buying a larger property compared to a smaller, though otherwise similar property. This is particularly evident for small residential lots, which are typically purchased on a per-lot basis, and should be taken into consideration when determining an appropriate unit value for each individual subject parcel along the corridor route. The following table provides a breakdown of the adjusted sale prices based on size range:

Size Range (Acres)	Adj. Price per Acre Range	Mean	Midpoint
0.140 – 0.215	\$183,576 - \$264,637	\$218,965	\$224,107
0.246 – 0.366	\$157,915 - \$256,548	\$195,500	\$207,232

#### Corner Influence

Corner influence is a negative characteristic for a residential lot in this market due to increased traffic exposure, smaller building envelope, less backyard privacy, etc. The following table provides a breakdown of the adjusted sale prices based on corner influence:

Corner Influence	Adj. Price per Acre Range	Mean	Midpoint
Yes	\$158,212 - \$236,373	\$194,030	\$197,292
No	\$157,915 - \$264,637	\$211,878	\$211,276

Each of the subject parcels is situated on a corner, which is a negative characteristic and should be taken into consideration when determining market value. Therefore, based on the available information, a market value of \$195,000 per acre is considered appropriate for the residential parcels along the project route:

<i>Property Type</i>	<i>Subject Parcel #s</i>	<i>Size (Acres)</i>	<i>Value Conclusion</i>
Residential	3, 4, 11, 12, 32, 36, 41, 42	0.18 – 0.29	<b>\$195,000 / Acre</b>

## Commercial

For the purposes of this valuation analysis, this property type is considered to be the commercial lots along the corridor.

### Corridor Property Inventory

The following table is a summary of the commercial parcels along the project route:

Parcel #	Physical Address	Municipality	Tax ID	Zoning	Acres
17	1119 West Kennedy Avenue	Village of Kimberly	250191100	I1: Industrial Limited	1.02
18	1113 West Kennedy Avenue	Village of Kimberly	250191101	I1: Industrial Limited	1.37
23	Truman Street	Village of Kimberly	250193100	I1: Industrial Limited	1.56
24	1001 West Kennedy Avenue	Village of Kimberly	250193200	I1: Industrial Limited	4.98
25	939 West Kennedy Avenue	Village of Kimberly	250193400	I1: Industrial Limited	1.33
26	919 West Kennedy Avenue	Village of Kimberly	250193500	I1: Industrial Limited	1.34
27	702 Eisenhower Drive	Village of Kimberly	250193600	I1: Industrial Limited	1.32
33	711 Eisenhower Drive	Village of Kimberly	250192200	I1: Industrial Limited	2.53
34	Kennedy Avenue	Village of Kimberly	250095044	B1: Business General	2.46
35	710 Cobblestone Lane	Village of Kimberly	250095017	B1: Business General	5.19

### Comparable Listings

The appraisers review listings for area properties that are available on the websites of realtors and listing services and discuss the market for properties currently available for sale with agents and property owners. Current listings provide information about properties that would compete with the subject property if it was listed for sale along with information as to current market trends and conditions. The information presented below is for properties considered the most similar to the subject property that are currently listed or have recently been listed.

#	County	Municipality	Address	List Price	Acres	\$ / Acre
1	Outagamie	Buchanan	Eisenhower Dr. & Springfield Dr.	\$259,900	1.07	\$242,897
2	Calumet	Appleton	2608 South Lake Park Road	\$265,000	1.16	\$224,448
3	Outagamie	Buchanan	Eisenhower Drive & Theater Way	\$599,000	2.92	\$205,137
4	Outagamie	Buchanan	Springfield Drive & Pinecrest	\$195,000	0.98	\$198,980
5	Outagamie	Buchanan	Eisenhower Drive & Emons Road	\$925,000	4.75	\$194,737
6	Winnebago	Fox Crossing	West American Drive	\$308,000	1.88	\$163,830
7	Winnebago	Fox Crossing	West American Drive	\$470,000	2.87	\$163,763
8	Winnebago	Fox Crossing	1320 West American Drive	\$1,099,000	6.94	\$158,357
9	Outagamie	Combined Locks	534 Martineau Road	\$225,000	1.66	\$135,542
10	Calumet	Appleton	East Plank Road	\$700,000	5.18	\$135,135
11	Outagamie	Kimberly	Kennedy Avenue	Varies	1.62 – 2.46	\$130,680
12	Outagamie	Little Chute	East Evergreen Drive	\$480,000	3.96	\$121,212



Eisenhower Dr. & Springfield Town of Buchanan Outagamie County	
List Price:	\$259,900
Size (Acres):	1.07
Price / Acre:	\$242,897

**Listing 1:** The property is located at the corner of Eisenhower Drive and Springfield Drive, an approximate 1.0-mile drive to the south of the subject parcels. The property is listed for sale with Concord Development Company and the following information is included with the listing:

- *Address: NW corner of Eisenhower Drive and Springfield Drive, Lot 2, Town of Buchanan, Wisconsin*
- *Location: 1 block north of Calumet Street on the west side of Eisenhower Drive*
- *Zoning: CL – Local Commercial District*
- *Lot Size: 1.07 acre (approximate)*
- *Sale Price: \$259,900*
- *Utilities: Gas, electric, sewer, water, phone and cable at property line.*
- *Comments: Located in one of the most desirable areas of the East Appleton Market. Provides easy access to Hwy 145. Other businesses in close proximity include Kohl's, Wal-Mart, many other restaurants, retailers and service industries.*

According to CoStar Commercial Real Estate Information Company, the property has been listed at the same asking price since April 2019.



2608 South Lake Park Road City of Appleton Calumet County	
List Price:	\$265,000
Size (Acres):	1.16
Price / Acre:	\$228,448

**Listing 2:** The property is located near the roundabout intersection of South Lake Park Road and South Kensington Drive, along the northern side of STH 441 in the southeast section of the Appleton metro area. The property is listed for sale with Colliers International and the following information is included with the listing:

- *Lot Size 1.16 Acres*
- *Zoning C-2*
- *Parcel 31-9-4185-01*
- *Commercially zoned vacant land in a great location for a business that would like visibility from Hwy 441*
- *Located in the growing east Appleton retail corridor*
- *Sewer & water laterals are into the property*
- *Excellent signage opportunity*

According to CoStar Commercial Real Estate Information Company, the property has been listed off and on for several years. The asking price was reduced from \$375,000 in 2019.





Eisenhower Dr & Theater Way Town of Buchanan Outagamie County	
List Price:	\$599,000
Size (Acres):	2.92
Price / Acre:	\$205,137

**Listing 3:** The property is located at the corner of Eisenhower Drive and Theater Way, an approximate 0.4-mile drive to the south of the subject parcels. The property is listed for sale with Bechard Group and the following information is included with the listing:

- *Only remaining lot*
- *Just off Hwy 441 at E. College Avenue*
- *Neighbors include: Lowe's, Festival Foods, Marcus Theatres. Near Affinity Physical Therapy*
- *Last great eastside location*

According to CoStar Commercial Real Estate Information Company, the property has been listed off and on since 2017. The original asking price was \$695,000, which was later reduced to \$645,000 in 2019 and \$599,000 in May 2022.



Springfield Drive & Pinecrest Town of Buchanan Outagamie County	
List Price:	\$195,000
Size (Acres):	0.98
Price / Acre:	\$198,980

**Listing 4:** The property is located at the corner of Springfield Drive and Pinecrest Boulevard, one street east of Eisenhower Drive and an approximate 1.0-mile drive to the south of the subject parcels. The property was listed for sale with Colliers International. According to the former listing, the zoning is commercial and the lot size is 0.98 acres. According to CoStar Commercial Real Estate Information Company, the property was listed off and on for several years. The asking price was reduced from \$195,000 from March 2019 through April 2023.



Eisenhower Dr. & Emons Rd. Town of Buchanan Outagamie County	
List Price:	\$925,000
Size (Acres):	4.75
Price / Acre:	\$194,737

**Listing 5:** The property is located at the corner of Eisenhower Drive and Emons Road, an approximate 0.8-mile drive to the south of the subject parcels. The property was listed for sale with North Star Commercial and the following information was included with the listing:

- *Last of the attractive sites on the east side of the Fox River Valley.*
- *Easy access to Highway 441, S. Highway 10 and Interstate 41.*
- *Daily traffic counts on Eisenhower Drive: 10,700 VPD; traffic counts on E. Calumet: 34,800 VPD.*

According to CoStar Commercial Real Estate Information Company, the property has been listed since June 2021. The asking price was reduced from \$1,034,550 in February 2022 and the listing was withdrawn in February 2023.



West American Drive Village of Fox Crossing Winnebago County	
List Price:	\$308,000
Size (Acres):	1.88
Price / Acre:	\$163,830

**Listing 6:** The property is located along the northern side of West American Drive, to the east of CTH CB in the southwest section of the Appleton metro area. The property is listed for sale with RE/MAX Commercial and the following information is included with the listing:

- *Quick and convenient access to Highway 10 and Interstate 41*
- *High visibility property on quickly developing American Drive*
- *Abutting 2.87 acres is available as well*
- *Sewer and water located on American Drive*

According to CoStar, the listing was activated in June 2023 and the asking price has remained unchanged.



West American Drive Village of Fox Crossing Winnebago County	
List Price:	\$470,000
Size (Acres):	2.87
Price / Acre:	\$163,763

**Listing 7:** The property is located along the northern side of West American Drive, to the east of CTH CB in the southwest section of the Appleton metro area. The property is listed for sale with RE/MAX Commercial and the following information is included with the listing:

- *Quick and convenient access to Highway 10 and Interstate 41*
- *High visibility property on quickly developing American Drive*
- *Abutting 1.88 acres is available as well*
- *Sewer and water located on American Drive*

According to CoStar, the listing was activated in June 2023 and the asking price has remained unchanged.



1320 West American Drive Village of Fox Crossing Winnebago County	
List Price:	\$1,099,000
Size (Acres):	6.94
Price / Acre:	\$158,357

**Listing 8:** The property is located at the corner of West American Drive and Olde Buggy Drive, to the east of CTH CB in the southwest section of the Appleton metro area. The property is listed for sale with RE/MAX 24/7 Real Estate and the following information is included with the listing:

*Discover the allure of Fox Crossing, WI, and the endless possibilities it presents for office and land investors. The property is strategically situated within close proximity to a thriving commercial hub and enjoys easy access to major roadways, making it an ideal investment opportunity. Enrich your business pursuits with nearby attractions such as the scenic Fox River and the esteemed Heckrodt Wetland Reserve, offering tranquility amidst the bustling city. Delight in local culinary flavors at beloved eateries like The Source Public House and Mark's East Side, providing the perfect backdrop for networking and client meetings. Fox Crossing's strategic location and diverse offerings make it a premier choice for those seeking to capitalize on the burgeoning commercial real estate market. Prime opportunity for Land / Office investors! This property at 1320 W American Dr, Fox Crossing, WI, 54956 boasts M-1 zoning, offering a versatile canvas for various commercial applications. Nestled in the highly sought-after area of Fox Crossing, this location presents an exceptional investment prospect. With its strategic positioning and access to key amenities, this property is an ideal choice for those seeking a lucrative venture in the commercial real estate market. Don't miss the chance to capitalize on this premium offering.*

According to CoStar, the listing has been active since October 2019. The original asking price was \$1,199,000 and the price was reduced to \$1,099,000 in May 2023.



534 Martineau Road Village of Combined Locks Outagamie County	
List Price:	\$225,000
Size (Acres):	1.66
Price / Acre:	\$135,542

**Listing 9:** The property is located in The Locks business Park, along the southern side of CTH CE and along the northern side of Martineau Road in the eastern section of the Appleton metro area. The location is roughly three miles east of the subject parcels. The property is listed with Drifka Group and the following information is included with the listing:

- Located in Combined Locks between Appleton and Kaukauna
- Site has great visibility from College Ave (CE)
- Intersection of College and DeBruin anchored by Kwik Trip
- Municipal Utilities Availability - Contact Broker

According to CoStar, the listing was activated in November 2022 and the asking price has remained unchanged.



East Plank Road City of Appleton Calumet County	
List Price:	\$700,000
Size (Acres):	5.18
Price / Acre:	\$135,135

**Listing 10:** The property is located at the corner of South Lake Park Road and East Plank Road, along the southern side of STH 441 in the southeast section of the Appleton metro area. The property is listed for sale with Coldwell Banker Real Estate Group and the following information is included with the listing:

*Over 5 acres ready for development! Per City of Appleton land can be re-zoned to suit your needs, please confirm. Property is currently zoned 4.03 acres of agriculture, .13 acres of undeveloped and 1.02 acres of productive forest lands. Superior visibility from Highway 441 with easy access on and off the highway. Located in Southeast Appleton's growing retail and residential areas. Near Home Depot, Aldi, Target, Walmart and many retailers. Listing agent is related to the seller. \* Easement and survey available upon request.*

According to the MLS, the listing was activated in October 2023 and the asking price has remained unchanged.



Kennedy Avenue Village of Kimberly Outagamie County	
List Price:	\$211,702-\$321,472
Size (Acres):	1.62 – 2.46
Price / Acre:	\$130,680

**Listing 11:** The properties are located along Kennedy Avenue in the Village of Kimberly. One of the lots is Parcel #34 along the project route. The properties were recently listed for sale with Andy Esler of Esler Commercial. According to Mr. Esler, the asking price of both lots was \$3.00 per square foot; however, the listing contract recently expired. There were a few interested parties during the listing period; however, no reasonable offers were presented.



East Evergreen Drive Village of Little Chute Outagamie County	
List Price:	\$480,000
Size (Acres):	3.96
Price / Acre:	\$121,212

**Listing 12:** The property is located at the corner of East Evergreen Drive and French Road in the Village of Little Chute in the northeast section of the Appleton metro area. The property is listed with NAI Pfefferle and the following information is included with the listing:

- *Development land available on the northwest side of Appleton (Village of Little Chute)*
- *Located in a high-growth area with easy access to Interstate 41 via Ballard Road*
- *Many professional offices located in this successful Appleton Northeast Business Park*
- *Easy access to Interstate 41 and ample amenities nearby.*
- *Great for professional services or medical office users.*
- *Neighbors include Badger Sports Park, Feeding America Eastern WI - Fox Valley, Excellerate, Eagle Performance Plastics, Ideal Cabinetry and many more.*

According to CoStar, the listing was activated in October 2022 and the asking price has remained unchanged.

## Comparable Sales

#	Date	County	Municipality	Address	Price	Acres	\$/Acre	Adj.
B1	01/20/2022	Outagamie	Town of Buchanan	Eisenhower Dr.	\$345,000	1.780	\$193,820	\$233,069
B2	06/14/2023	Winnebago	Village of Fox Crossing	1580 W. American Dr.	\$370,000	1.776	\$208,333	\$223,958
B3	09/28/2023	Outagamie	City of Appleton	W. Northland Ave.	\$200,000	1.002	\$199,601	\$210,080
B4	11/15/2023	Winnebago	City of Oshkosh	S. Washburn St.	\$500,000	3.003	\$166,500	\$172,744
B5	08/18/2022	Outagamie	Town of Grand Chute	Consolidated Ct.	\$525,000	3.910	\$134,271	\$154,412
B6	12/20/2021	Outagamie	Town of Grand Chute	3091 N. Casaloma Dr.	\$1,062,500	8.500	\$125,000	\$151,250
B7	04/15/2021	Outagamie	Village of Little Chute	E. Main St.	\$65,000	0.580	\$112,069	\$142,328
B8	10/29/2020	Outagamie	Village of Kimberly	710 Cobblestone Ln.	\$545,000	5.190	\$105,010	\$138,088
B9	12/09/2022	Outagamie	Village of Combined Locks	544 Martineau Rd.	\$225,000	1.828	\$123,085	\$137,856
B10	05/05/2022	Calumet	Village of Harrison	Amy Ave.	\$90,000	0.826	\$108,959	\$127,754
B11	12/17/2021	Outagamie	Village of Kimberly	Truman St.	\$257,600	2.463	\$104,588	\$126,551
B12	07/07/2022	Outagamie	Village of Little Chute	430 Patriot Dr.	\$126,000	1.361	\$92,579	\$107,160
B13	07/26/2022	Outagamie	Village of Little Chute	510 Patriot Dr.	\$123,000	1.344	\$91,518	\$105,932
B14	02/11/2022	Winnebago	Village of Fox Crossing	555 Wick Ct.	\$68,000	0.780	\$87,179	\$104,179

**Sale B1:** The property is located along the western side of Eisenhower Drive, roughly  $\frac{3}{4}$  of a mile south of the subject corridor in the Town of Buchanan in the southeastern section of the Appleton metro area. The location of the property is a secondary, mixed-use district. Eisenhower Drive is a four-lane, mixed-use corridor connecting CTH CE with CTH KK. The development along this corridor includes a wide mix of multifamily residential and secondary commercial uses. The neighboring land to the west is improved with a large, senior-living apartment community and across the street to the east are several duplexes. To the immediate south, surrounding the intersection of Eisenhower Drive and CTH KK, is a prime commercial district anchored by Kohl's, Pick 'n Save, and Walmart Supercenter. According to WisDOT, the most recent AADT counts along Eisenhower Drive in the immediate area were between 10,200 and 10,700 vehicles. Access to STH 441 is an approximate 0.6-mile drive to the southwest at the CTH KK interchange or an approximate 1.1-mile drive to the northwest at the CTH CE interchange. The lot is mostly rectangular, has an open cover type, and is mostly level. The property is not impacted by any significant easements or restrictions.

**Sale B2:** The property is located along the northern side of West American Drive, to the immediate west of CTH CB in the southwest section of the Appleton metro area. The location is a mixed-use neighborhood anchored by the relatively new headquarters of Community First Credit Union, which is situated at the northwest quadrant of the CTH CB and USH 10 interchange. The surrounding land uses include secondary retail, a hotel, financial institutions, a convenience store, and a residential condominium development. Access to USH 10 is an approximate 0.4-mile drive to the southeast. According to WisDOT, the most recent AADT count along West American Drive in the immediate area was 4,900 vehicles. The lot has a rectangular configuration, a partly wooded cover type, and a level topography. The site has frontage and access along West American Drive on the southern boundary. The future extensions of Bryce Drive and Ethan Way will run along the northern boundary and western boundaries of the parcel respectively, providing a corner appeal. The property is not impacted by any significant easements or restrictions.

**Sale B3:** The property is located along the southern side of East Northland Avenue (CTH OO), approximately  $\frac{1}{4}$  of a mile west of the intersection with North Richmond Street (STH 47) in the northcentral section of Appleton. The neighborhood is a mixed-use, somewhat blighted commercial district, across the street from the Northland Mall development. The neighboring parcels to the west are improved with older residences and the neighboring parcel to the east is a middle-aged retail strip center. According to WisDOT, the most recent AADT count along CTH OO in the immediate area was 18,900 vehicles. Access to I-41 is an approximate 1.2-mile drive to the northeast at the STH 47 interchange. The lot has a rectangular configuration, an open cover type, and a level topography. Despite frontage and exposure along CTH OO, direct access to the site comes from a short frontage road off North Mason Street to the west. The property is not impacted by any significant easements or restrictions.

**Sale B4:** The property is located at the corner of West 20<sup>th</sup> Avenue and South Washburn Street, to the west of I-41 in the southwest section of Oshkosh. The intersection is controlled with traffic lights. West 20<sup>th</sup> Avenue is a secondary east-west transportation route through southern Oshkosh. The immediate neighborhood is a mixed-use district that includes secondary commercial and light industrial uses. Access to I-41 is an approximate 0.8-mile drive to the south at the STH 44 interchange, or an approximate 1.1-mile drive to the north at the West 9<sup>th</sup> Avenue interchange. According to WisDOT, the most recent AADT counts in the immediate area were 8,400 vehicles along West 20<sup>th</sup> Avenue and 7,700 vehicles along South Washburn Street. The lot has a functional configuration, an open cover type, and a level topography. The property is not impacted by any significant easements or restrictions.

**Sale B5:** The property is located at the corner of CTH CB and Consolidated Court in the Town of Grand Chute in the western section of the Appleton metro area. The location is within the Grand Chute Southwest Business Park, directly across the street from Appleton International Airport. CTH CB has a north/south orientation and is a primary corridor in the western section of the metro area. According to WisDOT, the most recent AADT count along CTH CB in the immediate area was 9,100 vehicles. Access to I-41 is an approximate 1.8-mile drive to the southeast at the West Prospect Avenue interchange, or an approximate 3.0-mile drive to the northeast at the West College Avenue interchange. The parcel is split into two sections totaling roughly 5.55 acres. The southern section, located to the south of Consolidated Court, is a narrow strip of land adjacent to a creek. This land is entirely WI DNR designated wetlands and has no measurable contributory value. The primary section of the property is the land area to the north of Consolidated Court. According to the assessment information and a review of the Outagamie County GIS, the land area to the north of Consolidated Court is approximately 3.91 acres. The northernmost section has a rectangular configuration, a gently sloping topography, and a mostly open cover type. The northernmost section is not impacted by any significant easements or restrictions.

**Sale B6:** The property is located along the western side of North Casaloma Drive, to the north of STH 15 in the northwest section of the Appleton metro area. The location is a mixed-use district that includes industrial, commercial, and multifamily residential uses. Across the street to the east is a large commercial development with several auto dealerships situated along I-41. To the immediate north is a large multifamily apartment complex. The neighboring parcel to the west is improved with a large manufacturing facility. Across the street to the south is a convenience store. According to WisDOT, the most recent AADT count along North Casaloma Drive in the immediate area was 3,100 vehicles. Access to I-41 is an approximate 0.7-mile drive to the southeast at the STH 15 interchange. The lot has a rectangular configuration, a mostly open cover type, and a mostly level topography. Ingress/egress easements are in place on the parcel, allowing for access to the manufacturing property to the west. The property is not impacted by any other significant easements or restrictions.

**Sale B7:** The property is located along the northern side of East Main Street (STH 96) in the Village of Little Chute, to the east of the Appleton metro area. The location is along a main transportation route, though is not a prime commercial district. The area has some scattered secondary commercial office uses; however, most of the properties are improved with middle-aged residences, including the lots along the northern and eastern boundaries. According to WisDOT, the most recent AADT count along East Main Street in the immediate area was 6,000 vehicles. Access to I-41 is an approximate 1.5-mile drive to the northwest at the CTH N interchange. The non-corner lot has a rectangular configuration, a level topography, and an open cover type. The property is not impacted by any significant easements or restrictions.

**Sale B8:** The property is located at the corner of Cobblestone Lane, Truman Street and West Kennedy Avenue in the Village of Kimberly in the southeast section of the Appleton metro area. The intersections are not controlled. The neighborhood is a mixed-use commercial district situated near the STH 441 and CTH CE interchange. Across the street to the east is a large assisted living facility. Across the street to the south are a bar/restaurant, a financial institution, an auto service center, a daycare, and a hotel. One block west of the property is a prime, consumer-oriented retail district anchored by a Lowe's Home Improvement store and Festival Foods grocery store. Access to STH 441 is an approximate 0.7-mile drive to the southwest at the CTH CE interchange. According to WisDOT, the most recent AADT count in the immediate area was 4,800 vehicles along West Kennedy Avenue. Information is not available for Cobblestone Lane or Truman Street. The lot has a functional configuration, an open cover type, and a level topography. The property is not impacted by any significant easements or restrictions.

**Sale B9:** The property is located along the northern side of Martineau Road and along the southern side of CTH CE in the Village of Combined Locks, to the east of the Appleton metro area. The location is within a small business park anchored by a recently-built Kwik Trip convenience store at the intersection of CTH CE and Debruin Road. Access comes from Martineau Road on the southern boundary, which is a short, lightly-travelled cul-de-sac. Several vacant lots remain available within the business park. The neighboring development to the south and west consists of high-density single-family and two-family residential homes. Access to STH 441 and the primary beltline is an approximate 3.0-mile drive to the west at the CTH CE interchange. According to WisDOT, the most recent AADT count along CTH CE in the immediate area was 18,400 vehicles. The lot has a rectangular configuration, an open cover type, and a level topography. The property is not impacted by any significant easements or restrictions.

**Sale B10:** The property is located at the corner of Amy Avenue and Highline Road, one parcel south of CTH KK in the Village of Harrison, to the east of the Appleton metro area. The location is within a small business park, roughly ½ of a mile west of the intersection of CTH KK and STH 55. The development within the park consists of mostly small light industrial buildings, contractor shops, storage units, etc. CTH KK is a primary transportation route; however, the property is set back from this roadway with limited, distant exposure. Traffic count information is not available for Amy Avenue or Highline Road. Access to STH 441 and the primary beltline is an approximate 3.2-mile drive to the west at the CTH KK interchange. The corner lot has a rectangular configuration, an open cover type, and a level topography. The property is not impacted by any significant easements or restrictions.

**Sale B11:** The property is located along the northern side of Truman Street, to the east of Eisenhower Drive and west of Cobblestone Lane in the Village of Kimberly in the southeast section of the Appleton metro area. The neighborhood is a mixed-use commercial district situated near the STH 441 and CTH CE interchange. Across the street to the east is a large assisted living facility. Across the street to the south are a bar/restaurant, a financial institution, an auto service center, a daycare, and a hotel. One block west of the property is a prime, consumer-oriented retail district anchored by a Lowe's Home Improvement store and Festival Foods grocery store. Access to STH 441 is an approximate 0.6-mile drive to the southwest at the CTH CE interchange. According to WisDOT, traffic count information is not available for Truman Street. The non-corner lot has a rectangular configuration, an open cover type, and a level topography. The property is not impacted by any significant easements or restrictions.

**Sale B12 & B13:** The properties are located along the northern side of Patriot Drive in a business park type development near the Freedom Road (CTH N) and I-41 interchange in the Village of Little Chute. The properties are set back from I-41 with partial, distant interstate exposure. Access to I-41 is an approximate 0.7-mile drive to the east at the CTH N interchange. The neighborhood consists of highway commercial uses, including a financial institution, professional offices, a hotel, etc. According to WisDOT, traffic count information is not available for Patriot Drive. The non-corner lots have a rectangular configuration, an open cover type, and a level topography. Neither property is impacted by any significant easements or restrictions.

**Sale B14:** The property is located at the corner of American Drive and Wick Court in the Village of Fox Crossing in the southwest section of the Appleton metro area. The immediate area is a mixed-use district to the west of the I-41 corridor. The neighboring land uses include an office building to the east, a small industrial building to the north, a large religious facility across the street to the southwest, and residential duplexes across the street to the northwest. Access to I-41 is an approximate 1.4-mile drive to the north at the West Prospect Avenue interchange. Access to USH 10 is an approximate 1.7-mile drive to the southwest at the CTH CB interchange. According to WisDOT, the most recent AADT counts along American Drive were 3,800 vehicles to the southwest and 8,700 vehicles to the north. The corner lot has somewhat of an irregular, though functional configuration. The cover type is mostly open and the topography is mostly level. The property is not impacted by any significant easements or restrictions.

### Summary of Comparable Sales

Size Range (Acres)	Adj. Price per Acre Range	Mean	Midpoint
0.580 – 8.500	\$104,179 - \$233,069	\$152,526	\$168,624

### Value Conclusion – Commercial

#### Land Size

When analyzing a property on a per-acre basis, market evidence indicates that the principle of diminishing returns applies to the real estate market and the typical buyer expects some degree of discount when buying a larger property compared to a smaller, though otherwise similar property. This should be taken into consideration when determining an appropriate unit value for each individual subject parcel along the corridor route. The following table provides a breakdown of the adjusted sale prices based on size range:

Size Range (Acres)	Adj. Price per Acre Range	Mean	Midpoint
0.580 – 3.003	\$104,179 - \$233,069	\$153,783	\$168,624
3.910 – 8.500	\$138,088 - \$154,412	\$147,916	\$146,250

Sales B8 and B11 are located within the subject's neighborhood and have adjusted prices of \$138,088 per acre and \$127,754 per acre respectively. Sale B8 is Parcel 35 along the project route. Based on the available information, a lower market value \$140,000 per acre is estimated for Parcels 24 and 35 along the project route, which are 4.98 and 5.19 acres respectively. The remaining parcels are between 1.02 and 2.53 acres and generally fall within a similar size classification. A higher market value of \$150,000 per acre is estimated for these parcels. See summary table below:

<i>Property Type</i>	<i>Subject Parcel #s</i>	<i>Size (Acres)</i>	<i>Value Conclusion</i>
Commercial	17, 18, 23, 25, 26, 27, 33, 34	1.02 – 2.53	<b>\$150,000 / Acre</b>
Large Commercial	24, 35	4.98 – 5.19	<b>\$140,000 / Acre</b>



## TEMPORARY LIMITED EASEMENT (TLE) VALUATIONS

A TLE is an interest in land that is limited in purpose and time. TLE's must be acquired when the department has a need to temporarily use a portion of a property owner's land to facilitate the construction of an infrastructure project. The following TLE language is included on the project plat:

*A Temporary Limited Easement (TLE) is a right for construction purposes, as defined herein, including the right to operate necessary equipment thereon, the right of ingress and egress, as long as required for such public purposes, including the right to preserve, protect, remove, or plant thereon any vegetation that the highway authorities may deem desirable. All (TLEs) on this plat expire at the completion of the construction project for which this instrument is given.*

The timeframe of the TLE will typically run from the effective date of the appraisal or sales study until completion of the project or the expiration date identified by the client. Based on the project schedule and discussions with the client, a TLE expiration date of December 31, 2024 is utilized.

The preferred method for calculating the compensation for use of the land within the TLE is to identify annual market rental rates for land, within the subject's market, that are similar to the subject property. Agricultural land and high-value retail lots are occasionally leased in this market; however, most land types are rarely leased and there is a lack of sufficient rental data for the subject property. Therefore, the appraisers will develop an annual rate of return utilizing a "built-up" method that takes the following elements into consideration:

- 1) Basic Safe Investment Rate
- 2) Inflation
- 3) Risk

The following information is provided in Chapter 2 of the Wisconsin Department of Transportation Real Estate Program Manual:

*Basic Safe Rate + Inflation Adjustment + Risk Adjustment = Annual Rate of Return*

*• A basic safe investment rate reflects the time value of money rate, or a rate which compensates an investor for waiting. A basic safe rate obtained for competitive investments in the financial market would establish the base for building an annual yield rate. A safe rate would include rates for certificates of deposit with time requirements similar to the duration of the TLE, municipal bond rates, etc. This safe rate is by definition, basic and not specific to any property type or use. Therefore, the basic safe rate should be the same for all property types and uses. If the appraiser chooses to vary this rate based upon property type or use, they must provide evidence supporting the variation.*

*• The adjustment for expected inflation is an adjustment to the basic safe rate that addresses the expected loss in purchasing power resulting from inflation over the life of the TLE (from the effective date until the expiration date of the TLE). This adjustment is required because there will be no annual rate adjustments made to the annual rental rate during the term of the TLE. The adjustment for expected inflation will be tied to the consumer price index. The appraiser should utilize the current year's inflation rate to establish the adjustment for expected inflation. No effort should be made to project or predict future inflation rates.*

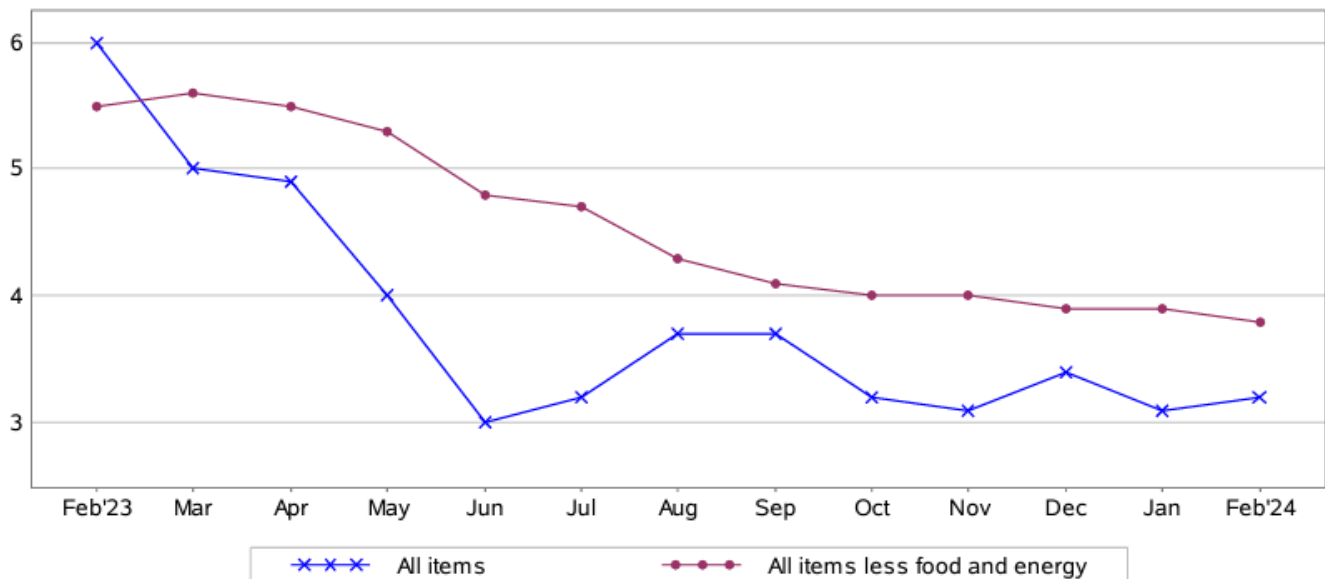
• The risk adjustment includes consideration for market, financial liquidity and management risks together with uncertainty associated with the ultimate physical and financial impacts of the imposition of the TLE on the encumbered areas. The lack of liquidity will affect the annual yield because most alternative investments give the investor the opportunity to divest themselves of an investment. Most investments can be sold or traded easily, which gives the investor the opportunity to take advantage of beneficial fluctuations in the market that could potentially allow him or her to increase their annual yield rate. In contrast, the TLE cannot be sold or traded and the investor bears greater risk the longer the timeframe for the TLE. This inability to sell or trade the TLE, or non-liquidity, is an element that should be considered in the establishment of a risk adjustment. The element of uncertainty associated with the physical and financial impacts of the imposition of the TLE include not only the possibility of unexpected physical changes within the encumbered area, but also the possibility of impacts from the construction activities within the TLE on the unencumbered portions of the subject property. This element of the risk adjustment may be affected by the location and size of the TLE. Smaller TLE's, or TLE's that are situated in remote or unused areas of the subject property would have less risk. Larger TLE's, or TLE's located in prominent or heavily used areas of the subject property would have more risk. The adjustment for risk is directly tied to the physical characteristics of the TLE being analyzed and its impact on the affected parcel, and the impacts of the TLE on the affected parcel are potentially tied to the property type or current use of the parcel, so the adjustment for risk has the potential to be unique for each parcel being appraised. Typical adjustments for risk range from 2% to 4%.

**Safe Investment Rate:** The yields on U.S. Treasury bonds have generally ranged from approximately 3.7% to 6.0% for 4-week to 2-year notes during 2023 and early-2024, and the yields for 4-week to 6-month notes have been above 5.0% since mid-May 2023. The current yield rates for 1- to 3-year Certificates of Deposit are currently around 3.5% to 5.6%. Based on this information, a typical safe rate for the duration of the proposed TLE is considered to be 5.5%.

**Inflation:** As stated in the WisDOT Real Estate Program Manual, the appraiser should utilize the current year's inflation rate to establish the adjustment for expected inflation, and no effort should be made to project or predict future inflation rates. The following information was obtained from the U.S. Bureau of Labor Statistics and reflects a summary of the 12-month change in the all-items index:

July 2023	Aug. 2023	Sept. 2023	Oct. 2023	Nov. 2023	Dec. 2023	Jan. 2024	Feb. 2024
3.2%	3.7%	3.7%	3.2%	3.1%	3.4%	3.1%	3.2%

**Chart 2. 12-month percent change in CPI for All Urban Consumers (CPI-U), not seasonally adjusted, Feb. 2023 - Feb. 2024**  
Percent change



The average rate over the past six months has been 3.3%. An inflation rate of 3.5% is utilized in this analysis.

**Risk:** This adjustment is tied to the uncertainty associated with the ultimate physical and financial impacts of the imposition of the TLE on the encumbered areas. The risk is also tied to the impacts of the subsequent construction activities within the TLE, on the unencumbered portions of the subject parcel. Typical adjustments for risk range from 2% to 4%. Taking into consideration the size and location of the proposed TLE on the subject parcel, a premium of 3% for risk is considered appropriate.

Based on these conclusions, the annual rate of return is calculated as follows:

Safe Investment Rate	5.5%
Inflation	+ 3.5%
Risk	+ 3.0%
Rate of Return	= 12.0%

**Discount Factor**

The following guidance is provided in the Wisconsin Department of Transportation Real Estate Program Manual, which was recently revised in March 2020:

*The annual rental rate will be paid as a lump sum rather than annual installments. Therefore, an annual return on investment must be identified to determine a discount factor used to calculate the present value (lump sum payment) of future annual rental payments for the use of the land contained within the TLE. Typically, payments that are made up front like this are discounted to reflect the time value of money (i.e., the value of a dollar received today is worth more than a dollar to be received in the future). A discount rate is the opposite of interest compounding; in other words, the present value of say five yearly rental instalments, if invested using a compound interest rate, should earn enough to provide a full rental payment each year. The basic safe rate element of the annual yield rate, which is defined as the time value of money, best reflects this. The annual yield rate's element of inflation is already built into the annual rental rate, and the annual yield rate's risk element need not be considered because there are no liquidity issues and a payment from a government agency carries a very low level of uncertainty. Based upon the above analysis the annual return on investment used to determine the discount rate is best reflected by the basic safe rate element of the annual yield rate calculation.*

*Safe Investment Rate:* The yields on U.S. Treasury bonds have generally ranged from approximately 3.7% to 6.0% for 4-week to 2-year notes during 2023 and early-2024, and the yields for 4-week to 6-month notes have been above 5.0% since mid-May 2023. The current yield rates for 1- to 3-year Certificates of Deposit are currently around 3.5% to 5.6%. Based on this information, a typical safe rate for the duration of the proposed TLE is considered to be 5.5%.

**SAMPLE CALCULATION OF TEMPORARY LIMITED EASEMENT (TLE)**

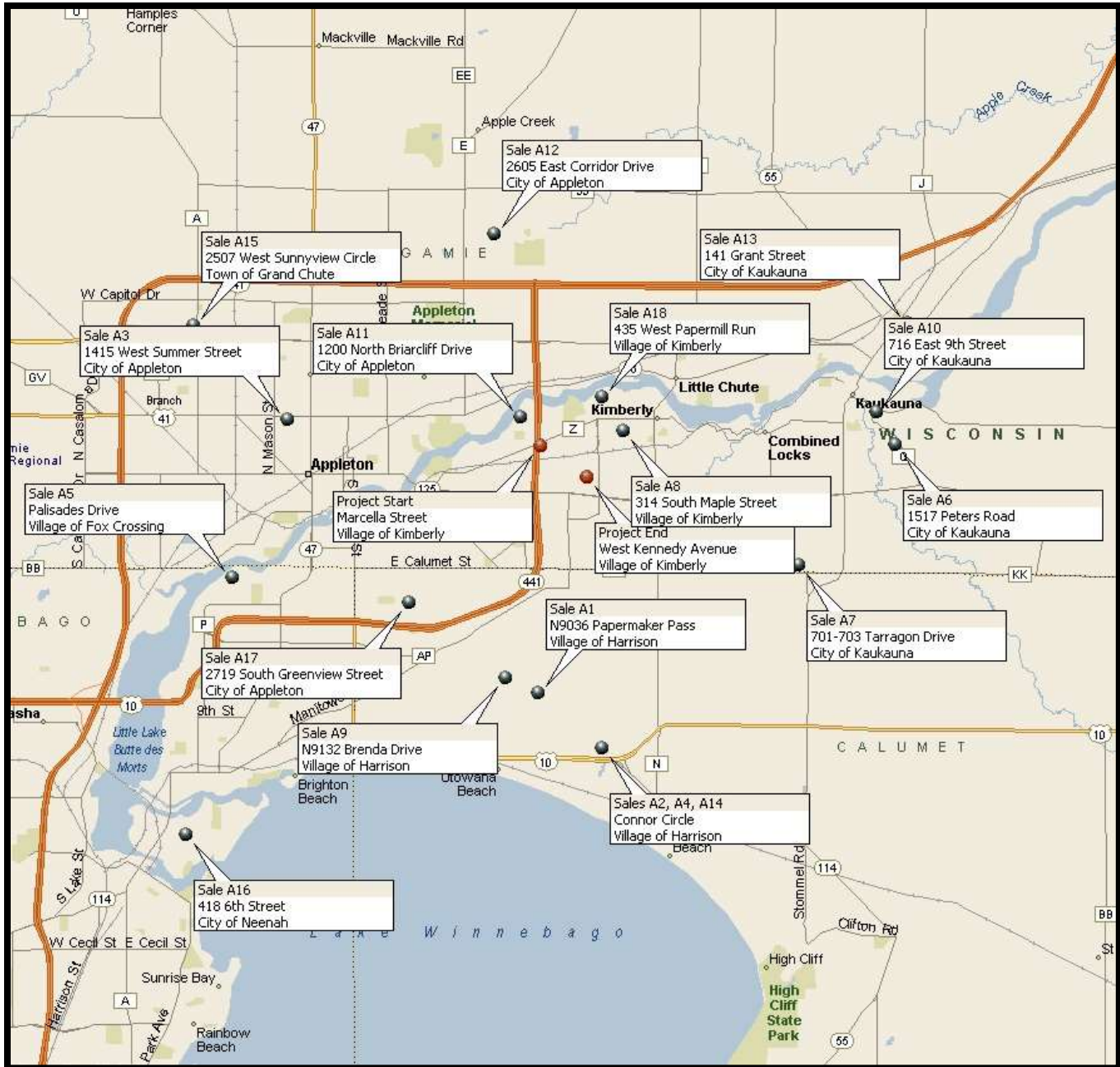
To calculate a discounted lump sum payment for the TLE, the following spreadsheet is provided as a sample:

Size of Temporary Limited Easement (Acres):	0.050
Unit value of the unencumbered fee within the TLE:	\$150,000
Effective Date of the Appraisal / Sales Study (mm/dd/yyyy):	4/1/2024
Expiration Date of the TLE - (mm/dd/yyyy):	12/31/2024
Term of Encumbrance of TLE:	0.7507
<b><u>Annual Rental Rate</u></b>	
· Basic Safe Investment Rate (per year):	5.50%
· Expected Inflation Rate (per year):	3.50%
· Risk Adjustment (per year):	3.00%
Annual Yield Rate = Annual Rental Rate:	12.00%
Annual Rent for Land Within TLE:	\$900.00
<b><u>Discounted Lump Sum Payment of Annual Rent</u></b>	
Discount Rate:	5.50%
· First Year:	\$675.62
· Second Year:	\$-
· Third Year:	\$-
· Fourth Year:	\$-
<b>Total Compensation for Land Within the TLE (SAMPLE ONLY):</b>	<b>\$675.62</b>

*Please note, this TLE calculation table is provided as a sample only, and does not refer to any specific property along the project route. An excel worksheet for the TLE calculation can be provided by the appraisers to assist the intended users in determining appropriate TLE compensation for each individual parcel. This worksheet is also publicly available on the Wisconsin Department of Transportation website under Real Estate Program Manual/Forms.*

ADDENDA

Sales Location Map – Residential



Sales Data Sheets – Residential

Sale A1



Aerial Photograph

Sale Price:	\$45,000	Address:	N9036 Papermaker Pass
Sale Date:	10/07/2022	Municipality:	Village of Harrison
Net Land Size:	0.193 Acres	County:	Calumet
Sale Price per Unit:	\$233,161 / Acre	Parcel Id:	38162
Grantor:	Jason S. and Sarah L. Quella (Menasha, WI)		
Grantee:	Score Realty Group, LLC & Tom McHugh Construction, LLC (Greenville, WI)		
Verification Source:	Assessor, MLS, WI DOR Transfer Return, County Records		
Listing Agent:	Stacey Hennessey – Century 21 Affiliated (920) 470-9692		
Recorded Via:	Warranty Deed # 573709		
Financing:	Cash		
Conditions of Sale:	Arm's Length		
Date Inspected:	04/01/2024 by A.J. Phillips		
Site Configuration:	Rectangular		

Cover Type: Mostly open

Water Frontage: None

Topography/View: Mostly level

Neighborhood: Newer residential subdivision (10-15 years)

Frontage / Access: Frontage and access along Papermaker Pass on the western boundary

Land Quality: The property is buildable as evidenced by the soils and surrounding properties. Based on a review of the available mapping, the property is not impacted by WI DNR designated wetlands or FEMA regulatory floodway.

Zoning: RS-1 Single-Family Residential (Suburban)

Utilities: All public

Improvements: None

Allocation: Land \$45,000    Improvements \$0

Present Use: Vacant

Highest & Best Use: Single-family residential

Easements, Encumbrances, Restrictions: A 30' drainage easement runs along the rear (east) boundary of the site.

Legal Description: Lot Twelve (12), PAPERMAKER RIDGE, Village of Harrison, Calumet County, Wisconsin.

Comments: According to the MLS, the lot was listed for sale with Century 21 Affiliated beginning in mid-September 2022 at an asking price of \$47,500. The following remarks were included with the listing:

*Get it! Hard to find lot in Kimberly Schools. The road is in and ready for your building plans.*

According to the MLS sold data sheet, the close date was 10/07/2022, the selling price was \$45,000, the financing type was "cash" and the type of sale was "arms-length".

According to information provided by the assessor for the Village of Harrison, the date of sale was 10/06/2022 (10/07/2022 on transfer return and MLS), the purchase amount was \$45,000, the sale document was 573709, and the sale validity was "valid". A building permit with an estimated cost of \$280,000 was issued in February 2023.



Sale A1 Photograph



Sale A1 Aerial Photograph with Contour, FEMA & Wetlands Overlays

## Sale A2



Aerial Photograph

Sale Price:	\$59,900	Address:	N8778 Connor Circle
Sale Date:	02/27/2023	Municipality:	Village of Harrison
Net Land Size:	0.258 Acres	County:	Calumet
Sale Price per Unit:	\$232,171 / Acre	Parcel Id:	45484
Grantor:	Rusch Development Properties, LLC (Menasha, WI)		
Grantee:	Brian Warner Construction, LLC (Appleton, WI)		
Verification Source:	Listing Agent Taylor Hansen, Assessor, MLS, WI DOR Transfer Return, County Records		
Listing Agent:	Taylor Hansen – Weichert Realtors – Place Perfect (920) 639-2291		
Recorded Via:	Warranty Deed # 575951		
Financing:	Cash		
Conditions of Sale:	Arm's Length		
Date Inspected:	04/01/2024 by A.J. Phillips		
Site Configuration:	Rectangular		
Cover Type:	Mostly open		
Water Frontage:	None		
Sales Study			



Topography/View: Mostly level

Neighborhood: Newer residential subdivision (less than five years)

Frontage / Access: Frontage and access along Connor Circle on the western boundary

Land Quality: The property is buildable as evidenced by the soils and surrounding properties. Based on a review of the available mapping, the property is not impacted by WI DNR designated wetlands or FEMA regulatory floodway.

Zoning: RS-1 Single-Family Residential (Suburban)

Utilities: All public

Improvements: None

Allocation: Land \$59,900      Improvements \$0

Present Use: Vacant

Highest & Best Use: Single-family residential

Easements, Encumbrances, Restrictions: A 10' drainage easement runs along the rear (east) boundary of the site.

Legal Description: Lot Sixty-six (66) Kambura Acres IV, in the Village of Harrison, Calumet County, Wisconsin.

Comments: According to the MLS, the lot was listed for sale with Weichert Realtors – Place Perfect beginning in 2020 at an asking price of \$59,900. The following remarks were included with the listing:

*Welcome to Kambura Acres Phase 4! This is the flagship Phase Of this highly successful development and the last known opportunity to be part of this great community. Located in the Village of Harrison in the Kimberly school district you get a convenient, yet private, location with very aesthetic appealing homes. This phase nicely compliments the highly successful first 3 phases. No builder restrictions and developer paid roads. Come check us out today!*

According to the MLS sold data sheet, the close date was 02/27/2023, the selling price was \$59,900, the financing type was “cash” and the type of sale was “arms-length”.

The listing agent verified the pertinent details of the transaction. According to information provided by the assessor for the Village of Harrison, the date of sale was 02/26/2023 (02/27/2023 on transfer return and MLS), the purchase amount was \$59,900, the sale document was 575951, and the sale validity was “valid”. A building permit with an estimated cost of \$250,000 was issued in March 2023.



Sale A2 Photograph



Sale A2 Aerial Photograph with Contour, FEMA & Wetlands Overlays

### Sale A3



Aerial Photograph

Sale Price:	\$30,000	Address:	1415 West Summer Street
Sale Date:	07/12/2021	Municipality:	City of Appleton
Net Land Size:	0.155 Acres	County:	Outagamie
Sale Price per Unit:	\$193,548 / Acre	Parcel Id:	315144500
Grantor:	Fox Valley Home Buyers, LLC (James Couch – Dale, WI)		
Grantee:	Greater Fox Cities Area Habitat for Humanity, Inc. (John Weyenberg – Menasha, WI)		
Verification Source:	Listing Agent Jim Couch, MLS, WI DOR Transfer Return, County Records		
Listing Agent:	Jim Couch – WREO Services, Inc. (920) 378-5793		
Recorded Via:	Warranty Deed # 2241049		
Financing:	Cash		
Conditions of Sale:	Arm's Length		
Date Inspected:	01/05/2024 by A.J. Phillips		
Site Configuration:	Rectangular (50'x135')		
Cover Type:	Mostly open		
Water Frontage:	None		

Topography/View: Mostly level

Neighborhood: Middle-aged residential subdivision (40+ years)

Frontage / Access: Frontage and access along West Summer Street on the northern boundary

Land Quality: The property is buildable as evidenced by the soils and surrounding properties. Based on a review of the available mapping, the property is not impacted by WI DNR designated wetlands or FEMA regulatory floodway.

Zoning: R-1B – Single-Family District

Utilities: All public

Improvements: None

Allocation: Land \$30,000      Improvements \$0

Present Use: Vacant

Highest & Best Use: Single-family residential

Easements, Encumbrances, Restrictions: None known

Legal Description: All that part of Block Sixty-one (61), Fifth Ward Plat, City of Appleton, Outagamie County, Wisconsin, according to the recorded Assessor's Map of said City, described as follows: Commencing 200 feet West of the Northeast corner of said Block 61; thence South 135 feet; thence East 50 feet; thence North 135 feet; thence West 50 feet to the place of beginning.

Comments: According to the MLS, the lot was listed for sale with WREO Services, Inc. beginning in June 2021 at an asking price of \$44,900. The following remarks were included with the listing:

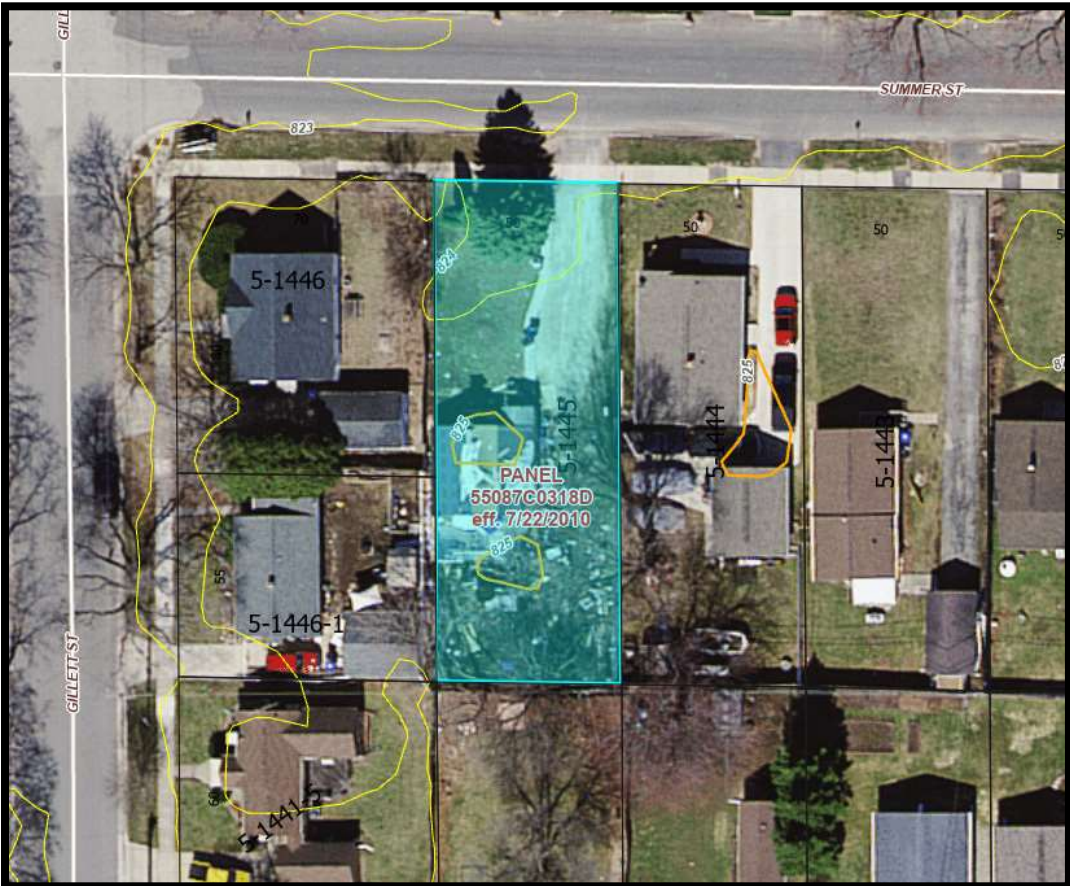
*Great buildable lot in the City of Appleton. Home scheduled for demolition this week. Lot to be leveled and seeded for grass. All amenities nearby. Close to Appleton West High School. City water/sewer and natural gas available to lot.*

According to the MLS sold data sheet, the close date was 07/12/2021, the selling price was \$30,000, the financing type was “cash” and the type of sale was “arms-length”.

The listing agent verified the pertinent details of the transaction, including the sale price of \$30,000 and the nature of the sale as a straightforward, “arms-length” deal.



Sale A3 Photograph



Sale A3 Aerial Photograph with Contour, FEMA & Wetlands Overlays

## Sale A4



Aerial Photograph

Sale Price:	\$62,900	Address:	N8786 Connor Circle
Sale Date:	03/08/2022	Municipality:	Village of Harrison
Net Land Size:	0.316 Acres	County:	Calumet
Sale Price per Unit:	\$199,051 / Acre	Parcel Id:	45480
Grantor:	Rusch Development Properties, LLC (Menasha, WI)		
Grantee:	Brian Warner Construction, LLC (Appleton, WI)		
Verification Source:	Listing Agent Taylor Hansen, Assessor, MLS, WI DOR Transfer Return, County Records		
Listing Agent:	Taylor Hansen – Weichert Realtors – Place Perfect (920) 639-2291		
Recorded Via:	Warranty Deed # 568613		
Financing:	Cash		
Conditions of Sale:	Arm's Length		
Date Inspected:	04/01/2024 by A.J. Phillips		
Site Configuration:	Rectangular		
Cover Type:	Mostly open		

Water Frontage: None

Topography/View: Mostly level

Neighborhood: Newer residential subdivision (less than five years)

Frontage / Access: Frontage along Connor Circle on the western boundary and Ryford Street on the northern boundary

Land Quality: The property is buildable as evidenced by the soils and surrounding properties. Based on a review of the available mapping, the property is not impacted by WI DNR designated wetlands or FEMA regulatory floodway.

Zoning: RS-1 Single-Family Residential (Suburban)

Utilities: All public

Improvements: None

Allocation: Land \$62,900 Improvements \$0

Present Use: Vacant

Highest & Best Use: Single-family residential

Easements, Encumbrances, Restrictions: An 8' drainage easement runs along the rear (east) boundary of the site.

Legal Description: Lot Sixty-four (64), KAMBURA ACRES IV, in the Village of Harrison, Calumet County, Wisconsin.

Comments: According to the MLS, the lot was listed for sale with Weichert Realtors – Place Perfect beginning in April 2021 at an asking price of \$62,900. The following remarks were included with the listing:

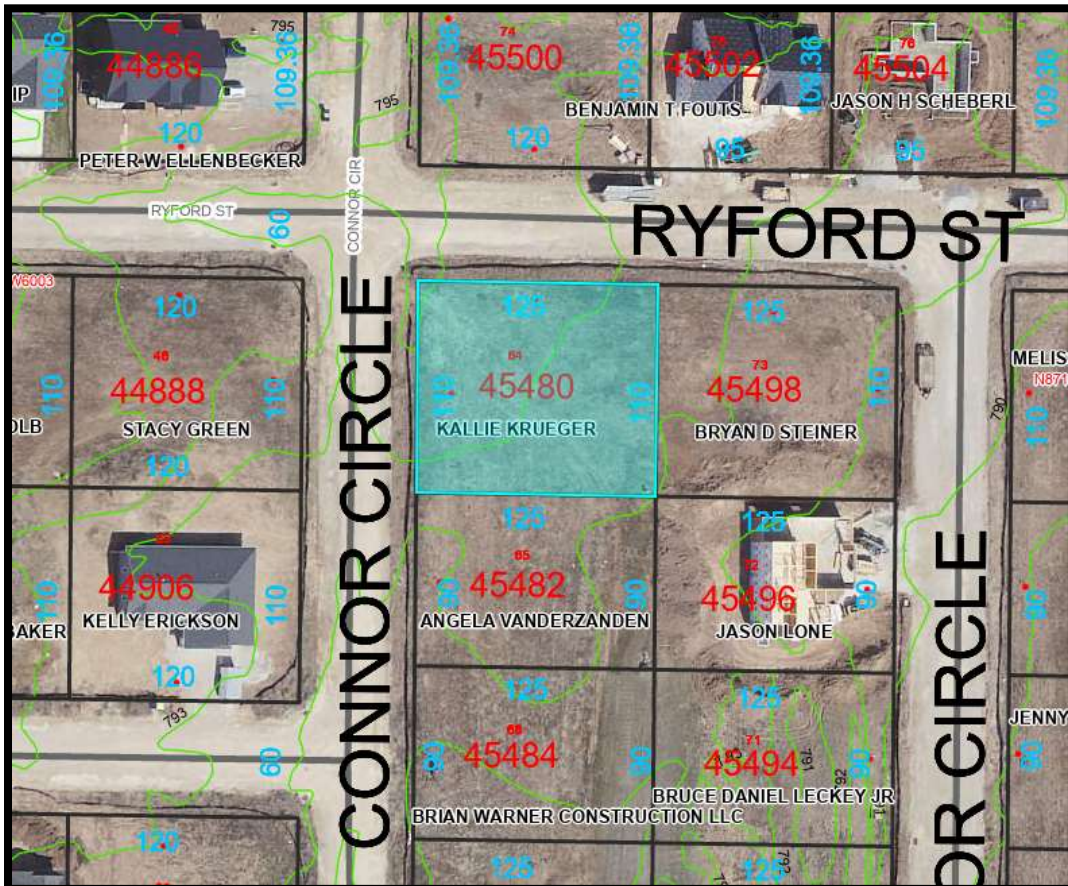
*Welcome to Kambura Acres Phase 4! This is the flagship Phase Of this highly successful development and the last known opportunity to be part of this great community. Located in the Village of Harrison in the Kimberly school district you get a convenient, yet private, location with very aesthetic appealing homes. This phase nicely compliments the highly successful first 3 phases. No builder restrictions and developer paid roads. Come check us out today!*

According to the MLS sold data sheet, the close date was 03/08/2022, the selling price was \$62,900, the financing type was “cash” and the type of sale was “arms-length”.

The listing agent verified the pertinent details of the transaction. According to information provided by the assessor for the Village of Harrison, the date of sale was 03/07/2022 (03/08/2022 on transfer return and MLS), the purchase amount was \$62,900, the sale document was 568613, and the sale validity was “valid”. A building permit with an estimated cost of \$275,000 was issued in March 2022.



Sale A4 Photograph



Sale A4 Aerial Photograph with Contour, FEMA & Wetlands Overlays



## Sale A5



Aerial Photograph

Sale Price:	\$36,900	Address:	Palisades Drive, Lot 81
Sale Date:	05/02/2022	Municipality:	Village of Fox Crossing
Net Land Size:	0.193 Acres	County:	Winnebago
Sale Price per Unit:	\$191,192 / Acre	Parcel Id:	1211475
Grantor:	The Eugene E. and Dorothy M. Deeg Family Trust (Appleton, WI)		
Grantee:	Nickera Williams (Menasha, WI)		
Verification Source:	Buyer's Agent / Grantee Nickera Williams – Coldwell Banker Real Estate Group (920) 205-0535, Assessor, MLS, WI DOR Transfer Return, County Records		
Listing Agent:	Kevin Dieck – Think Hallmark Real Estate (920) 702-0144		
Recorded Via:	Trustee's Deed # 1881423		
Financing:	Cash		
Conditions of Sale:	Arm's Length		
Date Inspected:	01/05/2024 by A.J. Phillips		
Site Configuration:	Rectangular (70'x120')		
Cover Type:	Open		

Water Frontage: None

Topography/View: Mostly level

Neighborhood: Middle-aged to older residential subdivision (40+ years)

Frontage / Access: Frontage and access along Palisades Drive on the western boundary

Land Quality: The property is buildable as evidenced by the soils and surrounding properties. Based on a review of the available mapping, the property is not impacted by WI DNR designated wetlands or FEMA regulatory floodway.

Zoning: R-2: Suburban Low Density District

Utilities: All public

Improvements: None (former shed with no value – per agent/buyer)

Allocation: Land \$36,900    Improvements \$0

Present Use: Vacant

Highest & Best Use: Single-family residential

Easements, Encumbrances, Restrictions: None known

Legal Description: Lot Eighty-one (81), in Block Nine (9), FIRST ADDITION TO PALISADES PLAT, in the Village of Fox Crossing, Winnebago County, Wisconsin.

Comments: According to the MLS, the lot was listed for sale with Think Hallmark Real Estate beginning in February 2022 at an asking price of \$39,900. The following remarks were included with the listing:

*Rare opportunity awaits you! Here's your chance to build your dream home in the Palisades area neighborhood! This 70 x 120 lot is situated across the street from the Fox River and allows you all of the conveniences that the Greater Fox Cities has to offer!*

According to the MLS sold data sheet, the close date was 05/02/2022, the selling price was \$36,900, the financing type was “cash” and the type of sale was “arms-length”.

According to the Wisconsin Department of Revenue Real Estate Transfer Return Database, the recording date was 05/02/2022 and the conveyance date was 04/11/2022. For the purposes of this analysis, a sale date of 05/02/2022 is utilized.

According to the assessment information for the Village of Fox Crossing, the most recent transfer of the property was recorded via document number 1881423 at a price of \$36,900, and the sale validity classification was “valid”.

The buyer’s agent and grantee, Nickera Williams, verified the sale price of \$36,900 and the nature of the sale as a straightforward, arms-length deal. According to Ms. Williams, there was a small shed at the rear of the property; however, this structure had no measurable contributory value and did not impact the price. Ms. Williams intends to eventually construct a single-family home on the lot.

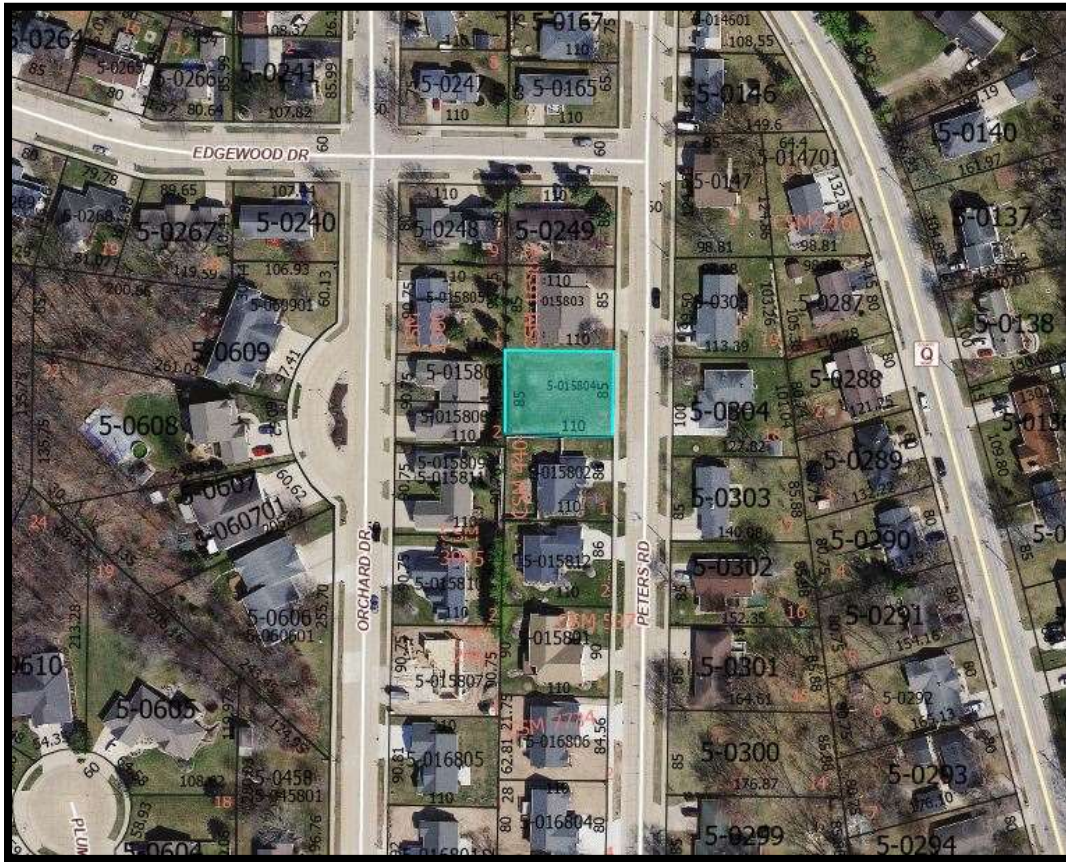


Sale A5 Photograph



Sale A5 Aerial Photograph with Contour Overlay

## Sale A6



Aerial Photograph

Sale Price:	\$39,500	Address:	1517 Peters Road
Sale Date:	11/30/2021	Municipality:	City of Kaukauna
Net Land Size:	0.215 Acres	County:	Outagamie
Sale Price per Unit:	\$183,721 / Acre	Parcel Id:	325015804
Grantor:	Steven M. and Tamara L. Wasser (Kaukauna, WI)		
Grantee:	Score Realty Group, LLC & Tom McHugh Construction, LLC (Greenville, WI)		
Verification Source:	Buyer's Agent Andy Boehm (920) 915-6760, MLS, WI DOR Transfer Return, County Records		
Listing Agent:	Tiffany Holtz – Coldwell Banker Real Estate Group (920) 574-4422		
Recorded Via:	Warranty Deed # 2255465		
Financing:	Cash		
Conditions of Sale:	Arm's Length		
Date Inspected:	04/01/2024 by A.J. Phillips		
Site Configuration:	Rectangular		
Cover Type:	Mostly open		

Water Frontage: None

Topography/View: Gently sloping to the rear (total elevation change of roughly five feet)

Neighborhood: Middle-aged residential single-family and two-family subdivision (20-30 years)

Frontage / Access: Frontage and access along Peters Road on the eastern boundary

Land Quality: The property is buildable as evidenced by the soils and surrounding properties. Based on a review of the available mapping, the property is not impacted by WI DNR designated wetlands or FEMA regulatory floodway.

Zoning: RTF – Residential Two-Family

Utilities: All public

Improvements: None

Allocation: Land \$39,500      Improvements \$0

Present Use: Vacant

Highest & Best Use: Single-family residential

Easements, Encumbrances, Restrictions: None known

Legal Description: Lot Two (2) of Certified Survey Map No. 1658 as filed in the Office of the Register of Deeds for Outagamie County on July 7, 1993, in Volume 9 of Certified Survey Maps on Page 1658 as Document No. 1085665, said map being a part of Lot 1, Outagamie County, Certified Survey Map No. 118, being part of Lot C, Government Lot 5, Section 21, Township 21 North, Range 18 East, according to the 1890 Assessor's Plat, City of Kaukauna, Outagamie County, Wisconsin.

Comments: According to the MLS, the lot was listed for sale with Coldwell Banker Real Estate Group beginning in October 2021 at an asking price of \$50,000. The following remarks were included with the listing:

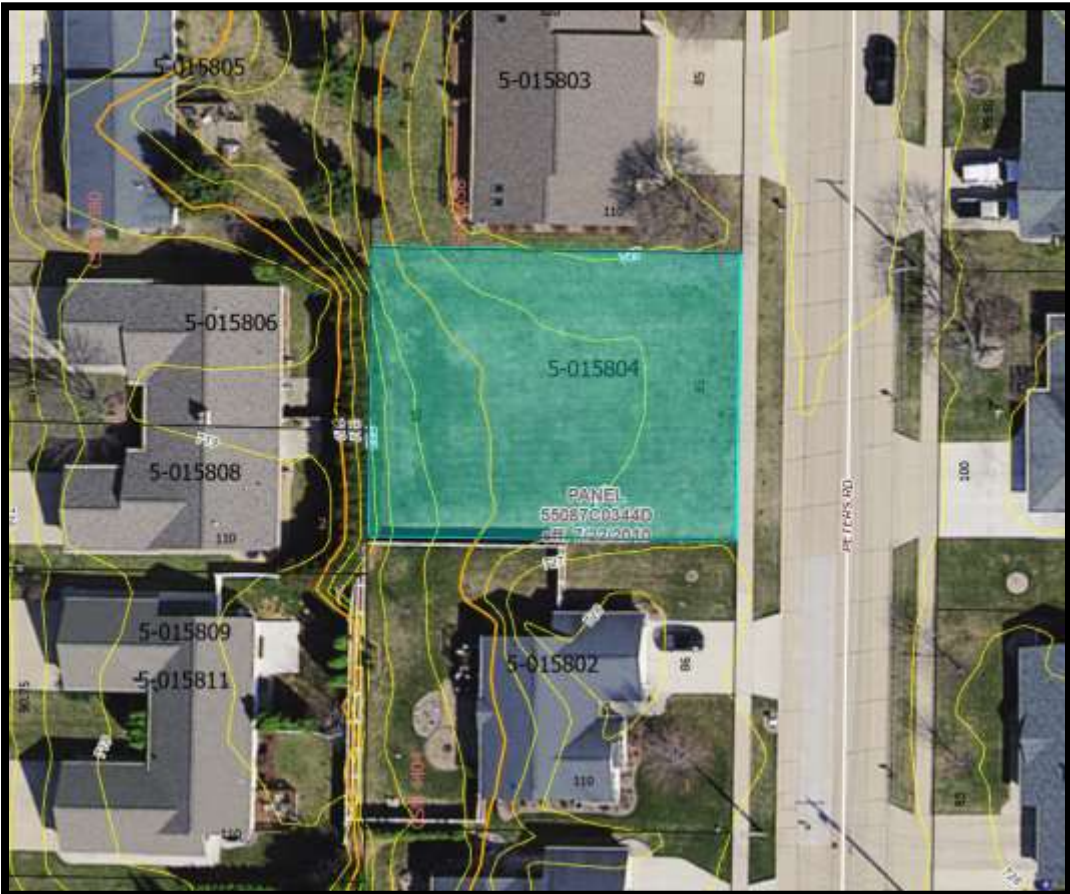
*Come build your next home on this one of a kind lot! This property has no restrictive covenants so if you are looking to build a smaller home, look no further. All utilities, municipal sewer and water are at the lot line. Extra bonus, curb and gutter installed and paid for! Set up for exposed/daylight windows if desired for your new home. Neighbors property behind as a private tree lined landscape to your benefit. Located in a great subdivision. Zoned residential with the option to build 2 family as well.*

According to the MLS sold data sheet, the close date was 11/30/2021, the selling price was \$39,500, the financing type was "cash" and the type of sale was "arms-length".

The buyer's agent verified the pertinent details of the transaction. The lot was purchased for the construction of a 1,324-square-foot spec home that sold for \$328,000 in July 2022.



Sale A6 Photograph



Sale A6 Aerial Photograph with Contour, FEMA & Wetlands Overlays

## Sale A7



Aerial Photograph

Sale Price:	\$55,000	Address:	701-703 Tarragon Drive
Sale Date:	10/07/2022	Municipality:	City of Kaukauna
Net Land Size:	0.280 Acres	County:	Outagamie
Sale Price per Unit:	\$196,429 / Acre	Parcel Id:	323242900
Grantor:	DeWitt Haen, LLC (Parker DeWitt - Appleton, WI)		
Grantee:	360 Property Management, LLC (Todd Schuh – Freedom, WI)		
Verification Source:	Listing Agent and Buyer's Agent Parker DeWitt, MLS, WI DOR Transfer Return, County Records		
Listing Agent:	Parker DeWitt – DeWitt Londre, LLC (920) 224-5620		
Recorded Via:	Warranty Deed # 2280611		
Financing:	Cash		
Conditions of Sale:	Arm's Length		
Date Inspected:	04/01/2024 by A.J. Phillips		
Site Configuration:	Essentially rectangular – widening to rear		
Cover Type:	Mostly open		

Water Frontage: None

Topography/View: Mostly level

Neighborhood: Newer single-family, two-family, and multifamily residential subdivision (10-15 years)

Frontage / Access: Frontage and access along Tarragon Drive on the northwestern boundary

Land Quality: The property is buildable as evidenced by the soils and surrounding properties. Based on a review of the available mapping, the property is not impacted by WI DNR designated wetlands or FEMA regulatory floodway.

Zoning: RTF – Residential Two-Family

Utilities: All public

Improvements: None

Allocation: Land \$55,000 Improvements \$0

Present Use: Vacant

Highest & Best Use: Single-family or two-family residential

Easements, Encumbrances, Restrictions: None known

Legal Description: Lot One (1) of Certified Survey Map No. 7721 as recorded in Volume 47 of Surveys on Page 7721, as Document No. 2158389, being all of Lot Two (2) of Certified Survey Map No. 6551 and all of Lot Ninety-two (92), Haen Meadows, located in and being part of the Southeast Quarter of the Southwest Quarter (SE 1/4-SW 1/4) of Section Thirty-five (35), Township Twenty-one (21) North, Range Eighteen (18) East, City of Kaukauna, Outagamie County, Wisconsin.

Comments: According to the MLS, the lot was listed for sale with DeWitt Londre, LLC beginning in June 2022 at an asking price of \$60,900, which was reduced to \$59,900 in August 2022. No remarks were included with the listing. According to the MLS sold data sheet, the close date was 10/07/2022, the selling price was \$55,000, the financing type was “cash” and the type of sale was “arms-length”. The listing agent and buyer’s agent verified the pertinent details of the transaction. The buyer intended to construct a duplex on the property.

The lot sold in August 2019 for \$42,400 and again in January 2021 for \$46,500. The sale price of \$55,000 in October 2022 represents an increase of 18.38% over 21 months, which equates to 0.88% per month.





Sale A7 Photograph



Sale A7 Aerial Photograph with Contour, FEMA & Wetlands Overlays

## Sale A8



Aerial Photograph

Sale Price:	\$27,500	Address:	314 South Maple Street
Sale Date:	03/11/2022	Municipality:	Village of Kimberly
Net Land Size:	0.150 Acres	County:	Outagamie
Sale Price per Unit:	\$183,333 / Acre	Parcel Id:	250024100
Grantor:	Expert Real Estate Partners, LLC (Duane Murphy – Appleton, WI)		
Grantee:	Greater Fox Cities Habitat for Humanity, Inc. (Menasha, WI)		
Verification Source:	Buyer's Agent Pete Weyenberg – First Weber Group (920) 716-8309, MLS, WI DOR Transfer Return, County Records		
Listing Agent:	Duane Murphy – Expert Real Estate Partners, LLC (920) 810-7234		
Recorded Via:	Warranty Deed # 2263955		
Financing:	Cash		
Conditions of Sale:	Arm's Length		
Date Inspected:	04/01/2024 by A.J. Phillips		
Site Configuration:	Rectangular		

Cover Type: Mostly open

Water Frontage: None

Topography/View: Mostly level

Neighborhood: Middle-aged residential single-family subdivision (40+ years)

Frontage / Access: Frontage and access along South Maple Street on the eastern boundary and a narrow alley along the western (rear) boundary.

Land Quality: The property is buildable as evidenced by the soils and surrounding properties. Based on a review of the available mapping, the property is not impacted by WI DNR designated wetlands or FEMA regulatory floodway.

Zoning: R-3; Residential Medium Density

Utilities: All public

Improvements: None

Allocation: Land \$27,500    Improvements \$0

Present Use: Vacant

Highest & Best Use: Single-family residential

Easements, Encumbrances, Restrictions: None known

Legal Description: All of Lot Seven (7), in Block Sixteen (16), Kimberly Clark Co. Subd., Village of Kimberly, Outagamie County, Wisconsin, according to the recorded Assessor's Map of said Village.

Comments: According to the MLS, the lot was listed for sale with Expert Real Estate Partners, LLC beginning in October 2021 at an asking price of \$37,500. The following remarks were included with the listing:

*One of the last remaining buildable lots in the Village of Kimberly and possibly the only one left without any restrictions. Bring your ideas for this level lot with back alley access. This buildable parcel already has mature trees along one of the lot lines. Driveway in back alley to property is located between South Maple and South Elm St. Per village no existing restrictive covenants so bring your ideas on building your dream home.*

According to the MLS sold data sheet, the close date was 03/11/2022, the selling price was \$27,500, the financing type was "cash" and the type of sale was "arms-length".

The buyer's agent verified the pertinent details of the transaction. The agent was also formerly the president of the Greater Fox Cities Area Habitat for Humanity. The site was purchased by Habitat for Humanity for construction of a single-family home.



Sale A8 Photograph



Sale A8 Aerial Photograph with Contour, FEMA & Wetlands Overlays

## Sale A9



Aerial Photograph

Sale Price:	\$49,500	Address:	N9132 Brenda Drive
Sale Date:	01/29/2021	Municipality:	Village of Harrison
Net Land Size:	0.298 Acres	County:	Calumet
Sale Price per Unit:	\$166,107 / Acre	Parcel Id:	43222
Grantor:	Andrew and Tiana Prince (Appleton, WI)		
Grantee:	Paul and Dawn Peterson (Appleton, WI)		
Verification Source:	Listing Agent Chris Meneghini, MLS, WI DOR Transfer Return, County Records		
Listing Agent:	Chris Meneghini – Resource One Realty, LLC (920) 680-0405		
Recorded Via:	Warranty Deed # 556901		
Financing:	Cash		
Conditions of Sale:	Arm's Length		
Date Inspected:	04/01/2024 by A.J. Phillips		
Site Configuration:	Essentially rectangular – widening to rear		
Cover Type:	Mostly open		
Water Frontage:	None		
Sales Study	115	Project ID: 4989-02-00/71	

Topography/View: Gently sloping downward to the rear (total elevation change of roughly five feet)

Neighborhood: Middle-aged to newer residential subdivision (15-20 years)

Frontage / Access: Frontage and access along Brenda Drive on the western boundary

Land Quality: The property is buildable as evidenced by the soils and surrounding properties. Based on a review of the available mapping, the property is not impacted by WI DNR designated wetlands or FEMA regulatory floodway.

Zoning: RS-1 Single-Family Residential (Suburban)

Utilities: All public

Improvements: None

Allocation: Land \$49,500      Improvements \$0

Present Use: Vacant

Highest & Best Use: Single-family residential

Easements, Encumbrances, Restrictions: A 30' drainage and utility easement runs along the rear (east) boundary of the site.

Legal Description: Lot One Hundred Thirty-three (133), SECOND ADDITION TO CEDAR RIDGE ESTATES, Village of Harrison, Calumet County, Wisconsin.

Comments: According to the MLS, the lot was listed for sale with Resource One Realty, LLC beginning in October 2020 at an asking price of \$54,900. The following remarks were included with the listing:

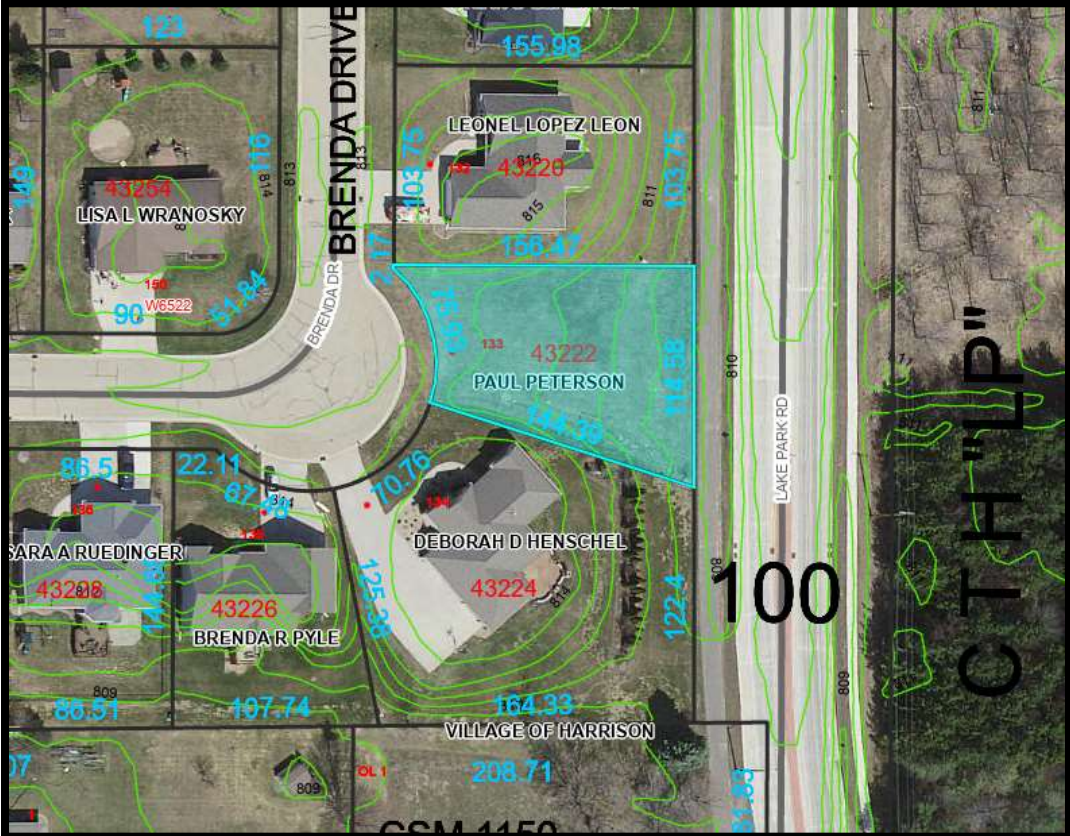
*Nice residential building site. Lot 133 Cedar Ridge Estates, second addition. Village of Harrison, Appleton School District. Improvements include sanitary, sewer, main & lateral, water main & lateral, storm sewer lateral, natural gas, electric, telephone to lot line, blacktop street, and curb & gutter.*

According to the MLS sold data sheet, the close date was 01/29/2021, the selling price was \$49,500, the financing type was "cash" and the type of sale was "arms-length".

The listing agent verified the sale price of \$49,500 and the nature of the sale as a straightforward, "all-cash" deal.



Sale A9 Photograph



Sale A9 Aerial Photograph with Contour, FEMA & Wetlands Overlays

## Sale A10



Aerial Photograph

Sale Price:	\$26,000	Address:	716 East 9 <sup>th</sup> Street
Sale Date:	06/19/2023	Municipality:	City of Kaukauna
Net Land Size:	0.140 Acres	County:	Outagamie
Sale Price per Unit:	\$185,714 / Acre	Parcel Id:	325001600
Grantor:	Z-Zached Rental, LLC (Kevin Eismann – Appleton, WI)		
Grantee:	Akey Property Management, LLC (Trisha Akey – Neenah, WI)		
Verification Source:	Buyer's Agent Kyle Kehoe – Realty One Group Haven (920) 279-6103, MLS, WI DOR Transfer Return, County Records		
Listing Agent:	Kevin Dieck – Think Hallmark Real Estate (920) 702-0144		
Recorded Via:	Warranty Deed # 2294527		
Financing:	Cash		
Conditions of Sale:	Arm's Length		
Date Inspected:	04/01/2024 by A.J. Phillips		
Site Configuration:	Rectangular		
Cover Type:	Mostly open		
Sales Study	118	Project ID:	4989-02-00/71



Water Frontage: None

Topography/View: Gently sloping downward to the north (total elevation change of roughly five feet). The lot has somewhat of a high elevation with seasonal, somewhat expansive views looking northerly

Neighborhood: Middle-aged residential subdivision (40+ years)

Frontage / Access: Frontage along 9<sup>th</sup> Street on the southern boundary and Cleveland Avenue along the northern and eastern boundaries.

Land Quality: The property is buildable as evidenced by the soils and surrounding properties. Based on a review of the available mapping, the property is not impacted by WI DNR designated wetlands or FEMA regulatory floodway.

Zoning: RTF – Residential Two-Family

Utilities: All public

Improvements: None

Allocation: Land \$26,000      Improvements \$0

Present Use: Vacant

Highest & Best Use: Single-family residential

Easements, Encumbrances, Restrictions: None known

Legal Description: All of Lot Six (6), in Block Two (2), of BEAULIEU'S ADDITION to the City of Kaukauna, Outagamie County, Wisconsin.

Comments: According to the MLS, the lot was listed for sale with Think Hallmark Real Estate beginning in November 2021 at an asking price of \$29,900, which was reduced to \$28,900 in March 2022. The following remarks were included with the listing:

*Wonderful Lot with an incredible view overlooking beautiful Kaukauna! Steps to the pools, 1000 Islands Environmental Center and the football field. Lot is zoned Residential2-family. Start planning your new life today!*

According to the MLS sold data sheet, the close date was 06/19/2023, the selling price was \$26,000, the financing type was “cash” and the type of sale was “arms-length”.

The buyer’s agent, Kyle Kehoe, verified the sale price of \$26,000 and the nature of the sale as a straightforward, arms-length deal. The buyer is an entity of a local construction company that has recently purchased several lots in the Appleton area with the intentions of constructing homes for employee housing purposes.



Sale A10 Photograph



Sale A10 Aerial Photograph with Contour, FEMA & Wetlands Overlays

## Sale A11



Aerial Photograph

Sale Price:	\$40,500	Address:	1200 North Briarcliff Drive
Sale Date:	10/13/2023	Municipality:	City of Appleton
Net Land Size:	0.215 Acres	County:	Outagamie
Sale Price per Unit:	\$188,372 / Acre	Parcel Id:	314509000
Grantor:	Harold G. and Patricia A. Danford Revocable Trust (Omaha, NE)		
Grantee:	Candice and Kevin Mortara (Appleton, WI)		
Verification Source:	Listing Agent Karen Cain, Buyer's Agent Maureen Liebzeit – Berkshire Hathaway HS Fox Cities Realty (608) 432-0207, MLS, WI DOR Transfer Return, County Records		
Listing Agent:	Karen Cain – Coldwell Banker Real Estate Group (920) 915-6270		
Recorded Via:	Trustee's Deed # 2301740		
Financing:	Cash		
Conditions of Sale:	Arm's Length		
Date Inspected:	01/05/2024 by A.J. Phillips		
Site Configuration:	Rectangular, corner lot		
Cover Type:	Mostly open – scattered tree growth		
Water Frontage:	None		
Sales Study	121	Project ID:	4989-02-00/71

Topography/View: Mostly level

Neighborhood: Middle-aged residential subdivision (40+ years)

Frontage / Access: Frontage along North Briarcliff Drive on the southern boundary and North Briarcliff Drive on the western boundary.

Land Quality: The property is buildable as evidenced by the soils and surrounding properties. Based on a review of the available mapping, the property is not impacted by WI DNR designated wetlands or FEMA regulatory floodway.

Zoning: R-1B – Single-Family District

Utilities: All public

Improvements: None

Allocation: Land \$40,500      Improvements \$0

Present Use: Vacant

Highest & Best Use: Single-family residential

Easements, Encumbrances, Restrictions: None known

Legal Description: COLONY OAKS ESTATES LOT 116, City of Appleton, Outagamie County, Wisconsin

Comments: According to the MLS, the lot was listed for sale with Coldwell Banker Real Estate Group beginning in September 2023 at an asking price of \$49,000. The following remarks were included with the listing:

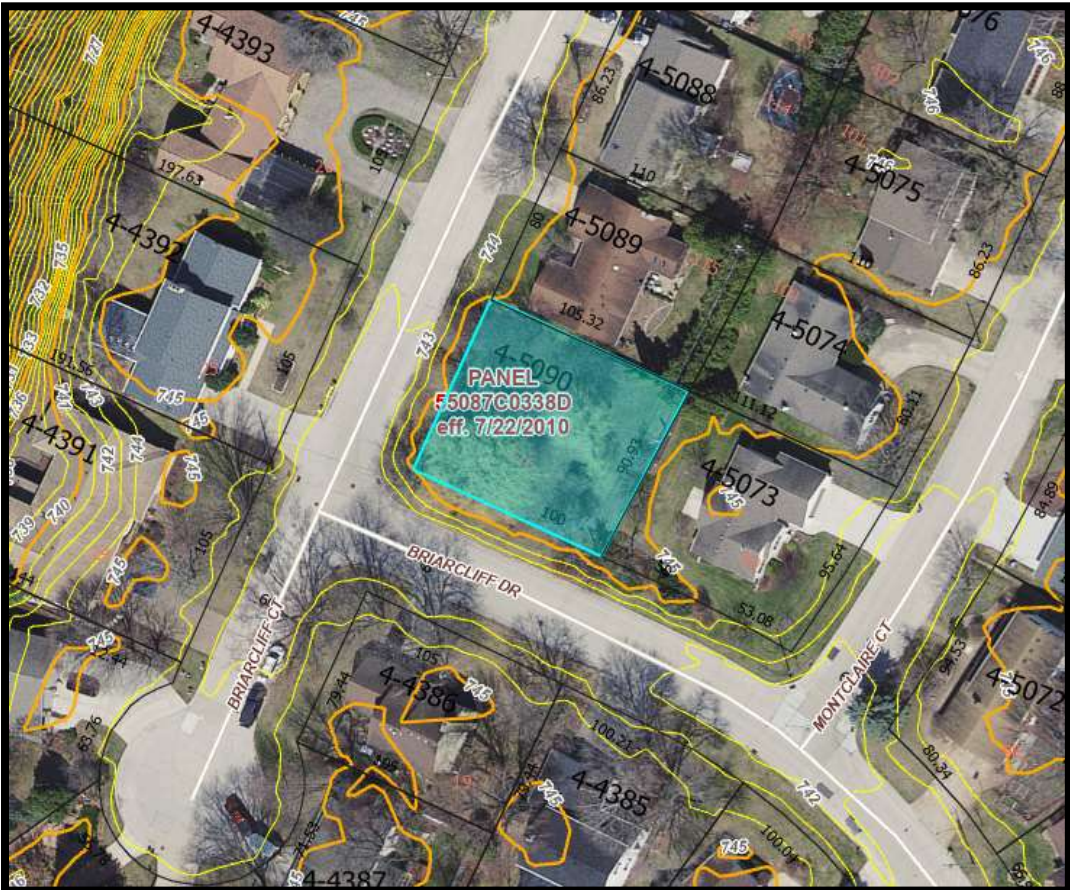
*Spots like these are few and far between! Lovely lot in well-established residential area, close to parks and conveniently located in S Appleton.*

According to the MLS sold data sheet, the close date was 10/13/2023, the selling price was \$40,500, the financing type was “cash” and the type of sale was “arms-length”.

The listing agent and buyer’s agent verified the sale price of \$40,500 and the type of sale as a straightforward, arms-length, all-cash deal. According to the buyer’s agent, the buyer did not have any immediate intentions to build on the lot.



Sale A11 Photograph



Sale A11 Aerial Photograph with Contour, FEMA & Wetlands Overlays

## Sale A12



Aerial Photograph

Sale Price:	\$57,900	Address:	2605 East Corridor Drive
Sale Date:	08/01/2023 (MLS)	Municipality:	City of Appleton
Net Land Size:	0.320 Acres	County:	Outagamie
Sale Price per Unit:	\$180,938 / Acre	Parcel Id:	311650049
Grantor:	Ryan P. and Jill L. Tetting (Appleton, WI)		
Grantee:	Carl D. and Alice Romenesko (Appleton, WI)		
Verification Source:	Assessor, MLS, WI DOR Transfer Return, County Records		
Listing Agent:	Tara Hansen – Acre Realty, Ltd. (920) 915-7616		
Recorded Via:	Warranty Deed # 2297236		
Financing:	Cash		
Conditions of Sale:	Arm's Length		
Date Inspected:	08/25/2023 by A.J. Phillips		
Site Configuration:	Irregular, corner lot		
Cover Type:	Mostly open		
Sales Study			

Water Frontage: None

Topography/View: Mostly level

Neighborhood: Newer to middle-aged residential subdivision (15-20 years)

Frontage / Access: Frontage along East Corridor Drive on the northern and western boundaries.

Land Quality: The property is buildable as evidenced by the soils and surrounding properties. Based on a review of the available mapping, the property is not impacted by WI DNR designated wetlands or FEMA regulatory floodway.

Zoning: R-1B – Single-Family District

Utilities: All public

Improvements: None

Allocation: Land \$57,900      Improvements \$0

Present Use: Vacant

Highest & Best Use: Single-family residential

Easements, Encumbrances, Restrictions: None known

Legal Description: Lot Forty-nine (49), APPLE CREEK MEADOWS, City of Appleton, Outagamie County, Wisconsin.

Comments: According to the MLS, the lot was listed for sale with Acre Realty, Ltd. beginning in March 2023 at an asking price of \$69,900, which was reduced to \$59,900 in June 2023. The following remarks were included with the listing:

*.32 acre level lot ready to build. Lot has been filled and leveled by seller. This grassy corner lot is in an established neighborhood with finished streets, curb, and gutter. Walking distance to schools, restaurants, parks and miles of walking trails. Build your dream home in this desirable North Appleton location.*

According to the MLS sold data sheet, the close date was 08/01/2023 (07/28/2023 on transfer return), the selling price was \$57,900, the financing type was “cash” and the type of sale was “arms-length”.

The assessment information from the City of Appleton verifies the selling price of \$57,900 on August 1, 2023. A 2,234-square-foot single-family home was constructed on the lot.



Sale A12 Photograph



Sale A12 Aerial Photograph with Contour, FEMA & Wetlands Overlays





Water Frontage: None

Topography/View: Mostly level

Neighborhood: Middle-aged residential subdivision (40+ years)

Frontage / Access: Frontage and access along Grant Street on the northeastern boundary

Land Quality: The property is buildable as evidenced by the soils and surrounding properties. Based on a review of the available mapping, the property is not impacted by WI DNR designated wetlands or FEMA regulatory floodway.

Zoning: RSF – Residential Single-Family

Utilities: All public

Improvements: None

Allocation: Land \$26,000      Improvements \$0

Present Use: Vacant

Highest & Best Use: Single-family residential

Easements, Encumbrances, Restrictions: None known

Legal Description: Lot Nineteen (19) of Block "A", Black's Plat of part of Private Claim No. 33, lying between Lawe Street and Plank Road, City of Kaukauna, Outagamie County, Wisconsin.

Comments: According to the MLS, the lot was listed for sale with Expert Real Estate Partners, LLC beginning in May 2022 at an asking price of \$29,900. The following remarks were included with the listing:

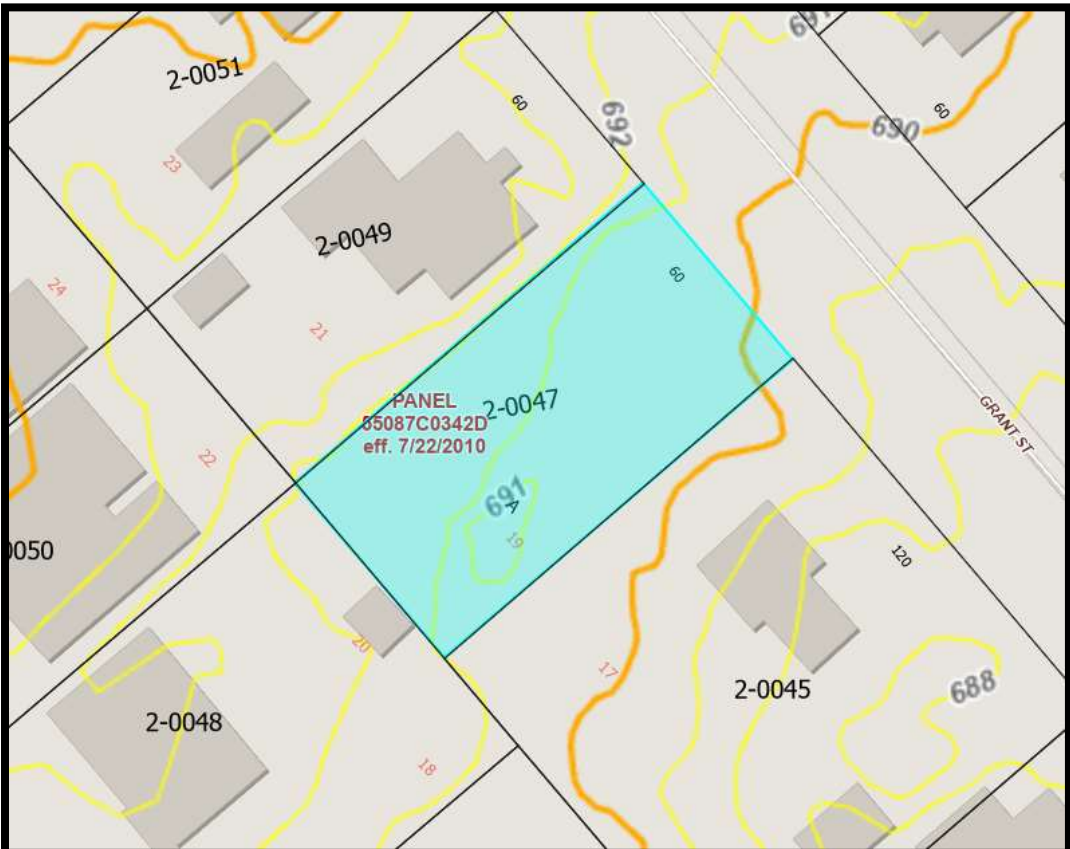
*Start planning to build your dream home! Beautiful lot with mature trees. Close to downtown and highway. Listing agent related to seller.*

According to the MLS sold data sheet, the close date was 06/03/2022, the selling price was \$26,000, the financing type was “cash” and the type of sale was “arms-length”.

The buyer’s agent verified the pertinent details of the transaction. The agent was also formerly the president of the Greater Fox Cities Area Habitat for Humanity. The site was purchased by Habitat for Humanity for construction of a single-family home.



Sale A13 Photograph



Sale A13 Plat Map with Contour, FEMA & Wetlands Overlays

## Sale A14



Aerial Photograph

Sale Price:	\$64,900	Address:	N8770 Connor Circle
Sale Date:	01/11/2024	Municipality:	Village of Harrison
Net Land Size:	0.366 Acres	County:	Calumet
Sale Price per Unit:	\$177,322 / Acre	Parcel Id:	45488
Grantor:	Rusch Development Properties, LLC (Menasha, WI)		
Grantee:	Harwell Homes, LLC (Joseph Van Mun – Appleton, WI)		
Verification Source:	Listing Agent Taylor Hansen, Assessor, MLS, WI DOR Transfer Return, County Records		
Listing Agent:	Taylor Hansen – Weichert Realtors – Place Perfect (920) 639-2291		
Recorded Via:	Warranty Deed # 581323		
Financing:	Cash		
Conditions of Sale:	Arm's Length		
Date Inspected:	04/01/2024 by A.J. Phillips		
Site Configuration:	Essentially rectangular, corner lot		
Cover Type:	Mostly open		

Water Frontage: None

Topography/View: Mostly level

Neighborhood: Newer residential subdivision (less than five years)

Frontage / Access: Frontage and access along Connor Circle on the southern and western boundaries.

Land Quality: The property is buildable as evidenced by the soils and surrounding properties. Based on a review of the available mapping, the property is not impacted by WI DNR designated wetlands or FEMA regulatory floodway.

Zoning: RS-1 Single-Family Residential (Suburban)

Utilities: All public

Improvements: None

Allocation: Land \$64,900      Improvements \$0

Present Use: Vacant

Highest & Best Use: Single-family residential

Easements, Encumbrances, Restrictions: An 8' drainage easement runs along the east boundary of the site.

Legal Description: Lot Sixty-eight (68) Kambura Acres IV, in the Village of Harrison, Calumet County, Wisconsin.

Comments: According to the MLS, the lot was listed for sale with Weichert Realtors – Place Perfect beginning in 2020 at an asking price of \$64,900. The following remarks were included with the listing:

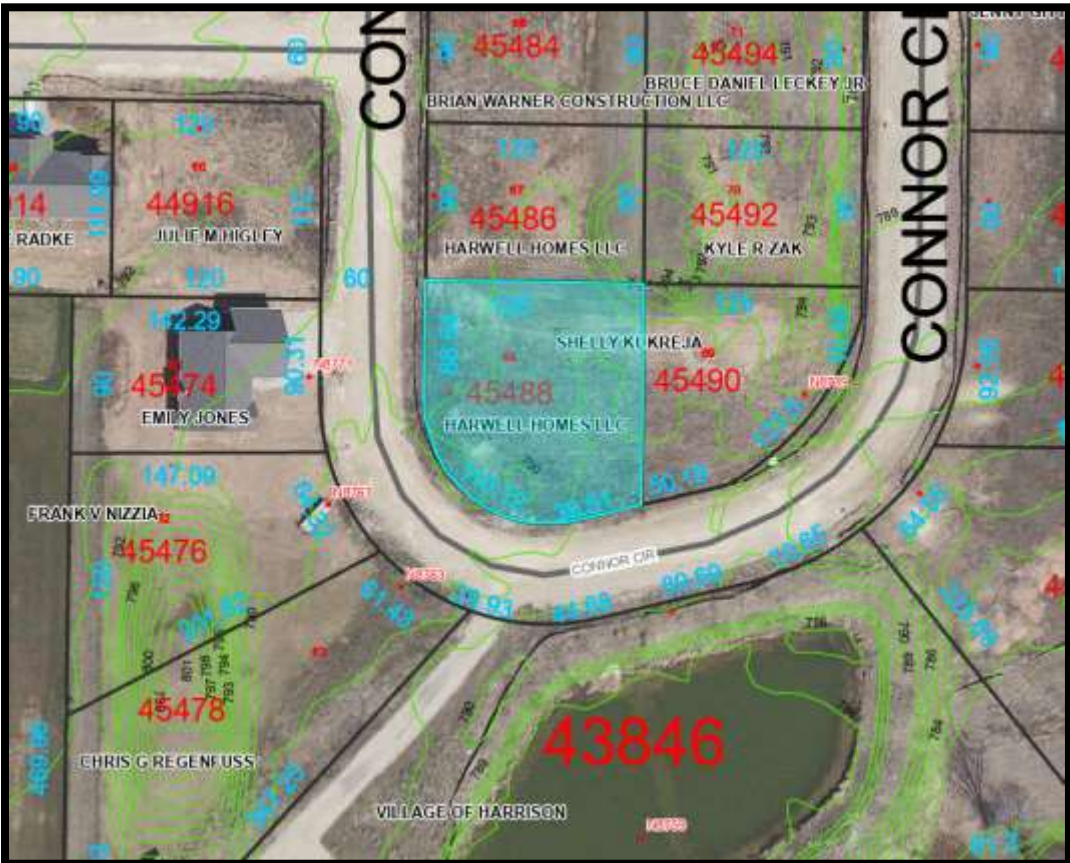
*Welcome to Kambura Acres Phase 4! This is the flagship Phase Of this highly successful development and the last known opportunity to be part of this great community. Located in the Village of Harrison in the Kimberly school district you get a convenient, yet private, location with very aesthetic appealing homes. This phase nicely compliments the highly successful first 3 phases. No builder restrictions and developer paid roads. Come check us out today!*

According to the MLS sold data sheet, the close date was 01/11/2024, the selling price was \$64,900, the financing type was “cash” and the type of sale was “arms-length”.

The listing agent verified the pertinent details of the transaction. According to information provided by the assessor for the Village of Harrison, the date of sale was 01/10/2024 (01/11/2024 on transfer return and MLS), the purchase amount was \$64,900, the sale document was 581323, and the sale validity was “valid”.

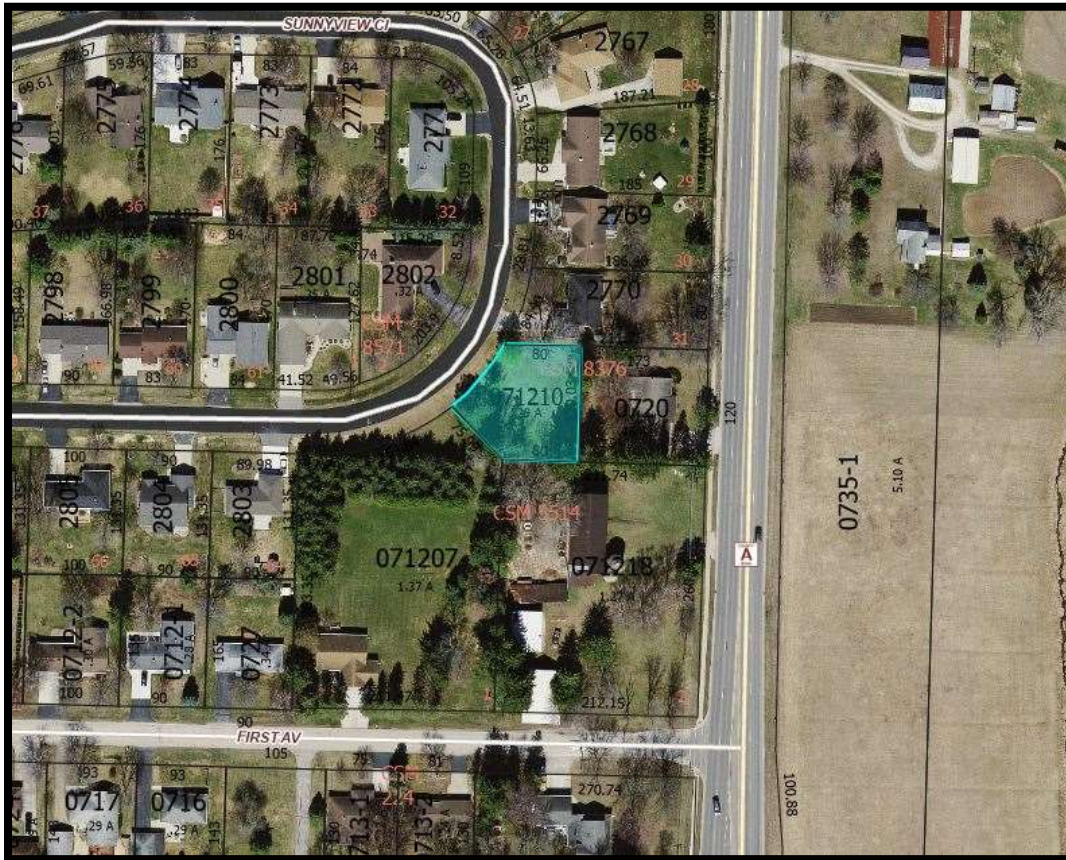


Sale A14 Photograph



Sale A14 Aerial Photograph with Contour, FEMA & Wetlands Overlays

## Sale A15



Aerial Photograph

Sale Price:	\$43,000	Address:	2507 West Sunnyview Circle
Sale Date:	08/23/2022	Municipality:	Town of Grand Chute
Net Land Size:	0.290 Acres	County:	Outagamie
Sale Price per Unit:	\$148,276 / Acre	Parcel Id:	101071210
Grantor:	Cathryn M. Palesse (Menasha, WI)		
Grantee:	Nicholas Pokorny (Appleton, WI)		
Verification Source:	Assessor, MLS, WI DOR Transfer Return, County Records		
Listing Agent:	Kevin Dieck – Think Hallmark Real Estate (920) 702-0144		
Recorded Via:	Warranty Deed # 2277336		
Financing:	Cash		
Conditions of Sale:	Arm's Length		
Date Inspected:	04/01/2024 by A.J. Phillips		
Site Configuration:	Irregular		
Cover Type:	Partly wooded		
Water Frontage:	None		
Sales Study	133	Project ID:	4989-02-00/71

Topography/View: Mostly level

Neighborhood: Middle-aged residential subdivision (30-40 years)

Frontage / Access: Frontage and access along West Sunnyview Circle on the western boundary. Additional frontage, though no access, along CTH A on the eastern boundary.

Land Quality: The property is buildable as evidenced by the soils and surrounding properties. Based on a review of the available mapping, the property is not impacted by WI DNR designated wetlands or FEMA regulatory floodway.

Zoning: RSF – Single-Family Residential

Utilities: All public

Improvements: None

Allocation: Land \$43,000      Improvements \$0

Present Use: Vacant

Highest & Best Use: Single-family residential

Easements, Encumbrances, Restrictions: None known

Legal Description: Lot One (1) of Certified Survey Map No. 8376 as filed in the Office of the Register of Deeds for Outagamie County, on August 10, 2022, of Certified Survey Maps, as Document No. 2276281; being part of Outlot 1 of SUNNYVIEW CIRCLE and Part of the Southeast 1/4 of the Southwest 1/4, all in Section 16, Township 21 North, Range 17 East, Town of Grand Chute, Outagamie County, Wisconsin.

Comments: According to the MLS, the lot was listed for sale with Think Hallmark Real Estate beginning in 2020 at an asking price of \$54,900, which was reduced to \$45,000 in May 2022. The following remarks were included with the listing:

*This .29 acre lot property is located NW of Appleton in the Town of Grand Chute. Water, sewer and electricity are already provided to the homes on the circle so they are readily available!*

According to the MLS sold data sheet, the close date was 08/23/2022, the selling price was \$43,000, the financing type was “cash” and the type of sale was “arms-length”.

According to information provided by the assessor for the Town of Grand Chute, the date of sale was 08/22/2022 (08/23/2022 on transfer return and MLS), the purchase amount was \$43,000, the sale document was 2277336, and the sale validity was “valid”. Building permits for construction of a new home were issued in April and May of 2023.





Sale A15 Photograph



Sale A15 Aerial Photograph with Contour, FEMA & Wetlands Overlays

## Sale A16



Aerial Photograph

Sale Price:	\$35,000	Address:	418 6 <sup>th</sup> Street
Sale Date:	07/19/2022	Municipality:	City of Neenah
Net Land Size:	0.246 Acres	County:	Winnebago
Sale Price per Unit:	\$142,276 / Acre	Parcel Id:	80503320000
Grantor:	Bonnie J. Pink (Prairie Grove, IL)		
Grantee:	Scott and Shanen Sadowski (Appleton, WI)		
Verification Source:	Listing Agent Penny Miller, Assessor, MLS, WI DOR Transfer Return, County Records		
Listing Agent:	Penny Miller – Coldwell Banker Real Estate Group (920) 213-1374		
Recorded Via:	Warranty Deed # 1887164		
Financing:	Cash		
Conditions of Sale:	Arm's Length		
Date Inspected:	01/05/2024 by A.J. Phillips		
Site Configuration:	Rectangular, non-corner lot (82.5' x 130')		
Cover Type:	Mostly open		

Water Frontage: None

Topography/View: Mostly level

Neighborhood: Middle-aged single-family residential subdivision (40+ years)

Frontage / Access: Frontage and access along 6<sup>th</sup> Street on the eastern boundary

Land Quality: The property is buildable as evidenced by the soils and surrounding properties. Based on a review of the available mapping, the property is not impacted by WI DNR designated wetlands or FEMA regulatory floodway.

Zoning: R1 Residential

Utilities: All public

Improvements: None

Allocation: Land \$35,000      Improvements \$0

Present Use: Vacant

Highest & Best Use: Single-family residential

Easements, Encumbrances, Restrictions: None known

Legal Description: Lot Fifteen (15), of Block Four (4), in ASSESSOR'S PLAT of Part of the Fifth Ward of the City of Neenah, Winnebago County, Wisconsin.

Comments: According to the MLS, the lot was listed for sale with Coldwell Banker Real Estate Group beginning in April 2022 at an asking price of \$45,000, which was reduced to \$39,900 in June 2022. The following remarks were included with the listing:

*Doty Island buildable lot ready for your dream home. Cleared and seeded grass. Landscaped lot. Privacy fence. Survey has been done as well for you.*

According to the MLS sold data sheet, the close date was 07/19/2022, the selling price was \$35,000, the financing type was "cash" and the type of sale was "arms-length".

The listing agent, Ms. Penny Miller, verified the pertinent details of the transaction, including the sale price of \$35,000 and the type of sale as "arms-length".

According to the assessment information from the City of Neenah, the most recent transfer of the property occurred on 07/13/2022 via Warranty Deed # 1887164 at a price of \$35,000.

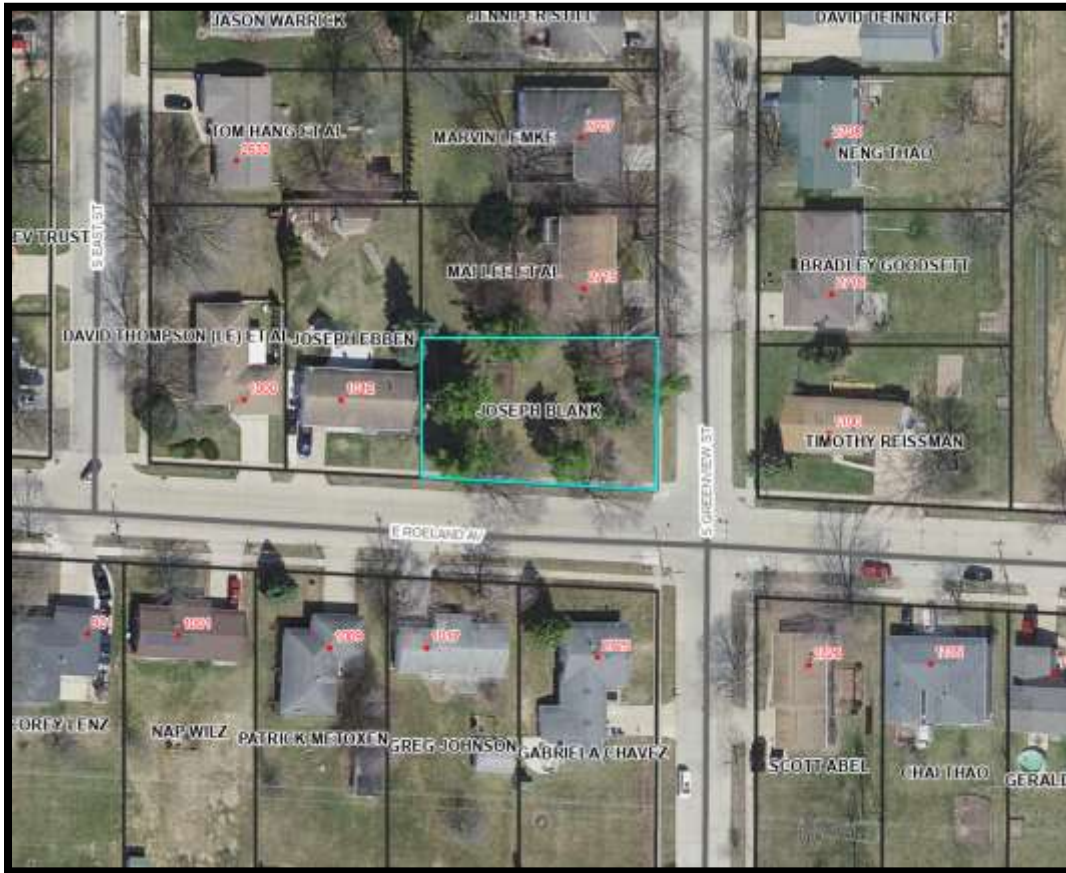


Sale A16 Photograph



Sale A16 Aerial Photograph with Contour Overlay

## Sale A17



Aerial Photograph

Sale Price:	\$39,900	Address:	2719 South Greenview Street
Sale Date:	05/02/2023	Municipality:	City of Appleton
Net Land Size:	0.273 Acres	County:	Calumet
Sale Price per Unit:	\$146,154 / Acre	Parcel Id:	319032200
Grantor:	Paul A. and Dawn M. Peterson (Appleton, WI)		
Grantee:	Joseph Steven Blank (Neenah, WI)		
Verification Source:	Listing Agent Pam Wilcox, MLS, WI DOR Transfer Return, County Records		
Listing Agent:	Pamela Wilcox – Coldwell Banker Real Estate Group (920) 841-6331		
Recorded Via:	Warranty Deed # 576923		
Financing:	Cash		
Conditions of Sale:	Arm's Length		
Date Inspected:	01/05/2023 by A.J. Phillips		
Site Configuration:	Essentially rectangular, corner lot		
Cover Type:	Scattered tree cover		

Water Frontage: None

Topography/View: Mostly level

Neighborhood: Middle-aged residential subdivision (30+ years)

Frontage / Access: Frontage along South Greenview Street on the eastern boundary and East Roeland Avenue on the southern boundary

Land Quality: The property is buildable as evidenced by the soils and surrounding properties. Based on a review of the available mapping, the property is not impacted by WI DNR designated wetlands or FEMA regulatory floodway.

Zoning: Residential

Utilities: All public

Improvements: None

Allocation: Land \$35,000      Improvements \$0

Present Use: Vacant

Highest & Best Use: Single-family residential

Easements, Encumbrances, Restrictions: None known

Legal Description: All of Lot Twelve (12), Block Eighteen (18), 1st Addition to Hanson Plat, City of Appleton, Calumet County, Wisconsin.

Comments: According to the MLS, the lot was listed for sale with Coldwell Banker Real Estate Group beginning in March 2023 at an asking price of \$39,900. The following remarks were included with the listing:

*Tree lined lot in South East Appleton. Great location for access to major highway, medical facilities, churches, schools, shopping areas and parks. Appleton Area School District. Great opportunity for your own home or an investment.*

According to the MLS sold data sheet, the close date was 05/02/2023, the selling price was \$39,900, the financing type was “cash” and the type of sale was “arms-length”.

The listing agent verified the sale price of \$39,900 and the nature of the sale as a straightforward, arms-length, all-cash deal. According to the agent, the buyer intended to build a single-family home on the lot.

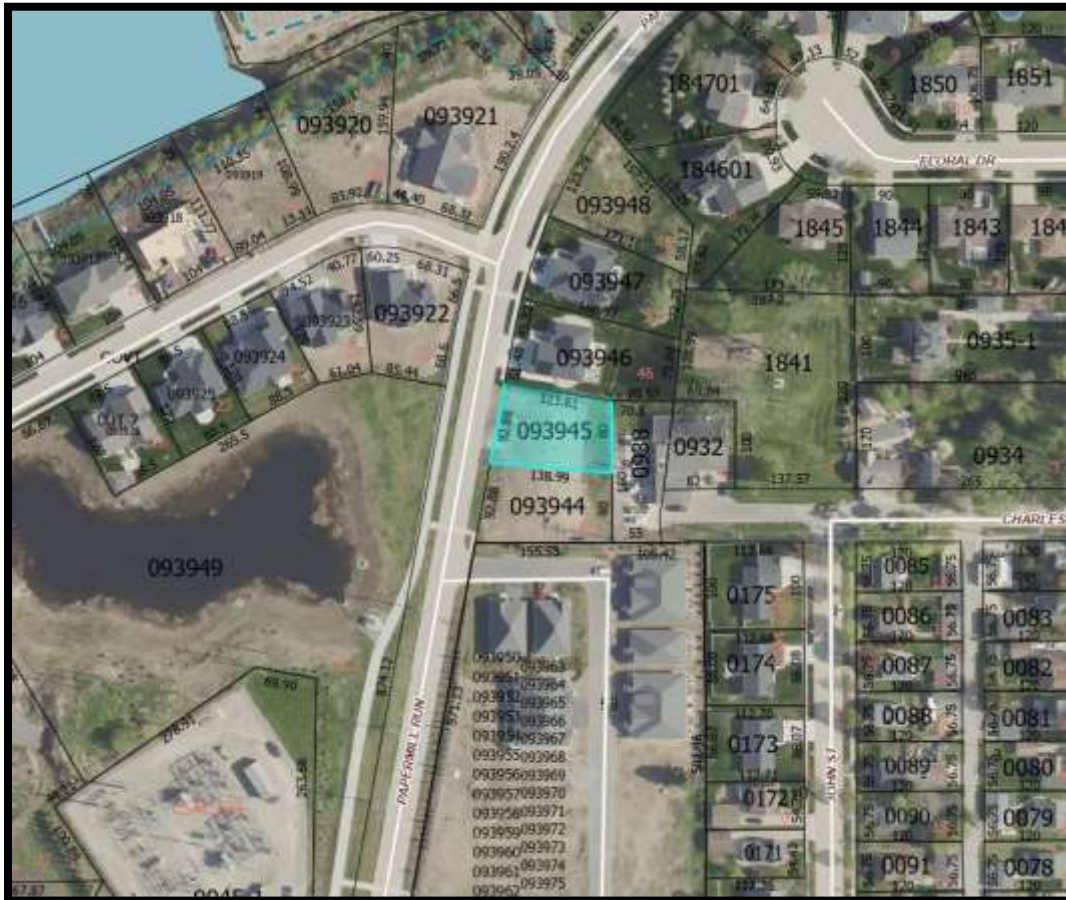


Sale A17 Photograph



Sale A17 Aerial Photograph with Contour & Wetlands Overlays

## Sale A18



Aerial Photograph

Sale Price:	\$40,000	Address:	435 West Papermill Run
Sale Date:	01/12/2024	Municipality:	Village of Kimberly
Net Land Size:	0.259 Acres	County:	Outagamie
Sale Price per Unit:	\$154,440 / Acre	Parcel Id:	250093945
Grantor:	Rivers Edge of Kimberly, Inc. (Jeremy Dobbe – Green Bay, WI)		
Grantee:	James B. and Barbara M. Van Lieshout (Jefferson, WI)		
Verification Source:	MLS, WI DOR Transfer Return, County Records		
Listing Agent:	Lisa Parkos – Resource One Realty, LLC (920) 255-6580		
Recorded Via:	Warranty Deed # 2307042		
Financing:	Cash		
Conditions of Sale:	Arm's Length		
Date Inspected:	04/01/2024 by A.J. Phillips		
Site Configuration:	Rectangular		
Cover Type:	Mostly open		
Sales Study	142	Project ID:	4989-02-00/71



Water Frontage: None

Topography/View: Gently sloping downward to the rear (total elevation change of roughly five feet)

Neighborhood: Newer single-family and condominium subdivision (less than five years)

Frontage / Access: Frontage and access along West Papermill Run along the western boundary

Land Quality: The property is buildable as evidenced by the soils and surrounding properties. Based on a review of the available mapping, the property is not impacted by WI DNR designated wetlands or FEMA regulatory floodway.

Zoning: R-1; Residential Low Density

Utilities: All public

Improvements: None

Allocation: Land \$40,000      Improvements \$0

Present Use: Vacant

Highest & Best Use: Single-family residential

Easements, Encumbrances, Restrictions: None known

Legal Description: Lot 45, River's Edge Plat, Village of Kimberly, Outagamie County, Wisconsin.

Comments: According to the MLS, the lot was listed for sale with Resource One Realty, LLC beginning in March 2022 at an asking price of \$54,900, which was later reduced to \$49,900 in July 2023. The following remarks were included with the listing:

*Lot is located in the unique Kimberly subdivision close to the Fox River. Addendum 1 to Offer to Purchase MUST be attached to offer.*

According to the MLS sold data sheet, the close date was 01/12/2024, the selling price was \$40,000, the financing type was "cash" and the type of sale was "arms-length". Miscellaneous closed information indicates the sale involved a "motivated seller".



Sale A18 Photograph



Sale A18 Aerial Photograph with Contour, FEMA & Wetlands Overlays

Sales Location Map – Commercial



## Sales Data Sheets – Commercial

### Sale B1



Aerial Photograph

Sale Price:	\$345,000	Address:	Eisenhower Drive
Sale Date:	01/20/2022	Municipality:	Town of Buchanan
Land Size:	1.780 Acres	County:	Outagamie
Sale Price per Unit:	\$193,820 / Acre	Parcel ID:	030051100
Recorded Via:	Warranty Deed Document No. 2260759		
Grantor:	Eisenhower Land Group, LLC (Christine Zantiny – Fond du Lac, WI)		
Grantee:	Black Duck 3, LLC (Michael Dobrynio – Kimberly, WI)		
Broker:	Bob Rossi – NorthStar Commercial		
Financing:	Cash		
Verification:	Listing Broker Bob Rossi (920) 810-4647, WI DOR Transfer Return, County Records		
Conditions of Sale:	Arm's Length		
Date Inspected:	06/03/2022 by A.J. Phillips		
Site Description:	Essentially rectangular, non-corner commercial lot		
Water Frontage:	None		

Topography: Mostly level

Frontage / Access: Approximately 415 feet of frontage along Eisenhower Drive on the eastern boundary.

Land Quality: According to the county GIS website, there are no areas of designated wetlands or flood zone on the property.

Improvements: None

Allocation: Land \$345,000 Improvements \$0

Present Use: Vacant

Highest & Best Use: Commercial

Utilities: All public

Zoning: CL – Local Commercial

Easements, Encumbrances, Restrictions: None known

Legal Description: Lot 1, Certified Survey Map No. 8262 recorded in the Office of the Register of Deeds for Outagamie County, Wisconsin, on January 27, 2022, as Document No. 2260492, being a part of Lot 1, Certified Survey Map No. 6123 recorded in Volume 36 of Certified Survey Maps, page 6123, as Document No. 1870734, being part of the Northeast 1/4 of the Southwest 1/4, Section 32, Township 21 North, Range 18 East. Said land being in the Town of Buchanan, County of Outagamie, State of Wisconsin.

Comments: The property was listed for sale with NorthStar Commercial and the following information was included with the listing:

- *Last of the attractive sites on the east side of the Fox River Valley.*
- *Easy access to Highway 441, S. Highway 10 and Interstate 41.*
- *Daily traffic counts on Eisenhower Drive: 10,700 VPD; traffic counts on E. Calumet: 34,800 VPD.*

The listing broker, Mr. Bob Rossi, verified the pertinent details of the transaction. According to Mr. Rossi, the site was readily buildable with all utilities at the lot line and off-site stormwater management in place to the rear. The buyer intends to construct an office building on the site.



Sale B1 Photograph



Sale B1 Plat Map with Contour, FEMA, Wetlands and Shoreland Zoning Overlays

## Sale B2



Aerial Photograph

Sale Price:	\$370,000	Address:	1580 West American Drive
Sale Date:	06/14/2023	Municipality:	Village of Fox Crossing
Net Land Size:	1.776 Acres	County:	Winnebago
Sale Price per Unit:	\$208,333 / Acre	Parcel Id:	121023109
Grantor:	Tom O'Connor Ag. Investments, LLC (S. Philomena Ruppenthal – Brownsville, WI)		
Grantee:	Wolfinger Holdings, LLC (Megan Wolfinger – Greenville, WI)		
Verification Source:	Assessor, WI DOR Transfer Return, County Records		
Listing Agent:	MI-Realty, Inc. (920) 924-4371		
Recorded Via:	Warranty Deed # 1905170		
Financing:	Cash		
Conditions of Sale:	Arm's Length		
Date Inspected:	04/01/2024 by A.J. Phillips		
Site Configuration:	Rectangular, corner lot		
Cover Type:	Partly wooded		

Water Frontage: None

Topography/View: Mostly level

Neighborhood: Mixed-use commercial and high-density residential condominiums

Frontage / Access: Frontage and access along West American Drive on the southern boundary. The future extensions of Bryce Drive and Ethan Way will run along the northern boundary and western boundaries of the parcel respectively.

Land Quality: The property is buildable as evidenced by the soils and surrounding properties. Based on a review of the available mapping, the property is not impacted by WI DNR designated wetlands or FEMA regulatory floodway.

Zoning: M-1: Mixed-Use District

Utilities: All public

Improvements: None

Allocation: Land \$370,000      Improvements \$0

Present Use: Vacant

Highest & Best Use: Commercial

Easements, Encumbrances, Restrictions: None known

Legal Description: Lot 4, Certified Survey Map No. 5581 filed in the Office of the Register of Deeds for Winnebago County, Wisconsin on August 19, 2004, in Volume 1 on Page 5581, as Document No. 1324846, being part of the Southeast 1/4 of the Northwest 1/4, Section 8, Township 20 North, Range 17 East, Village of Fox Crossing (formerly Town of Menasha), Winnebago County, Wisconsin.

Comments: According to CoStar Commercial Real Estate Information Company, the listing broker was MI-Realty, Inc. According to the assessment information from the Village of Fox Crossing, the date of sale was 06/13/2023 (06/14/2023 on transfer return), the sale document was 1905170, and the purchase amount was \$370,000. Building permits were issued from June 8, 2023 through October 18, 2023 for a new commercial building. The buyer constructed a dental clinic on the site. The clinic was completed and opened to patients in March 2024.





Sale B2 Photograph



Sale B2 Aerial Photograph with Contour Overlay

### Sale B3



Aerial Photograph

Sale Price:	\$200,000	Address:	1121 West Northland Avenue
Sale Date:	09/28/2023	Municipality:	City of Appleton
Net Land Size:	1.002 Acres	County:	Outagamie
Sale Price per Unit:	\$199,601 / Acre	Parcel Id:	315952924
Grantor:	Thomas M. Tesch and Donna J. Tesch Irrevocable Trust (Sean Laborde-Verona, WI)		
Grantee:	Hoersch Properties, LLC (Steven Hoersch – Shiocton, WI)		
Verification Source:	Listing Agent Scott Muggenthaler, Assessor, CoStar, WI DOR Transfer Return, County Records, News Articles		
Listing Agent:	Scott Muggenthaler – J. Ross & Associates (920) 585-9699		
Recorded Via:	Trustee's Deed # 2300591		
Financing:	Cash		
Conditions of Sale:	Arm's Length		
Date Inspected:	01/05/2024 by A.J. Phillips		
Site Configuration:	Rectangular, non-corner lot		

Cover Type: Mostly open

Water Frontage: None

Topography/View: Mostly level

Neighborhood: Mixed-use commercial and residential; directly across the street from Festival Foods and Northland Mall.

Frontage / Access: Frontage and access along West Service Road on the northern boundary.

Land Quality: The property is buildable as evidenced by the soils and surrounding properties. Based on a review of the available mapping, the property is not impacted by WI DNR designated wetlands or FEMA regulatory floodway.

Zoning: C2 – General Commercial District

Utilities: All public

Improvements: None (former parking lot)

Allocation: Land \$200,000    Improvements \$0

Present Use: Vacant

Highest & Best Use: Commercial

Easements, Encumbrances, Restrictions: None known

Legal Description: That part of the Northeast 1/4 of Section 22, Township 21 North, Range 17 East, City of Appleton, Outagamie County, Wisconsin, described as follows: Beginning at an iron stake at the Northwest corner of the lands described in Volume 321 of Deeds, Page 326, thence South along the West line of the lands described in Volume 321 of Deed, Page 326, 196 feet, more or less to an iron stake; thence West and parallel to the South boundary of C.T.H. "OO", (formerly known as Super Highway 41), 222.6 feet, more or less, to an iron stake; thence North 196 feet, more or less, to an iron stake on the South boundary of said C.T.H. "OO", (formerly known as Super Highway 41); thence East on said South boundary, 222.6 feet to the place of beginning.

Comments:

According to CoStar Commercial Real Estate Information Company, the property was listed for sale with J. Ross & Associates beginning in 2019 at various asking prices of between \$224,900 and \$249,900. The following information was included with the listing:

*Great visibility to the 20,000+ vehicles traveling Northland Ave on a daily basis.  
Ideal for retail or office building.*

*All utilities to lot line with driveway and parking lot already in.*

*Located directly across from Festival Foods and Northland Mall.*

*Property Type: Land*

*Proposed Use: Commercial*

*Total Lot Size: 1.00 AC*

*DESCRIPTION: This lot is located west of Richmond Street on the south side of Northland Ave across from Festival Foods and Northland Mall.*

The following information regarding the transaction is provided by CoStar:

*Sale Date: Sep 28, 2023*

*Sale Price: \$200,000*

*Price Status: Confirmed*

*Asking Price: \$249,900*

*Price Discount: \$49,900 (20%)*

*On Market: 1,303 Days*

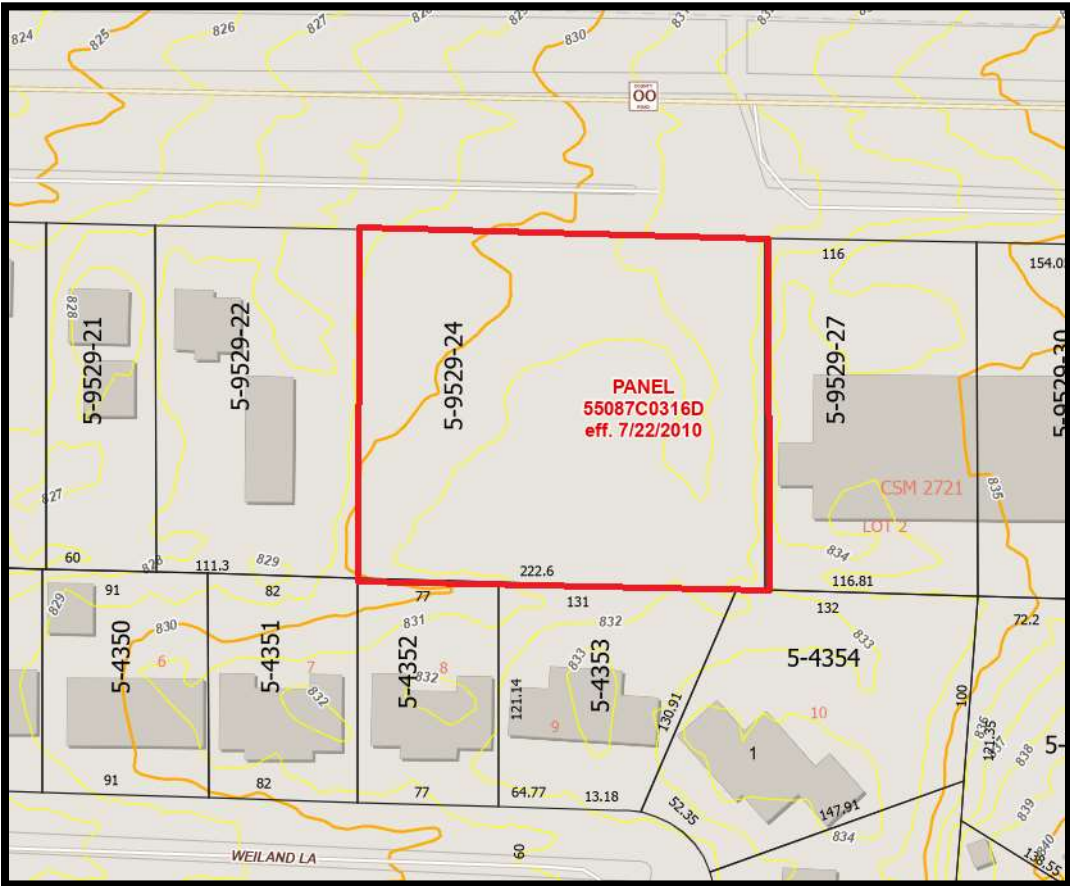
*Sale Type: Investment*

*Verification Sources: Listing Broker*

The listing broker involved in the transaction, Mr. Scott Muggenthaler, verified the pertinent details of the transaction, including the sale price of \$200,000 and the nature of the sale as “arms-length”. According to Mr. Muggenthaler, there were no unusual sale conditions involved and the buyer intends to construct an appliance store on the lot.



Sale B3 Photograph



Sale B3 Plat Map with Contour, FEMA & Wetlands Overlays

## Sale B4



Aerial Photograph

Sale Price:	\$500,000	Address:	South Washburn Street
Sale Date:	11/15/2023	Municipality:	City of Oshkosh
Net Land Size:	3.003 Acres	County:	Winnebago
Sale Price per Unit:	\$166,500 / Acre	Parcel Id:	91316380201, 91316380101
Grantor:	GDS Properties, LLC (Paul R. Getchel – Omro, WI)		
Grantee:	LP Torres 17, LLC (Alejandro Torres – Neenah, WI)		
Verification Source:	Listing Agent Ross Koepsel, Assessor, CoStar, WI DOR Transfer Return, County Records, News Articles		
Listing Agent:	Ross Koepsel – Founders 3 Real Estate Services (414) 249-2222		
Recorded Via:	Warranty Deed # 1913808		
Financing:	Conventional		
Conditions of Sale:	Arm's Length		
Date Inspected:	01/05/2024 by A.J. Phillips		
Site Configuration:	Essentially rectangular, corner lot		
Cover Type:	Mostly open		

Water Frontage: None

Topography/View: Mostly level

Neighborhood: Mixed-use commercial, industrial, cemetery, self-storage

Frontage / Access: Frontage along West 20<sup>th</sup> Avenue on the southern boundary and South Washburn Street on the eastern boundary.

Land Quality: The property is buildable as evidenced by the soils and surrounding properties. Based on a review of the available mapping, the property is not impacted by WI DNR designated wetlands or FEMA regulatory floodway.

Zoning: SMU – Suburban Mixed Use

Utilities: All public

Improvements: None

Allocation: Land \$500,000      Improvements \$0

Present Use: Vacant

Highest & Best Use: Commercial

Easements,  
Encumbrances,  
Restrictions: None known

Legal Description: Parcel 1 Lot Two (2) according to CERTIFIED SURVEY MAP filed in Volume 1 of Survey Maps on Page 5989 as Document No. 1414627; being a part of Lot Two (2) of Certified Survey Map No. 2702, located in the South East 1/4 of the South East 1/4 of Section Twenty-eight (28), Township Eighteen (18) North of Range Sixteen (16) East, in the Thirteenth Ward, City of Oshkosh, Winnebago County, Wisconsin. Parcel 2 Lot One (1) according to CERTIFIED SURVEY MAP filed in Volume 1 of Survey Maps on Page 3976 as Document No. 1008508; being a part of Lot Three (3) of Certified Survey Map No. 2702, located in the South East 1/4 of the South East 1/4 of Section Twenty-eight (28), Township Eighteen (18) North of Range Sixteen (16) East, in the Thirteenth Ward, City of Oshkosh, Winnebago County, Wisconsin.

Comments:

According to CoStar Commercial Real Estate Information Company, the property was listed for sale from October 2021 through early-December 2022 at an asking price of \$600,000. The following information was included with the listing:

**Specifications**

<b>LAND SIZE</b>	Approx. 3 Acres
<b>Sale Price</b>	\$600,000
<b>Zoning</b>	SMU - Suburban Mixed Use
<b>Taxes</b>	\$11,059.19

**Property Highlights**

- Versatile parcel with potential for many uses located immediately off the interstate
- Large concentration of commercial users surround this location, as well as growing residential population to the west
- Parcel could potentially be divided down to 1.5 Acres
- High traffic location at fully signalized intersection makes this the best available lot in the area

The following information regarding the transaction is provided by CoStar:

*Sale Date: Dec 8, 2021*  
*Sale Price: \$545,000*  
*Price/SF Land: \$6.26*  
*Price Status: Confirmed*  
*Asking Price: \$545,000*  
*On Market: 551 Days*  
*Sale Type: Owner User*  
*Sale Condition: Redevelopment Project*  
*Verification Sources: Listing Broker, Buyer Broker*

According to information provided by the assessor for the City of Oshkosh, the property was sold on November 15, 2023 via Warranty Deed # 1913808 at a price of \$500,000.

The listing agent, Mr. Ross Koepsel, verified the pertinent details of the transaction, including the sale price of \$500,000 and the nature of the sale as a straightforward, arms-length deal between two reasonably-motivated parties. According to Mr. Koepsel, the buyer was looking into constructing a sit-down restaurant on the lot.





Sale B4 Photograph



Sale B4 Aerial Photograph (2023) with Contour Overlay

## Sale B5



Aerial Photograph

Sale Price:	\$525,000	Address:	Consolidated Court & CTH CB
Sale Date:	08/18/2022	Municipality:	Town of Grand Chute
Net Land Size:	5.55 Acres (total) / 3.91 Acres (net)	County:	Outagamie
Sale Price per Unit:	\$134,271 / Acre (net area – north)	Parcel Id:	102454400
Grantor:	Midwest Properties I, LLP (Travis Novotny – Greenville, WI)		
Grantee:	BBSSP Investments, LLC (Appleton, WI)		
Verification Source:	Listing Broker Travis Novotny, Assessor, CoStar, WI DOR Transfer Return, County Records		
Listing Agent:	Travis Novotny – Midwest Properties (920) 954-5554		
Recorded Via:	Warranty Deed # 2276945		
Financing:	Conventional		
Conditions of Sale:	Arm's Length		
Date Inspected:	04/01/2024 by A.J. Phillips		
Site Configuration:	Irregular, corner lot split by a roadway		
Cover Type:	Mostly open to the north of Consolidated Court and mostly wooded to the south		
Sales Study	160	Project ID:	4989-02-00/71

Water Frontage: A small stream meanders along the southern boundary of the southernmost section of the property. This stream is designated as “navigable”; therefore, the adjacent land area is impacted by a 75’ setback and a 300’ Shoreland Zoning buffer from the ordinary high-water mark.

Topography/View: The northernmost section of the property is mostly level to gently sloping. The southernmost section slopes downward to the stream along the southern boundary. The elevation of the land to the south of Consolidated Court is considerably lower than the roadway.

Neighborhood: Industrial / business park – across from Appleton International Airport

Frontage / Access: Frontage along Consolidated Court and CTH CB

Land Quality: The property is buildable as evidenced by the soils and surrounding properties. Based on a review of the available mapping, the southernmost section of the parcel is entirely WI DNR designated wetlands. This strip of land has a narrow configuration, is adjacent to a creek bed, and has no measurable contributory value. The northernmost section of the parcel is the primary land area and is not impacted by any significant land quality restrictions.

Zoning: IND – Industrial

Utilities: All public

Improvements: None

Allocation: Land \$525,000      Improvements \$0

Present Use: Vacant

Highest & Best Use: Industrial

Easements, Encumbrances, Restrictions: None known

Legal Description: Parcel I: Lot Two (2), Certified Survey Map No. 8374, recorded on August 9, 2022 as Document No. 2276219, Outagamie County Registry; All of Lots 1, 2, Outlot 1, and Outlot 2, Grand Chute Southwest Business Park, being part of NE 1/4 - Fractional SW 1/4 and NW 1/4 - Fractional SW 1/4 of Section 31, Township 21 North, Range 17 East, Town of Grand Chute, Outagamie County, Wisconsin. Parcel II: Outlot 3, Grand Chute Southwest Business Park, Town of Grand Chute, Outagamie County, Wisconsin.

Comments:

According to CoStar Commercial Real Estate Information Company, the property was listed for sale with Midwest Properties. The following information regarding the sale is provided by CoStar:

*Sale Date: Aug 1, 2022*  
*Sale Price: \$525,000*  
*Price Status: Confirmed*  
*Asking Price: \$536,659*  
*Price Discount: \$11,659 (2%)*  
*Sale Type: Investment*  
*Comp Status: Research Complete*  
*Verification Sources: Listing Broker*

According to information provided by the assessor for the Town of Grand Chute, the date of sale was 08/17/2022 (08/18/2022 on transfer return), the purchase amount was \$525,000, the sale document was 2276945, and the sale validity was "valid".

The land was purchased by the owner of the industrial facility on the neighboring property to the north. The parcel is split into two sections totaling roughly 5.55 acres. The southern section is a narrow strip of land adjacent to a creek. This land is entirely WI DNR designated wetlands and has no measurable contributory value. The primary section of the property is the land area to the north of Consolidated Court. According to the assessment information and a review of the Outagamie County GIS, the land area to the north of Consolidated Court is approximately 3.91 acres.



Sale B5 Photograph



Sale B5 Aerial Photograph with Contour, FEMA & Wetlands Overlays

## Sale B6



Aerial Photograph

Sale Price:	\$1,062,500	Address:	3091 North Casaloma Drive
Sale Date:	12/20/2021	Municipality:	Town of Grand Chute
Net Land Size:	8.500 Acres	County:	Outagamie
Sale Price per Unit:	\$125,000 / Acre	Parcel Id:	101082300
Grantor:	Midwest Properties II, LLP (Richard Sweere – Greenville, WI)		
Grantee:	Casa II Apartments, LLC (Michael Coppens – Green Bay, WI)		
Verification Source:	Listing Broker Travis Novotny, Assessor, CoStar, WI DOR Transfer Return, County Records		
Listing Agent:	Travis Novotny – Midwest Properties (920) 954-5554		
Recorded Via:	Warranty Deed # 2257401		
Financing:	Conventional		
Conditions of Sale:	Arm's Length		
Date Inspected:	04/01/2024 by A.J. Phillips		
Site Configuration:	Rectangular, non-corner lot		
Cover Type:	Mostly open		
Sales Study			

Water Frontage: None

Topography/View: Mostly level

Neighborhood: Mixed-use commercial, industrial, and multifamily residential

Frontage / Access: Frontage and access along Casaloma Drive on the eastern boundary.

Land Quality: The property is buildable as evidenced by the soils and surrounding properties. Based on a review of the available mapping, the property is not impacted by WI DNR designated wetlands or FEMA regulatory floodway.

Zoning: IND – Industrial District (rezoned to R-5 Multifamily Residence District as part of sale)

Utilities: All public

Improvements: None

Allocation: Land \$1,062,500      Improvements \$0

Present Use: Vacant

Highest & Best Use: Commercial, industrial, multifamily residential

Easements, Encumbrances, Restrictions: Ingress/egress easements in place, allowing for access to the manufacturing property to the west.

Legal Description: Lot One (1), Certified Survey Map No. 8240, recorded on December 1, 2021 as Document No. 2255718, Outagamie County Registry; being a re-division of Lot 2, CSM No. 4552 and being part of the East 1/2 of the Southeast 1/4 of Section 18, Township 21 North, Range 17 East, Town of Grand Chute, Outagamie County, Wisconsin.

Comments: According to CoStar Commercial Real Estate Information Company, the property was listed for sale with Midwest Properties beginning in early-2019. The listing included land to the immediate south for a total of roughly 13 acres at an asking price of \$2,150,000 (\$165,385/acre). The following information is provided by CoStar:

*Sale Date: Dec 20, 2021*  
*Sale Price: \$1,062,500*  
*Sale Type: Investment*  
*Financing: Down Payment of \$318,750 (30%), 1st Mortgage: Community First Credit Union Bal/Pmt: \$743,750/-*  
*Document #: 2257401*  
*Comp Status: Research Complete*  
*Verification Sources: Listing Broker*  
*Sale Notes: On December 20th, 2021, 8.5 acres of land on Casaloma Drive in Grand Chute, Wisconsin sold for \$1,062,500. The proposed use of the space is development for multi-family property. The property was originally placed on the market on April 15th, 2008, for \$2,150,000. The transaction was in escrow for approximately 3 weeks. Travis Novotny of Midwest Properties in Greenville, WI represented the seller in this transaction. The broker was able to confirm the acreage, sale date, sale price, proposed use and parties involved.*

Comments (cont'd):

According to Town of Grand Chute meeting minutes, the site was rezoned in February 2021 from IND – Industrial District to R-5 Multifamily Residence District, to allow the construction of a multifamily residential development. The following information was obtained from the meeting minutes:

**REQUEST**

Applicant requests rezoning of the north 8.5 acres of referenced property from **IND Industrial District to R-5 Multifamily Residence District**, to allow the construction of a multifamily residential development.

**ANALYSIS**

This is a vacant 13.04-acre parcel of land that has frontage on N. Casaloma Drive and W. Converters Drive. The southern portion of the parcel will remain in IND Industrial District classification and will be marketed for development compatible with that zoning designation. The land area to be rezoned to R-5 is ideally positioned to act as a transitional district between multifamily residential uses to the north and commercial/service uses to the west, east and south. The site also has direct access to the recently installed multi-use trail on N. Casaloma Drive, which provides connections and access to multiple destinations and to the broader pedestrian and bicycle network in the community. The rezoning of this property to multifamily zoning classification is consistent with the Urban designation for this district as identified in the Grand Chute Comprehensive Plan.

This rezoning request is accompanied by a developer's concept plan for a multifamily project. Review of the plan indicates the site is adequately sized and positioned to accommodate the proposed use within the requirements prescribed in the Zoning Code (see Attachment 1). As shown on the concept plan, there are three alternatives for site access. Further evaluation and research is needed to determine the best option for access. Final approval of site access would be incorporated into the Site Plan process. The developer of this prospective project owns the Casaloma Creek Apartments directly north of this site. The proposed buildings would be consistent with the existing Casaloma Towers building completed in 2018. Pictures of that building are included with the project narrative in Attachment 2. As noted, Site Plan approval would be required before construction could begin. Additionally, a Certified Survey Map would be required to subdivide the existing parcel in accordance with the legal description provided for this rezoning request.

**RECOMMENDATION**

Staff has reviewed and supports a Plan Commission recommendation to rezone the property located on the northwest corner of N. Casaloma Drive and W. Converters Drive from IND Industrial District to R-5 Multifamily Residence District (Ordinance No. O-02-2021).

The following information was obtained from Town of Grand Chute Plan Commission Meeting Minutes dated November 16, 2021:

12. **SITE PLAN (SP-20-21)** – REQUEST BY CASA II APARTMENTS, 3091 & 3095 N. CASALOMA DRIVE, FOR CONSTRUCTION OF A 156-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT AND ASSOCIATED SITE IMPROVEMENTS.

Director Patza provided details regarding the proposed buildings, landscaping, stormwater management and additional amenities included in the project. Site access, which was discussed thoroughly during the rezoning process earlier in 2021, will remove the existing emergency access point and relocate the driveway farther south, moving the access point away from the residential property on the east side of N. Casaloma Drive. A gate will be reinstalled to the west, providing emergency access to the industrial properties to the west.

**Motion (Boeckers/Weber) to approve Site Plan (SP-20-21) requested by CASA II Apartments, 3091 & 3095 N. Casaloma Drive, for the construction of a 156-unit multi-family residential development and associated site improvements, subject to Town Engineer approval of Stormwater Management and Erosion Control Plans. Motion carried, all voting aye.**

According to information provided by the assessor for the Town of Grand Chute, the date of sale was 12/19/2021 (12/20/2021 on transfer return) and the purchase amount was \$1,062,500. Building permits were issued in January and February 2023.





Sale B6 Photograph



Sale B6 Aerial Photograph with Contour, FEMA & Wetlands Overlays

Sale B7



Aerial Photograph

Sale Price:	\$65,000	Address:	East Main Street
Sale Date:	04/15/2021	Municipality:	Village of Little Chute
Net Land Size:	0.580 Acres	County:	Outagamie
Sale Price per Unit:	\$112,069 / Acre	Parcel Id:	260434100
Grantor:	Joshua M. Hietpas (Kaukauna, WI)		
Grantee:	Adam D. and Mary A. Wallander (Little Chute, WI)		
Verification Source:	Listing Agent Jana Peters, MLS, WI DOR Transfer, County Records		
Listing Agent:	Jana Peters – Expert Real Estate Partners, LLC (920) 886-9142		
Recorded Via:	Warranty Deed # 2231250		
Financing:	Conventional		
Conditions of Sale:	Arm's Length		
Date Inspected:	02/03/2022 by A.J. Phillips		
Site Configuration:	Rectangular		
Cover Type:	Mostly open		
Water Frontage:	None		
Sales Study			

Topography/View: Mostly level

Neighborhood: Mixed-use commercial and residential

Frontage / Access: Approximately 144 feet along East Main Street

Land Quality: The property is buildable as evidenced by the soils and surrounding properties. Based on a review of the available mapping, the property is not impacted by designated wetlands or regulatory floodway.

Zoning: CH – Commercial Highway District (rezoned to RT – Two-Family Residential after sale)

Utilities: All public

Improvements: None

Allocation: Land \$65,000      Improvements \$0

Present Use: Vacant

Highest & Best Use: Secondary commercial or multifamily residential

Easements, Encumbrances, Restrictions: None known

Legal Description: Lot Five (5), Van Asten Estates, Village of Little Chute, Outagamie County, Wisconsin.

Comments: According to the MLS, the property was listed for sale with Expert Real Estate Partners, LLC beginning in March 2021 at an asking price of \$65,000. The following remarks were included with the listing:

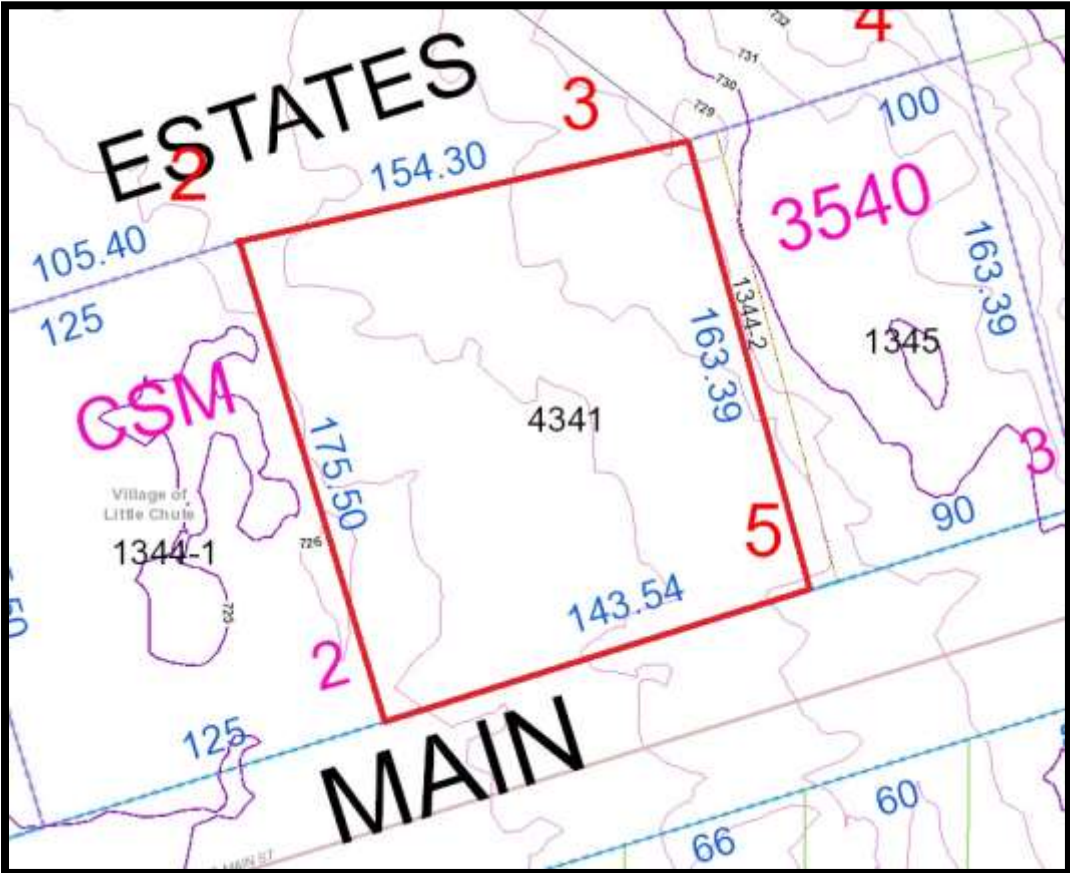
*Dreaming of building your own shop, small business, duplex? Endless possibilities for this .58 acre level lot with high traffic visibility on Main St in Little Chute. Currently zoned commercial.*

According to the MLS sold data sheet, the close date was 04/16/2021 (04/15/2021 on transfer return), the selling price was \$65,000, the financing type was “conventional” and the type of sale was “arms-length”.

The listing agent verified the pertinent details of the transaction. According to Ms. Peters, the sellers had acquired the site approximately three years ago and had intentions to build a contractor shop/office; however, those plans never came to fruition. They decided to list for sale and had immediate demand from one buyer who paid full asking price. Ms. Peters was unsure of the buyer’s exact intentions, but knew they were looking into possibly obtaining a zoning change for duplex or multifamily construction.



Sale B7 Photograph



Sale B7 Plat Map with Contour, FEMA and Wetlands Overlays

## Sale B8



Aerial Photograph

Sale Price:	\$545,000	Address:	710 Cobblestone Lane
Sale Date:	10/29/2020	Municipality:	Village of Kimberly
Net Land Size:	5.190 Acres	County:	Outagamie
Sale Price per Unit:	\$105,110 / Acre	Parcel Id:	250095017
Grantor:	Opportunity Investments, Inc. (Jason Haen – Appleton, WI)		
Grantee:	L & D Real Estate Investment, LLP (Lynn Hawkins – Milwaukee, WI)		
Verification Source:	Listing Broker Jim Esler, WI DOR Transfer Return, County Website, CoStar, Warranty Deed		
Listing Agent:	Jim Esler – Esler Commercial (920) 731-3800		
Recorded Via:	Warranty Deed # 2212472		
Financing:	None		
Conditions of Sale:	Arm's Length		
Date Inspected:	02/15/2021 by A.J. Phillips		
Site Description:	Corner lot with an essentially rectangular configuration aside from a curved eastern boundary.		

Topography: Based on a review of the county GIS website, the property is mostly level.

Neighborhood: Commercial and residential

Frontage / Access: According to the county GIS website, the property has approximately 372 feet of frontage along Kimberly Avenue on the northern boundary, 507 feet along Cobblestone Lane on the eastern boundary, 379 feet along Truman Street on the southern boundary, and 118 feet of curved frontage at the intersection of Cobblestone Lane and Truman Street.

Land Quality: All buildable – no significant wetlands, flood zone or ESA issues

Zoning: B1 – Business General

Utilities: All public

Improvements: None

Allocation: Land \$545,000      Improvements \$0

Present Use: Vacant

Highest & Best Use: Commercial

Easements, Encumbrances, Restrictions: None known

Legal Description: Lot One (1), Certified Survey Map No. 6057 filed in the Office of the Register of Deeds for Outagamie County, Wisconsin on October 19, 2009, in Volume 35 on Page 6057, as Document No. 1853208, being a redivision of Lot 4, CSM 2681 and being a part of Government Lot Eight (8), Section Twenty-seven (27), and Government Lots One (1) and Two (2), Section Twenty-eight (28), Township Twenty-one (21) North, Range Eighteen (18) East, Village of Kimberly, Outagamie County, Wisconsin.

Comments: The property was listed for sale with Esler Commercial Real Estate at an asking price of \$2.50 per square foot. Two nearby parcels in the same development remain listed for \$2.75 and \$2.85 per square foot (as of early 2021). The listing broker, Mr. Jim Esler, verified the pertinent details of the transaction, including the sale price of \$545,000 and the nature of the sale as a straightforward, arms-length deal to Stein's. According to Mr. Esler, there were no wetlands or soil issues with the site. He believed the buyer may have pursued some form of TIF agreement with the village but he was not sure of the details. The following information is provided by CoStar Commercial Real Estate Information Company:

*On October 28, 2020 the land at Truman St & Kennedy Ave in Kimberly Wisconsin was sold for \$545,000 or about \$105,009 per acre. The transaction was between Opportunity Invs LLC as the seller and L & D R/e Invs Llp as the buyer of the parcel. The 5.19 acres of land that sold is currently zoned for commercial use however the future development of the land could not be confirmed at this time. The information on this sale transaction was verified via public record as well as the seller and listing agent.*

The appraisers reviewed the actual warranty deed document, which verifies the grantor and grantee and the sale price of \$545,000. The following excerpt was published by WHBY:

*Kimberly Village Board approves Stein's development agreement  
Oct 27, 2020 2:21 PM  
The Kimberly Village Board approves a development plan for a new Stein's Garden and Home. Village Administrator Danielle Block says the deal includes 300-thousand dollars in tax incremental financing for the two-million dollar project. Stein's had originally targeted the current Liberty Hall site along Highway CE for its new store—but a sale of the property was never completed. The new store will be located on a vacant lot behind Aspira at the corner of Cobblestone and Kennedy.*

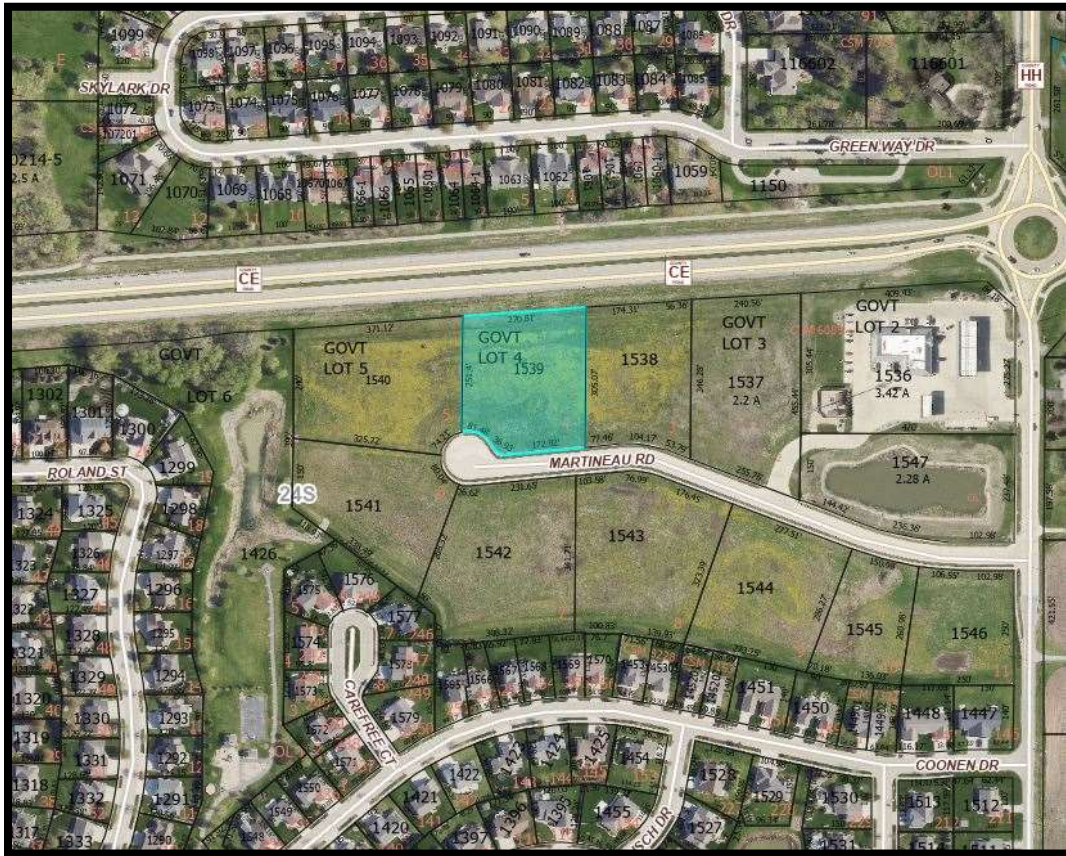


Sale B8 Photograph



Sale B8 Plat Map with Contour, Wetland & FEMA Overlays

## Sale B9



Aerial Photograph

Sale Price:	\$225,000	Address:	544 Martineau Road
Sale Date:	12/09/2022	Municipality:	Village of Combined Locks
Net Land Size:	1.828 Acres	County:	Outagamie
Sale Price per Unit:	\$123,085 / Acre	Parcel Id:	230153900
Grantor:	Coonen Development Corporation (Roland Coonen – Combined Locks, WI)		
Grantee:	CMH Properties, LLC (Curtis Hebdon – Kaukauna, WI)		
Verification Source:	Listing Agent Teresa Knuth, Assessor, CoStar, WI DOR Transfer Return, County Records		
Listing Agent:	Teresa Knuth – NAI Pfefferle (920) 427-9473		
Recorded Via:	Warranty Deed # 2284673		
Financing:	Cash		
Conditions of Sale:	Arm's Length		
Date Inspected:	04/01/2024 by A.J. Phillips		
Site Configuration:	Essentially rectangular, non-corner lot		
Cover Type:	Mostly open		



Water Frontage:	None
Topography/View:	Mostly level
Neighborhood:	Business park surrounded by high-density single-family and two-family residential
Frontage / Access:	Frontage and access along Martineau Road on the southern boundary. Additional frontage, though no access, along CTH CE on the northern boundary.
Land Quality:	The property is buildable as evidenced by the soils and surrounding properties. Based on a review of the available mapping, the property is not impacted by WI DNR designated wetlands or FEMA regulatory floodway.
Zoning:	Business Park
Utilities:	All public
Improvements:	None
Allocation:	Land \$225,000      Improvements \$0
Present Use:	Vacant
Highest & Best Use:	Commercial
Easements, Encumbrances, Restrictions:	None known
Legal Description:	Lot Four (4) of The Locks Business Park, Village of Combined Locks, Outagamie County, Wisconsin.

Comments:

According to CoStar Commercial Real Estate Information Company, the property was listed for sale with NAI Pfefferle. The following information was included with the listing:

**Property Features**

- Shovel ready lots available in The Locks Business Park.
- Martineau Road was completed in 2020 and each lot has access to utilities.
- Great location for multi-family, professional services, office, medical office, retail and more with high visibility.
- Adjacent to Coonen Park. Direct access to the CE Trail.

**Details**

Conveniently located off County Road CE with easy access to Highway 441.

PRICE	\$100,000-\$150,000/ACRE
LOT SIZES	1.11 - 2.40 ACRES
TRAFFIC COUNTS	18,400 VPD ON CTY RD CE
LOT 2	2.2 ACRES
LOT 4	UNDER CONTRACT
LOT 5	2.29 ACRES
LOT 6	1.83 ACRES
LOT 7	2.40 ACRES
LOT 8	2.35 ACRES
LOT 9	1.92 ACRES
LOT 10	1.12 ACRES
LOT 11	1.32 ACRES

For more information:

**Teresa Knuth**  
920.427.9473 • teresak@naipfefferle.com

The following information regarding the transaction is provided by CoStar:

- Sale Date: Dec 9, 2022*
- Sale Price: \$225,000*
- Price Status: Confirmed*
- Asking Price: \$274,500*
- Price Discount: \$49,500 (18%)*
- On Market: 184 Days*
- Sale Type: Investment*

According to information provided by the assessor for the Village of Combined Locks, the date of sale was 12/08/2022 (12/09/2022 on transfer return), the purchase amount was \$225,000, the sale document was 2284673, and the sale validity was "valid".

The listing agent verified the sale price of \$225,000 and the nature of the sale as a straightforward, arms-length deal. According to the agent, the buyer is an entity of Kaukauna Family Dentistry and had intentions of constructing a dentist office on the lot in the future.



Sale B9 Photograph



Sale B9 Plat Map with Contour, FEMA & Wetlands Overlays

Sale B10



Aerial Photograph

Sale Price:	\$90,000	Address:	Amy Avenue & Highline Road
Sale Date:	05/05/2022 (MLS)	Municipality:	Village of Harrison
Net Land Size:	0.826 Acres	County:	Calumet
Sale Price per Unit:	\$108,959 / Acre	Parcel Id:	45302
Grantor:	PT Warehouse, LLC (Jason Wachtendonk – Appleton, WI)		
Grantee:	Ben & Amy Ritchie (Menasha, WI)		
Verification Source:	Listing Agent Janel Wachtendonk, Assessor, CoStar, WI DOR Transfer Return, County Records		
Listing Agent:	Janel Wachtendonk – Acre Realty, Ltd. (920) 209-2584		
Recorded Via:	Warranty Deed # 570009		
Financing:	Cash		
Conditions of Sale:	Arm's Length		
Date Inspected:	04/01/2024 by A.J. Phillips		
Site Configuration:	Rectangular, corner lot		
Cover Type:	Mostly open		
Sales Study			

Water Frontage: None

Topography/View: Mostly level

Neighborhood: Business park

Frontage / Access: Frontage along Amy Avenue on the southern boundary and Highline Road on the eastern boundary.

Land Quality: The property is buildable as evidenced by the soils and surrounding properties. Based on a review of the available mapping, the property is not impacted by WI DNR designated wetlands or FEMA regulatory floodway.

Zoning: BP – Business Park

Utilities: All public

Improvements: None

Allocation: Land \$90,000      Improvements \$0

Present Use: Vacant

Highest & Best Use: Commercial / light industrial

Easements, Encumbrances, Restrictions: None known

Legal Description: Lot One (1), of Certified Survey Map No. 3828, recorded in Volume 35, on Page 1, as Document Number 548779, located in the Northwest 1/4 of the fractional Northeast 1/4 of Section One (1), Township Twenty (20) North, Range Eighteen (18) East, Village of Harrison, Calumet County, Wisconsin.

Comments: According to the MLS, the lot was listed for sale with Acre Realty, Ltd. beginning in September 2021 at an asking price of \$99,500, which was reduced to \$95,000 in April 2022. The following remarks were included with the listing:

*This beautiful 0.83 acre vacant property zoned Commercial is a rare find. It is located at the corner of Highline road and Amy Avenue right off County KK Road Kaukauna. This property has sewer & water and is "shovel ready".*

According to the MLS sold data sheet, the close date was 05/05/2022 (05/04/2022 on transfer return), the selling price was \$90,000, the financing type was "cash" and the type of sale was "arms-length".

The listing agent verified the sale price of \$90,000 and the nature of the sale as a straightforward, arms-length transaction to a business owner who had intentions of eventually constructing a small contractor shop building on the lot.

According to information provided by the assessor for the Village of Harrison, the date of sale was 05/03/2022 (05/04/2022 on transfer return and 05/05/2022 on MLS), the purchase amount was \$90,000, the sale document was 570009, and the sale validity was "valid".



Sale B10 Photograph



Sale B10 Aerial Photograph with Contour, FEMA & Wetlands Overlays



Topography/View: Mostly level

Neighborhood: Mixed commercial

Frontage / Access: Frontage and access along Truman Street on the southern boundary

Land Quality: The property is buildable as evidenced by the soils and surrounding properties. Based on a review of the available mapping, the property is not impacted by WI DNR designated wetlands or FEMA regulatory floodway.

Zoning: B1 – Business District - General

Utilities: All public

Improvements: None

Allocation: Land \$257,600    Improvements \$0

Present Use: Vacant

Highest & Best Use: Commercial

Easements, Encumbrances, Restrictions: None known

Legal Description: Lot Two(2), Certified Survey Map No. 8244, filed in the Office of the Register of Deeds for Outagamie County, Wisconsin, on December 14, 2021, as Document No. 2256783; said Survey Map being All of Lots 2, 3 and 4 of Certified Survey Map No. 6057 as recorded in Volume 35 of Certified Survey Maps on Page 6057 as Document No. 1853208, being part of Government Lot Two (2), Section Twenty-eight (28), Township Twenty-one (21) North, Range Eighteen (18) East, Village of Kimberly, Outagamie County, Wisconsin.

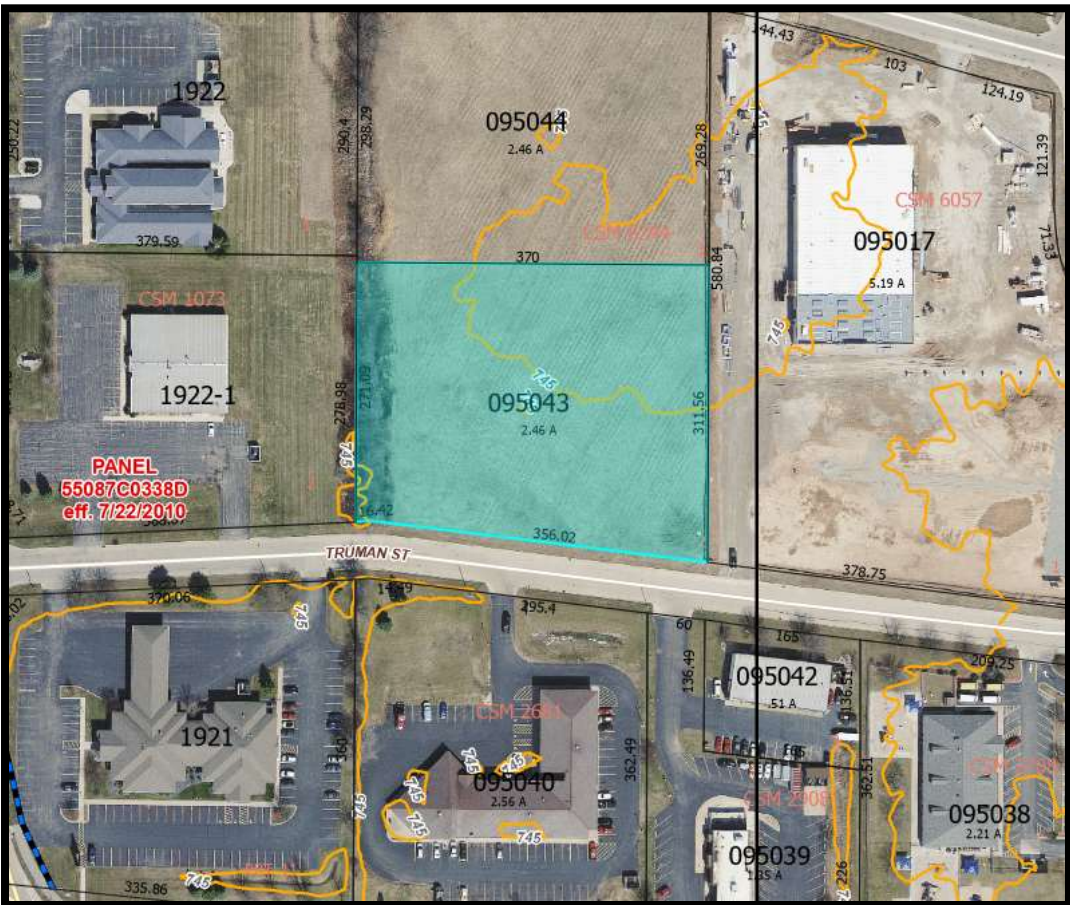
Comments: The property was listed for sale with Esler Commercial Real Estate at asking prices of between \$2.50 and \$3.00 per square foot. The listing broker, Mr. Jim Esler, verified the pertinent details of the transaction. According to Mr. Esler, there were no wetlands or soil issues with the site.

The buyer owns a business known as Wisconsin Retirement Solutions, Inc. The intentions of the buyer are unknown.





Sale B11 Photograph



Sale B11 Aerial Photograph with Contour, FEMA & Wetlands Overlays

## Sale B12



Aerial Photograph

Sale Price:	\$126,000	Address:	430 Patriot Drive
Sale Date:	07/07/2022	Municipality:	Village of Little Chute
Net Land Size:	1.361 Acres	County:	Outagamie
Sale Price per Unit:	\$92,579 / Acre	Parcel Id:	260445900
Grantor:	Schumacher Business Park, Inc. (Delores Sedo – Appleton, WI)		
Grantee:	Cavaiani Baseball Training, LLC (Rick Cavaiani – Appleton, WI)		
Verification Source:	Listing Agent Bob Rossi, WI DOR Transfer Return, County Records		
Listing Agent:	Bob Rossi – North Star Commercial (920) 810-4647		
Recorded Via:	Warranty Deed # 2273604		
Financing:	Conventional		
Conditions of Sale:	Arm's Length		
Date Inspected:	09/08/2023 by A.J. Phillips		
Site Configuration:	Rectangular		
Cover Type:	Mostly open		

Water Frontage: No direct water frontage – a stormwater pond is located on the adjacent parcel to the north

Topography/View: The property is mostly level with some moderate sloping downward to the north. The total elevation change is roughly five feet.

Neighborhood: Highway commercial / business park

Frontage / Access: Frontage and access along Patriot Drive on the southern boundary.

Land Quality: The property is buildable as evidenced by the soils and surrounding properties. Based on a review of the available mapping, the property is not impacted by WI DNR designated wetlands or FEMA regulatory floodway.

Zoning: CH – Commercial Highway District

Utilities: All public

Improvements: None

Allocation: Land \$126,000 Improvements \$0

Present Use: Vacant

Highest & Best Use: Commercial

Easements, Encumbrances, Restrictions: None known

Legal Description: Lot Three (3) SCHUMACHER BUSINESS PARK, Village of Little Chute, Outagamie County, Wisconsin.

Comments: The property was listed for sale with North Star Commercial at an asking price of \$148,207, or \$2.50 per square foot. The following information was included with the listing:

**I-41 & Highway N**  
**Little Chute, WI (Outagamie County)**  
 Land located in Schumacher Business Park (Village of Little Chute) with easy access to Appleton and Green Bay markets. Fully developed with municipal street, utilities and water detention pond. Lot sizes average 1.35 acres (parcels can be combined).  
 Zoned commercial. Ideal for office, retail, multi-family or cottage-style condos.  
 Surrounded by retail, office and residential development.

- Lot 1 = 1.40 Acres
- Lot 2 = 1.34 Acres
- Lot 3 = 1.36 Acres
- Lot 4 = 1.32 Acres

The listing agent, Mr. Bob Rossi, verified the sale price of \$126,000 and the nature of the sale as a straightforward, arms-length deal. According to Mr. Rossi, the property was purchased for the development of a baseball training facility.



Sale B12 Photograph



Sale B12 Aerial Photograph with Contour, FEMA, Wetlands & Shoreland Zoning Overlays

## Sale B13



Aerial Photograph

Sale Price:	\$123,000	Address:	510 Patriot Drive
Sale Date:	07/26/2022	Municipality:	Village of Little Chute
Net Land Size:	1.344 Acres	County:	Outagamie
Sale Price per Unit:	\$91,518 / Acre	Parcel Id:	260445800
Grantor:	Schumacher Business Park, Inc. (Delores Sedo – Appleton, WI)		
Grantee:	SP Ferg, LLC (Shannon Ferg – Clintonville, WI)		
Verification Source:	Listing Agent Bob Rossi, WI DOR Transfer Return, County Records		
Listing Agent:	Bob Rossi – North Star Commercial (920) 810-4647		
Recorded Via:	Warranty Deed # 2275045		
Financing:	Cash		
Conditions of Sale:	Arm's Length		
Date Inspected:	09/08/2023 by A.J. Phillips		
Site Configuration:	Rectangular		
Cover Type:	Mostly open		

Water Frontage: No direct water frontage – a stormwater pond is located on the adjacent parcel to the north

Topography/View: The property is mostly level with some moderate sloping downward to the north. The total elevation change is roughly five feet.

Neighborhood: Highway commercial / business park

Frontage / Access: Frontage and access along Patriot Drive on the southern boundary.

Land Quality: The property is buildable as evidenced by the soils and surrounding properties. Based on a review of the available mapping, the property is not impacted by WI DNR designated wetlands or FEMA regulatory floodway.

Zoning: CH – Commercial Highway District

Utilities: All public

Improvements: None

Allocation: Land \$123,000      Improvements \$0

Present Use: Vacant

Highest & Best Use: Commercial

Easements, Encumbrances, Restrictions: None known

Legal Description: Lot Two (2) SCHUMACHER BUSINESS PARK, Village of Little Chute, Outagamie County, Wisconsin.

Comments: The property was listed for sale with North Star Commercial at an asking price of \$146,342, or \$2.50 per square foot. The following information was included with the listing:

### **I-41 & Highway N**

#### **Little Chute, WI (Outagamie County)**

Land located in Schumacher Business Park (Village of Little Chute) with easy access to Appleton and Green Bay markets.

Fully developed with municipal street, utilities and water detention pond. Lot sizes average 1.35 acres (parcels can be combined).

Zoned commercial. Ideal for office, retail, multi-family or cottage-style condos.

Surrounded by retail, office and residential development.

- Lot 1 = 1.40 Acres
- Lot 2 = 1.34 Acres
- Lot 3 = 1.36 Acres
- Lot 4 = 1.32 Acres

The listing agent, Mr. Bob Rossi, verified the sale price of \$123,000 and the nature of the sale as a straightforward, arms-length deal.



Sale B13 Photograph



Sale B13 Aerial Photograph with Contour, FEMA, Wetlands & Shoreland Zoning Overlays

## Sale B14



Aerial Photograph

Sale Price: \$68,000 Address: 555 Wick Court  
Sale Date: 02/11/2022 (MLS) Municipality: Village of Fox Crossing  
Net Land Size: 0.780 Acres (net - excluding R/W) County: Winnebago  
Sale Price per Unit: \$87,179 / Acre Parcel Id: 121024303  
Grantor: Xceed Investments, LLC (Rory Burton – Neenah, WI)  
Grantee: 42 Development, LLC (Cody Reynolds – Appleton, WI)  
Verification Source: Buyer's Agent Patty Milka – Think Hallmark Real Estate (920) 636-6418, MLS, WI DOR Transfer, County Records, Assessor  
Listing Agent: Katie Burton and Michelle Maiman – Realty One Group Haven (920) 574-2637  
Recorded Via: Warranty Deed # 1875551  
Financing: Cash  
Conditions of Sale: Arm's Length  
Date Inspected: 04/04/2023 by A.J. Phillips  
Site Configuration: Essentially rectangular, corner lot  
Cover Type: Mostly open



Water Frontage: None

Topography/View: Mostly level

Neighborhood: Mixed-use commercial, light industrial and institutional

Frontage / Access: Approximately 207 feet along American Drive on the western boundary and 169 feet along Wick Court on the northern boundary

Land Quality: The property is buildable as evidenced by the soils and surrounding properties. Based on a review of the available mapping, the property is not impacted by designated wetlands or regulatory floodway.

Zoning: B-3: Regional Business District

Utilities: All public

Improvements: None

Allocation: Land \$68,000      Improvements \$0

Present Use: Vacant

Highest & Best Use: Commercial

Easements, Encumbrances, Restrictions: None known

Legal Description: Lot One (1) of CERTIFIED SURVEY MAP NO. 3619, filed in Volume 1 of Certified Survey Maps on Page 3619, on January 13, 1997, as Document No. 959247; said Map being all of Lot 2 of Certified Survey Map No. 2723, located in the Northeast 1/4 of Section Nine (9), Township Twenty (20) North, Range Seventeen (17) East, Village of Fox Crossing, Winnebago County, Wisconsin.

Comments: According to the MLS, the property was listed for sale with Realty One Group Haven beginning in May 2021 at an asking price of \$68,5000. The following remarks were included with the listing:

*Development site with easy access to US-41 and US-10. Lot offer many options for commercial building.*

According to the MLS sold data sheet, the close date was 02/11/2022 (02/04/2022 on transfer return), the selling price was \$68,000, the financing type was "cash" and the type of sale was "arms-length".

The buyer's agent, Ms. Patty Milka, verified the pertinent details of the sale. According to the agent, the sale was a straightforward, arms-length deal to a business owner that planned to construct a commercial building on the site. There were no unusual concessions involved and the site had no significant easements or restrictions.

According to information provided by the assessor for the Village of Fox Crossing, the date of sale was 02/03/2022 (02/04/2022 on transfer return and 02/11/2022 on MLS), the purchase amount was \$68,000, the sale document was 1875551, and the sale validity was "valid".



Sale B14 Photograph



Sale B14 Aerial Photograph with Contour Overlay

## **Appraiser Qualifications**

### **Andrew (A.J.) Phillips**

Wisconsin Certified General Appraiser #2070

[aj@steiroappraisal.com](mailto:aj@steiroappraisal.com)

### EDUCATION

(2009) Bachelor of Business Administration - St. Norbert College - De Pere, Wisconsin

### APPRAISAL EDUCATION & QUALIFICATIONS

(2023) American National Standards Institute (ANSI) Residential Measuring Standards – Calypso

(2023) 2020-2023 National USPAP Update Course – Calypso

(2023) 2-4 Family Appraisal – Northeast Wisconsin Technical College

(2021 & 2023) Construction Details – Concept to Completion - Calypso

(2021) 2020-2021 National USPAP Update Course – Calypso

(2021) Residential Property Inspection for Appraisers - McKissock

(2021) America's Architecture for Appraisers - Calypso

(2021) Construction Details – Concept to Completion - Calypso

(2019) Divorce & Estate Appraisals: Elements of Non-Lender Work - McKissock

(2019) Residential Construction and the Appraiser - McKissock

(2019) Evaluations, Desktops & Other Limited Scope Appraisals - McKissock

(2018) 2018-2019 National USPAP Update Course – McKissock

(2017) Eminent Domain & Condemnation – Appraisal Institute

(2017) Land & Site Valuation – McKissock

(2016) 2016-2017 National USPAP Update Course – McKissock

(2015) Analyzing Operating Expenses – Appraisal Institute

(2015) Appraisal of Self-Storage Facilities – McKissock

(2015) Appraisal of Owner-Occupied Commercial Properties – McKissock

(2015) 2014-2015 National USPAP Update Course – McKissock

(2014) Received Wisconsin Certified General Appraiser License

(2013) Passed National Appraiser Qualification Board Examination

(2013) Passed State of Wisconsin Appraiser Exam

(2013) Appraisal Subject Matter Electives – McKissock

(2013) Commercial Appraisal Review - McKissock

(2013) General Appraiser Report Writing and Case Studies - Appraisal Institute

(2013) General Appraiser Income Approach - McKissock

(2012) General Appraiser Site Valuation and Cost Approach - McKissock

(2012) General Appraiser Market Analysis Highest and Best Use - McKissock

(2012) General Appraiser Sales Comparison Approach - Appraisal Institute

(2011) Real Estate Finance, Statistics, and Valuation Modeling - Appraisal Institute

(2010) Local Public Agency Real Estate Acquisition Seminar - WISDOT

(2010) National USPAP Equivalent Course - Appraisal Institute

(2010) Basic Appraisal Procedures - Appraisal Institute

(2010) Basic Appraisal Principles - Appraisal Institute

### APPRAISAL EXPERIENCE

(2010-present) Steiro Appraisal Service Inc. – Performed numerous appraisals of a wide array of property types throughout Wisconsin. Has extensive experience in appraising commercial, industrial, residential, multifamily, and vacant land of all sizes. Appraisal work has served a wide range of clients, including lending institutions and governmental agencies, meeting the requirements of the Uniform Standards of Appraisal Practice (USPAP) and the Uniform Standards for Federal Land Acquisitions (Yellow Book). Work has been relied upon for a variety of intended uses, such as eminent domain, mortgage lending/underwriting, and trust/estate planning. Has extensive experience in completing detailed sales studies and appraisal reports for eminent domain, including major property types with complex appraisal issues. Served as lead appraiser on several right-of-way projects from start-up to completion for both WisDOT and Local Public Agencies.

APPRAISAL CLIENTS

- Alpha Realty Advisors
- Associated Bank
- Bank First
- Bank of Luxemburg
- Baraboo National Bank
- Bay Bank
- BLC Community Bank
- BMO Harris Bank
- Bonduel State Bank
- Boy Scouts of America (Bay Lakes)
- Brown County
- Business Lending Group, LLC
- Capital Credit Union
- Capitol Bank
- Chase Bank
- City of Appleton
- City of Green Bay
- City of Marinette
- City of Neenah
- City of New London
- City of Oshkosh
- City of Sheboygan
- Commerce State Bank
- Denmark State Bank
- Diocese of Green Bay
- Door County Land Trust
- Ergo Bank
- Farmers & Merchants Bank & Trust
- Farmers State Bank
- First Business Bank
- First Merit Bank, N.A.
- First National Bank
- Fond du Lac County
- Forward Bank
- Fortifi Bank
- Fox Communities Credit Union
- Fox Valley Technical College
- Green Bay Packaging, Inc.
- GreenLeaf Bank
- Hiawatha National Bank
- Johnson Bank
- Kohler Company
- Manitowoc Public School District
- Marine Credit Union
- McDonald's USA, LLC
- Monona Bank
- Moss & Associates, LLC
- MSA Professional Services
- Nicolet National Bank
- North Shore Bank
- Northwestern Bank
- Northeast Wisconsin Technical College
- Northeast Wisconsin Land Trust
- OMNNI Associates, Inc.
- One Community Bank
- Oneida Nation of Wisconsin
- Outagamie County
- Platinum Bank
- Premier Community Bank
- Prevea Health
- Range Bank, N.A.
- Robert E. Lee & Associates, Inc.
- Sheboygan County
- Shipbuilders Credit Union
- Stearns Bank
- TerraVenture Advisors
- Town of Two Rivers
- Town of Pittsfield
- U.S. Bureau of Indian Affairs
- Velocity Mortgage Capital
- Verve, a Credit Union
- Village of Allouez
- Village of Ashwaubenon
- Village of Belgium
- Village of Bellevue
- Village of Harrison
- Village of Howard
- Village of Kimberly
- WaterStone Bank
- WEC Energy Group, Inc.
- Wells Fargo Bank
- West Pointe Bank
- Westwood Professional Services, Inc.
- Winnebago County
- Wisconsin Bank and Trust
- Wisconsin Dept. of Administration
- Wisconsin Dept. of Natural Resources
- Wisconsin Public Service
- WisDOT – NE, NC & SE Regions
- Various attorneys, LPA's, insurance companies, private entities, etc.





3021 Holmgren Way, Suite 201  
Green Bay, WI 54304

Residential • Commercial • Government • Litigation

920-497-1849  
www.steiroappraisal.com

**David E. Steiro, GAA**  
[dave@steiroappraisal.com](mailto:dave@steiroappraisal.com)  
[www.steiroappraisal.com](http://www.steiroappraisal.com)

Wisconsin State Certified General Appraiser #933

### **PROFESSIONAL AFFILIATIONS**

General Accredited Appraiser (GAA) from The National Association of Realtors – Appraisal section  
The American Society of Farm Managers and Rural Appraisers (ASFMRA) – Wisconsin Chapter  
Member, International Right of Way Association (IRWA), Wisconsin Chapter 17  
Past Chairman of the Valuation and Transportation Committees for IRWA, Wisconsin Chapter 17  
Member of the Realtors Association of Northeast Wisconsin

### **APPRAISAL EXPERIENCE**

Over 30 years of experience as President of Steiro Appraisal Service, Inc. established in 1991. Steiro Appraisal Service, Inc. is a full-service appraisal company with staff appraisers that specialize in Eminent Domain, Tribal Trust lands, commercial, residential and governmental (Yellow Book) appraisals. We also provide second opinion valuations for private property owners.

### **AREAS OF EXPERTISE**

**Eminent Domain:** Working with WisDOT under a Master Contract, I provide valuation assistance on commercial, residential, agricultural and special purpose properties. Some of the unique eminent domain appraisal assignments have included contaminated properties, railroad intersections, complex waterfront tracts, separate entities, remnants, access issues, tribal trust lands, wetland mitigation and changes in highest and best use. I have experience analyzing change of grade, access issues, proximity and interior circuitry. I also provide surplus land appraisals for WisDOT to aid in the disposal of unnecessary lands.

I understand and have coordinated complex projects that necessitate the involvement of multi governmental entities, agencies and departments along with the public.

**Yellow Book:** Contract appraiser for the Wisconsin Department of Natural Resources performing appraisals that conform to WisDNR appraisal guidelines along with the Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book). My clients include WisDNR, Local Municipalities, Counties, National and statewide land trusts that utilize my appraisals for State and Federal Grant applications.

**Tribal Trust Lands:** Contract appraiser for United States Department of Interior – Bureau of Indian Affairs, Office of the Special Trustee for American Indians, office of appraisal service. The Oneida Nation of Wisconsin, Menominee Indian Tribe of Wisconsin, Bad River Band of Lake Superior Chippewa Indians, Lac Courte Oreilles Ojibwa Tribe, Stockbridge Munsee Band of Mohicans, and Ho Chunk tribe. Trust land appraisals including residential, commercial, industrial, agricultural, pipeline leases, and right-of-way assignments. We also complete market rent studies for Section 105(I) leases with the BIA or HIS (Indian Health Services). (2016) WisDOT Inter-Tribal Task Force seminar, tribal real estate training.

**Easements:** Conservation easements, pipeline easements, avigation easements, backwater easements, trail easements, and stream easement, along with temporary limited and permanent highway easements for right of way acquisitions. I have also had the opportunity to teach credentialed seminars about conservation easements for assessor training.

**Large Acreage Raw Land:** Agricultural, Timberlands, and waterfront properties, including subdivision analysis, for Wisconsin Department of Natural Resources, National and statewide land trusts for governmental acquisitions and grants, mortgage lending and litigation purposes

**Commercial/Industrial/Special Purpose Properties:** Specializing in complex property valuations for lending, governmental and litigation clients. Some of the property types include Retail, Strip centers, Multi-tenant offices, Industrial, Gas station/c-stores, Hotels, Nursing homes/CBRFs, Apartments, Self-storage units, Restaurants, Marina's, Golf Courses, Churches, Campgrounds, Game Farms, and Horse stable/riding arenas.

**Agricultural:** Vacant land, Dairy Farms, hobby farms, cherry orchards, apple orchards, cherry processing facility

**Expert Witness:** Experience as an expert witness for depositions and court proceedings in Brown, Outagamie, Oconto and Marinette Counties.

## EDUCATION

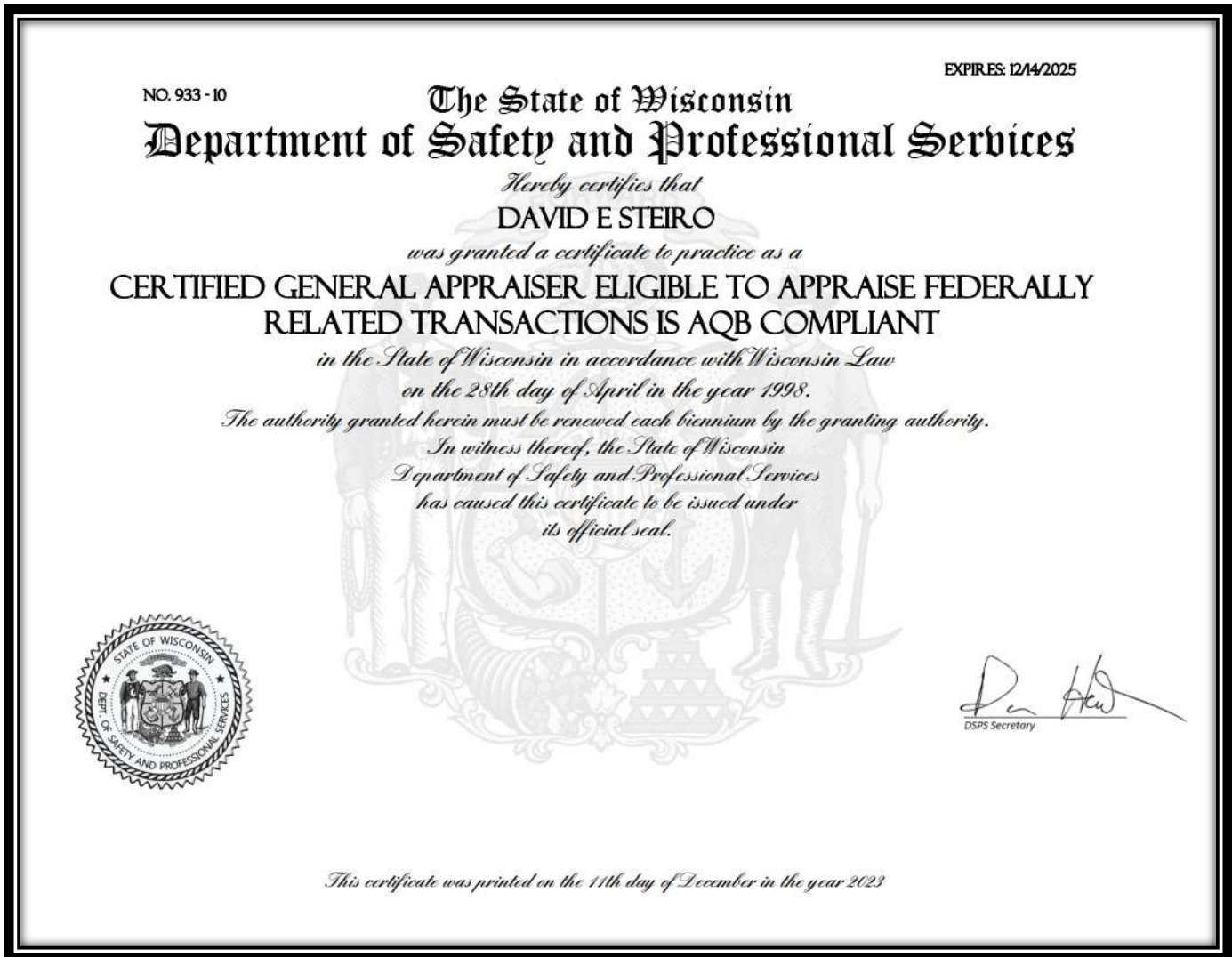
(1998) Bachelor's Degree in Business Administration – Marion College of Fond du Lac

### REAL ESTATE APPRAISAL EDUCATION

- (2017) UASFLA (Yellow Book) update class AI- exam passed
- (2016) ASFMRA – 7 hour USPAP course (A114)
- (2015) ASFMRA A304 – Integrated Approaches to Value exam passed
- (2014) ASFMRA A370 – Appraisal Review under USPAP – exam passed
- (2014) ASFMRA A360 – Introduction to Appraisal Review – exam passed
- (2013) ASFMRA A390 – Advanced Appraisal Review Case Studies – exam passed
- (2013) ASFMRA - A380 – Appraisal Review under UASFLA (Yellow Book) – exam passed
- (2013) Commercial Appraisal Review – McKissock; exam passed
- (2013) 7- hour National USPAP – McKissock
- (2012) IRWA 403 – Easement Valuation; exam passed
- (2012) AI 833 – Fundamentals of Separating Real, Personal Property, and Intangible Business Assets – Exam passed
- (2012) NAR – Code of Ethics
- (2011) ASFMRA Business Ethics
- (2010) AI 550: Advanced Applications – Exam Passed
- (2010) Principles of Real Estate Negotiation – IRWA exam passed
- (2010) AI- 530: Advanced Sales Comparison and Cost Approaches – Exam Passed
- (2010) Business Practices and Ethics – AI
- (2010) Reviewing Appraisals in Eminent Domain-IRWA Course 410 – Exam passed
- (2010) 804 Skills of Expert Testimony IRWA exam passed
- (2010) Valuation of Difficult Appraisal Issues (Billboards and Access Rights) IRWA – Exam passed
- (2009) Appraisal of Environmentally Contaminated Real Estate IRWA – Exam passed
- (2009) AI 510\_ Advanced Income Capitalization – Exam passed
- (2008) Appraisals through the Eyes of a Reviewer ASFMRA
- (2008) 7 hour National USPAP – ASFMRA
- (2007) IRWA Principles of Real Estate Law Course 800 Exam passed
- (2007) Valuation of Conservation Easement Certificate program – ASFMRA/AI Exam Passed
- (2007) WisDOT Certificate for Appraisal procedures and practices
- (2007) Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book) Seminar - AI
- (2006) AI 520 -Highest and Best Use and Market Analysis Exam passed
- (2006) A-25 Eminent Domain, ASFMRA – Exam passed
- (2006) Highest and Best Use A-29 – ASFMRA – Exam passed
- (2005) Appraising Conservation Easements – Gathering Waters
- (2005) 7 hour National USPAP
- (2004) AI 540 Report Writing and Valuation Analysis Exam passed
- (2004) DNR Appraisal Guidelines
- (2003) 7 hour National USPAP
- (2002) How to Evaluate and Value Manufactured Homes – WRA
- (2002) Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book) Seminar – ASFMRA
- (2000) Conservation Easements – Gathering Waters
- (2000) USPAP, Parts A & B – AI
- (1997) Income Capitalization (Part 1) A27 – ASFMRA
- (1997) Office and Retail Appraisal – Prosource
- (1997) Advanced Yield Capitalization – Prosource
- (1997) Investment and Financial Analysis – Prosource
- (1996) Rural Residential Appraisal Seminar – ASFMRA
- (1995) How to Appraise FHA Insured Property
- (1995) Appraising the 2-4 Family Residence
- (1992) USPAP, Part A – AI/WRA
- (1992) AI 102 Applied Residential property Valuation Course Exam passed
- (1991) AI 1A1 Real Estate Appraisal Principles Course Exam passed
- (1991) AI 1A2 Basic Valuation Procedures Course Exam passed

**PARTIAL LIST OF PAST CLIENTS**

Steiro Appraisal Service, Inc. clients include the Wisconsin Department of Transportation, Wisconsin Department of Natural Resources, The Oneida Nation of Wisconsin, The Department of Interior - Bureau of Indian Affairs, along with Local Public Agency projects across the state of Wisconsin for multiple municipal, county and city governmental projects. We also serve national and statewide land trusts, attorneys, lending institutions and private parties.





## Village of Kimberly REQUEST FOR BOARD CONSIDERATION

**ITEM DESCRIPTION:** Certificate of Payment #2 to Donald Hietpas & Sons Inc., in the amount of \$3,923.00 for the 2024 Linda Street Sanitary Sewer Mainline Relay

**REPORT PREPARED BY:** Greg Ulman, Director of Public Works/Zoning Administrator

**REPORT DATE:** April 15, 2024

**ADMINISTRATOR'S REVIEW / COMMENTS:**

**No additional comments to this report** \_\_\_\_ **MEM** \_\_\_\_\_

**See additional comments attached** \_\_\_\_\_

**EXPLANATION:** Certificate for payment #2 issued for \$3,923.00 for work performed through April 1 2024, for the project.

*See attached certificate for Payment #2*

Engineer Werner will discuss and address questions from the Board.

**RECOMMENDED ACTION:** Staff recommends approval of Certificate of Payment #2 Donald Hietpas & Sons Inc., in the amount of \$3,923.00 for the 2024 Linda Street Sanitary Sewer Mainline Relay.

**Attachments:**

1. 2024 Donald Hietpas & Sons Inc., Pay Request #2





April 3, 2024

Village of Kimberly  
515 W. Kimberly Avenue  
Kimberly, WI 54136

Re: Village of Kimberly  
Linda Street Sanitary Sewer Mainline Relay  
Certificate for Payment #2  
McM. No. K0001-09-24-00112

Enclosed herewith is Certificate for Payment #2 for the above referenced project. This Certificate is issued to Donald Hietpas & Sons, Inc. in the amount of \$3,923.00 for partial payment for work performed through April 1, 2024.

Please process the enclosed, and forward payment to Donald Hietpas & Sons, Inc. Should you have any questions, please contact our office at your convenience.

Respectfully,

McMahon Associates, Inc.

A handwritten signature in black ink, appearing to read "Brad D. Werner".

Brad D. Werner, P.E.  
Vice President / Sr Municipal Engineer

BDW:car

cc: Donald Hietpas & Sons, Inc.

Enclosure: Certificate for Payment #2

# McMAHON

ENGINEERS ARCHITECTS

McMAHON ASSOCIATES, INC.

1445 McMAHON DRIVE PO BOX 1025  
NEENAH, WI 54956 NEENAH, WI 54957-1025

TELEPHONE: 920.751.4200  
FAX: 920.751.4284

## CERTIFICATE FOR PAYMENT

VILLAGE OF KIMBERLY  
515 W. Kimberly Avenue  
Kimberly, WI 54136

Contract No. K0001-09-24-00112  
Project File No. K0001-09-24-00112  
Certificate No. Two (2)  
Issue Date: April 3, 2024  
Project: Village of Kimberly Linda Street  
Sanitary Sewer Mainline Relay

This Is To Certify That, In Accordance With The Contract Documents Dated: February 21, 2024

DONALD HIETPAS & SONS, INC.  
1450 E. North Avenue  
PO Box 166  
Little Chute, WI 54140

Is Entitled To Partial Payment For Work Performed Through: April 1, 2024

- Contractor's Application for Payment Attached
- Itemized Cost Breakdown Attached

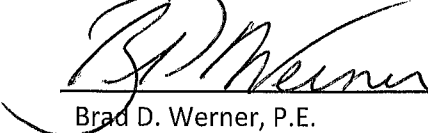
Original Contract	<u>\$155,973.00</u>	Completed To Date	<u>\$128,983.75</u>
Net Change Orders	<u>\$0.00</u>	Retainage 2.5%*	<u>\$3,899.33</u>
Current Contract Amount	<u>\$155,973.00</u>	Subtotal	<u>\$125,084.42</u>
		Previously Certified	<u>\$121,161.42</u>

\*2.5% Current Contract Amount

**Amount Due This Payment: \$3,923.00**

Please process and forward payment to Donald Hietpas & Sons, Inc.

Certified By:  
**McMAHON ASSOCIATES, INC.**  
Neenah, Wisconsin

  
Brad D. Werner, P.E.  
Vice President / Sr Municipal Engineer

# CERTIFICATE FOR PAYMENT

**VILLAGE OF KIMBERLY**  
 Linda Street Sanitary Sewer Mainline Relay  
 Contract No. K0001-09-24-00112

**Engineer:** McMAHON ASSOCIATES, INC.  
 1445 McMahon Drive  
 PO Box 1025  
 Neenah, WI 54956 / 54957-1025

**DONALD HIETPAS & SONS, INC.**  
 1450 E. North Avenue  
 PO Box 166  
 Little Chute, WI 54140

Item	Description	Qty	Unit
1.	Mobilization / Bonding / Traffic Control	1	L.S.
2.	8 Inch Sanitary Sewer	1,100	L.F.
3.	Sanitary Manhole Complete	3	Ea.
4.	Sanitary Lateral Reconnection	26	Ea.
5.	Final Cleaning and Televising of the Mainline Sanitary Sewer	1	L.S.
6.	Sanitary Lateral Post Construction Televising	26	Ea.
7.	Concrete Removal and Trench Restoration	1	L.S.
8.	Calcium Chloride Application of Gravel Trench	1	Ea.

TOTAL (Items 1. through 8., Inclusive)

BID QUANTITIES		Unit Price	Total
		\$5,000.00	\$5,000.00
		\$72.00	\$79,200.00
		\$5,550.00	\$16,650.00
		\$400.00	\$10,400.00
		\$1,375.00	\$1,375.00
		\$98.00	\$2,548.00
		\$40,500.00	\$40,500.00
		\$300.00	\$300.00
			<b>\$155,973.00</b>

CERT-PAYMENT 01		Qty	Total
		1.00	\$5,000.00
		1100.00	\$79,200.00
		3.00	\$16,650.00
		26.00	\$10,400.00
		0.00	\$0.00
		0.00	\$0.00
		0.34	\$13,810.75
		0.00	\$0.00
			<b>\$125,060.75</b>

Completed to Date:	\$125,060.75
Retainage:	\$3,899.33
Subtotal:	\$121,161.42

Previous Application:  
**Amount Due This Application:**

CERT-PAYMENT 02		Qty	Total
			\$0.00
			\$0.00
			\$0.00
		1	\$1,375.00
		26	\$2,548.00
			\$0.00
			\$0.00
			<b>\$3,923.00</b>

Completed to Date:	\$128,983.75
Retainage:	\$3,899.33
Subtotal:	\$125,084.42

Previous Application:  
**Amount Due This Application:**

COMPLETED TO DATE		Qty	Total
		1.00	\$5,000.00
		1100.00	\$79,200.00
		3.00	\$16,650.00
		26.00	\$10,400.00
		1.00	\$1,375.00
		26.00	\$2,548.00
		0.34	\$13,810.75
		0.00	\$0.00
			<b>\$128,983.75</b>

Completed to Date:	\$128,983.75
Retainage:	\$3,899.33
Subtotal:	\$125,084.42

Previous Application:  
**Amount Due This Application:**

REQUEST FOR PAYMENT 4/2/2024												
ESTIMATE # 2 CONTRACT NO. K0001-09-24-00112												
PROJECT NAME: 2024 SANITARY RECONSTRUCTION LINDA STREET												
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED QUANTITY	UNIT PRICE	PREVIOUS REQUEST QUANTITY	AMOUNT	THIS REQUEST QUANTITY	AMOUNT	TOTAL COMPLETED TO DATE QUANTITY	AMOUNT			
1	MOBILIZATION/ TRAFFIC CONTROL	1	\$ 5,000.00	1	\$ 5,000.00	0	\$ -	1	\$ 5,000.00			
2	8" SANITARY SEWER	1100	\$ 72.00	1100	\$ 79,200.00	0	\$ -	1100	\$ 79,200.00			
3	SANITARY MANHOLES COMPLETE	3	\$ 5,550.00	3	\$ 16,650.00	0	\$ -	3	\$ 16,650.00			
4	LATERAL RECONNECTION	26	\$ 400.00	26	\$ 10,400.00	0	\$ -	26	\$ 10,400.00			
5	CLEAN & TV SANITARY MAIN	1	\$ 1,375.00	0	\$ -	1	\$ 1,375.00	1	\$ 1,375.00			
6	SAN. LATERAL POST CONSTRUCTION	26	\$ 98.00	0	\$ -	26	\$ 2,548.00	26	\$ 2,548.00			
7	CONCRETE REMOVAL TRENCH REST.	1	\$ 40,500.00	1	\$ 40,500.00	0	\$ -	1	\$ 40,500.00			
8	CALCIUM CHLORIDE APPLICATION	1	\$ 300.00	0	\$ -	0	\$ -	0	\$ -			
TOTAL					\$ 125,060.75		\$ 3,923.00		\$ 128,983.75			
RETAINED	2.50%								\$ 3,224.59			
SUB TOTAL									\$ 125,759.16			
PREVIOUS PAID									\$ 121,934.23			
TOTAL DUE ESTIMATE 2									\$ 3,824.93			



# Memo

To: Village Board  
From: Greg Ulman, Director of Public Works/Zoning Administrator  
Date: April 15, 2024  
Re: Revisions to Mini Storm Section of Village Infrastructure Standards Policy

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**EXPLANATION:** With the upcoming projects on Welhouse Dr. and N. Sidney St., staff is requesting guidance from the Board on implementing and/or updating the village mini-storm policy. *See section 12 on mini storm of the attached policy.*

Specifically, in regards to the following:

1. Staff has surveyed N. Sidney St. to determine which homes have a sump pump (*see attached map*). Historically the Village has not been consistent on requiring residents to install a lateral stub when a mini-storm or storm sewer project took place on said street when the home does not have a sump pump. The average assessment per property is ~\$2,900. The current policy states that, whether or not a home has a sump pump, a storm stub will be placed at the property with deferred payments to the sale of the home possible.

**Does the Board want to adhere to the policy of every property on a mini-storm project will receive a storm lateral stub at the property line, or grandfather them in to not installing a storm lateral stub if there is no sump pump present?**

2. On Welhouse Dr. and other streets in that neighborhood, many residents are hooked into a private system that is or will be failing in the future. To hook up to the storm sewer main in the future, if the private system fails, residents will be spending thousands of dollars to connect to the main which would involve digging into the new roadway. To connect now into the new system during the reconstruction will cost \$2,352.17 which makes the 70% assessed fee per resident \$1,646.52. Our policy is not clear whether or not residents should have a storm lateral stub installed at the property at the time of a reconstruction project if they are tied into a private system.

**Should the utility contractor add a storm lateral stub to every property that is tied into a private storm sewer system and defer payments until the sale of the house?**

3. The Village of Kimberly requires new homes that are being built to have a sump pump installed, while homes that do not have a sump pump when a storm sewer project takes place on their street are not required to install one. Our Village policy does not state if a property is grandfathered in to not installing a sump pump if a basement exists.

**If a property has a basement, does the Board want to grandfather those properties to not installing a sump pump if the resident so chooses; or, does the Village require installation of a sump pump at the time of the sale of the property?**

If revisions to the policy are requested at this meeting, staff will make recommended changes to the policy and present to the Village Board for consideration at a future meeting.

**ATTACHMENTS:**

1. Infrastructure Standards and Special Assessment Policy
2. Project map identifying sump pumps



# Infrastructure Standards & Special Assessment Policy

**1. Purpose.** The purpose of this policy is to document the special assessment policies for infrastructure installation and replacement. The historical policies have been modified based on the establishment of the Transportation Utility in 2020.

Special assessments are charges levied by local governments against real property to defray the costs of public work or improvements which benefit such property. Special assessments are flexible. They can be used to pay for street construction, curb and gutter, storm and sanitary sewer improvements, water mains and facilities, tree removal, park land condemnation and many other public improvements. Because only those properties which specially benefit from the improvement bear the cost of the improvement, the general property tax is not burdened.

**2. Objectives.** The objectives of the Village's special assessment policy are:

- To ensure that special assessments are levied consistently across the Village;
- To provide additional guidance on the implementation of Village Ordinance Chapter 50 Article II Special Assessments and Charges;
- To provide standardized guidance for use by all Village departments in accordance with Village Ordinance Chapter 430 Street and Sidewalks;
- To account for the creation and implementation of the Transportation Utility.

**3. Application.** This policy applies to special assessments imposed by the Village of Kimberly after the effective date of this policy. Special assessments are imposed by the Village according to Municipal Code Chapter 50, Article II Special Assessments and Charges. A diagram reference of the Typical Assessments can be found in Exhibit A.

**4. Billing.** The billing of special assessments will be sent at the conclusion of the project. Currently the following payment options are approved by the Village Board:

- Payment in Full prior to November 1<sup>st</sup> of the billing year with no interest charge.

## Special Assessment Policy

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- 5 or 10 Year Payment Plans: Equal amounts to be paid with tax bills for the number of years chosen with interest charged on the unpaid balance. No installment shall be less than \$100 annually. The interest rate is set on the date of the Special Assessment Public Hearing at prime plus 1%. Prepayment can be made at any time without penalty.
- Payment of the special assessment in full is due prior to the conclusion of a payment plan in the following circumstances:
  - refinance of the subject property; or
  - sale of the subject property.

**5. Utility Portion of Infrastructure Improvements.** As a method to reduce assessments, the participating utilities on a project (both new and reconstruction) will be assigned a portion of the roadway construction and restoration costs. Only utilities participating in the project will be assigned costs as outlined below:

- (a) Sanitary Sewer = 24.2% Assignment (typical)
- (b) Storm Water = 15.2% Assignment (typical)
- (c) Water = 18.2% (typical)

The assignment of roadway construction and restorations costs will be done by the Village Engineer and presented in the Engineer’s Report. This information will illustrate the reduction in roadway construction assessment rates to the property owners and/or charge to the Transportation Utility.

**6. Street Reconstruction.** Roadway reconstruction special assessments are eliminated.

**7. New Street Construction.** Assessed at 100%, no change to the historic policy. This includes new streets, streets that currently exist in asphalt and any future street that is annexed to the Village of Kimberly.

- 7.1.** Assessment will be levied according to the total front foot dimension of a property abutting the right-of-way.
- 7.2.** Corner lot credit shall apply, ½ of the long side, with a maximum of 60-feet will be given.
- 7.3.** The standard residential street will be 33-feet wide, back-of-curb to back-of curb.
- 7.4.** The Village will assume the cost of any new street width greater than 33-feet.
- 7.5.** The Village will assume the cost of any pavement depth over the standard 6-inch residential requirement.
- 7.6.** The standard residential, commercial or industrial street will be concrete. Concrete street depths will be:

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Residential: 6-inch concrete over 6-inches of basecourse (WisDOT 1 ¼" base aggregate dense)

Truck Route: 8-inch concrete over 6-inches of basecourse (WisDOT 1 ¼" base aggregate dense)

**7.7.** The Village will assume the cost of the intersection, based on front foot basis.

**8. Driveway Aprons.** Assessed at 100%, no change to the historic policy. All existing driveway aprons within the street right-of-way shall be constructed in concrete as part of the roadway project and in accordance with Village ordinance. The price of the apron shall be part of the contract.

**9. Sidewalk Reconstruction.** Sidewalk reconstruction assessments are eliminated, except when the damage is caused by property owner or occupants actions.

**10. New Sidewalk Construction.** New sidewalks will be assessed at 100% to the property owner.

**11. Storm Sewer Mains.** A storm sewer main is part of the overall storm sewer system to convey surface runoff of clear water. This drainage system handles runoff from storm events and is part of a larger storm water management plan within the Village. Storm sewer mains collect water from mini storms and catch basins. The water is then discharged into the storm water management system, likely to a storm water pond.

Storm sewer mains within the Village varies from 12-inch to 48-inches and are typically located under public roadways. Storm sewer mains are installed, owned and operated by the Village Storm Water Utility. The cost of the storm sewer main is 100% paid for by the Storm Water Utility.

In newer subdivisions, a storm sewer serves as a collection system not only for surface runoff from the land and streets, but also as a system to collect sump pump discharge and a limited number of roof drains from private properties to the lateral installed to each individual property. In these areas, a mini storm sewer system is not present. Therefore, allowable connections in these areas include sump pump and **one** roof drain or downspout.

The following are examples of systems that shall **not** be connected to the storm system. These include, but are not limited to:

- Rear or front yard surface drains;
- Greater than one roof drain;

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- French drains;
- Drain tile; and
- Any other connection for the purpose of draining a property other than the discharge of a sump pump.

**12. Mini Storm Sewer.** The Village’s mini storm sewer policy was adopted March 15, 1993, and is further clarified hereafter. A mini storm sewer is a storm sewer system that is located on Village property, usually under the terrace area in the older sections of the Village. In these sections of the Village, the storm sewer was only designed to collect surface runoff from the land and streets. There are laterals off the mini storm main sewer to each property on the street. The property owner is required to connect their private sump pump discharge from the home to the mini storm lateral.

The mini storm lateral is provided for several reasons:

- a) To help prevent puddling and ponding of sump pump discharge water in yards;
- b) To prevent sump pump water from flowing across sidewalks and freezing in winter months;
- c) To meet Wisconsin Department of Natural Resources (WDNR) and Heart of the Valley Metropolitan Sewerage District (HOVMSD) requirements to alleviate clear water that finds its way into sanitary sewers.

Rainwater continually adds to the groundwater that is present around all home basements. The more groundwater present, the higher the hydrostatic pressure of this groundwater, thus more clear water forced into sanitary sewers – costing the community more money on treatment of wastewater. The more clear water kept out of sanitary sewer systems, the more saved on sanitary sewer treatment fees. Additionally, clear water increases the volume of sewage to be treated, which strains capacity at the wastewater treatment plant.

Properties without sump pumps will still be required to install a lateral stub to the property. During a project, it is easier and more cost efficient to install the lateral to every property regardless of sump pump status. The special assessments for these specific installations may be deferred until the home is sold or the property owner connects to the lateral. These deferred special assessments are **not** subject to payment in full due to refinancing the property.

**Only** sump pumps can be connected to the mini-storm lateral. The mini-storm system has been designed to collect the limited, clean water coming from a known source (sump pump). The following are examples of systems that shall **not** be connected to the mini-storm system. These include, but are not limited to:

- Rear or front yard surface drains;

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- Roof drains;
- French drains;
- Drain tile; and
- Any other connection for the purpose of draining a property other than the discharge of a sump pump.

PENALTY: On or after January 1, 1999 roof drains and any other connection for the purpose of draining a property other than the discharge of a sump pump will not be allowed to drain into the Village of Kimberly mini-storm sewer system. First offense – notice to disconnect within 48 hours. Second offense – Forfeiture of \$500.00 shall be assessed at the expiration of said 48 hours.

Roof drains connected to the Village’s mini storm sewer system prior to January 1, 1999 will be grandfathered and allowed to remain in the system.

### **12.1. Existing Mini Storm Connections to Village Storm Sewer System.**

General. Property owners who have previously connected to the Village storm sewer system in the back of a catch basin or inlet or directly into a manhole prior to a Village storm sewer system being available will be required to remove that existing connection and connect to the newly installed lateral when it is supplied by the Village.

Installation. The Village will install a mini storm lateral to a point one-foot beyond the property line as part of the mini storm sewer or street reconstruction project. The lateral shall be four-inches in diameter and at a depth dependent on the available depth of the existing storm sewer. The Village will attempt to locate the lateral for the property owner with the intent being the shortest distance to the existing discharge point at the time of construction. Property owners may request a change in location by contacting the Director of Operations prior to the construction of the lateral.

Cost. The Village will be responsible for the cost of the new connection if the existing connection is operating as intended. The Village will waive this assessment to the property owner.

### **12.2. Mini Storm as Part of a Street Reconstruction Project.**

General. Prior to street reconstruction, if a storm sewer main is available, storm sewer laterals will be installed to each property on the project. These laterals will be installed one-foot beyond the property line to all

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adjacent property owners. The laterals shall be four-inch diameter and at a depth dependent on the available depth of the existing storm sewer. The Village will attempt to locate the lateral for the property owner with the intent being the shortest distance to the existing sump pump discharge point at the time of construction. Property owners may request a change in the location by contacting the Director of Operations prior to construction of the storm lateral. If main line storm sewer is not available, mini storm sewer will be installed and assessed to the property owner.

Installation. The property owner shall be responsible to permanently connect the sump pump discharge to the storm lateral that was installed to the property. The connection shall be within 90 days after the mini storm sewer or street reconstruction project is complete. All connections shall employ an air gap or air break connection, See Exhibit B Mini Storm Connection.

Cost. The property owner shall be assessed for all costs associated with the installation of the storm lateral to one-foot beyond the property line. The cost shall be included on the Engineer's Report for the Street Reconstruction Project and shall be assessed at 70% of the cost to the property owner and 30% of the cost to the Village. A property owner will only be assessed for one side of a corner lot; that side being the first side service with any project or the most appropriate side for their sump pump connection.

### **12.3. Village Wide Mini Storm Sewer Plan.**

General. The Village Board has compiled a mini storm sewer plan which established the proposed mini storm sewer projects. The Village Board established the plan on a priority basis, based upon input from the Director of Operations and the Village Engineer. The plan is flexible and updated periodically to reflect the needs of the Village.

Installation. Mini storm sewer shall be installed in the Village right-of-way and shall be maintained by the Village. The exact location of the mini storm sewer may vary from project to project and shall be determined by the Village Board on a case-by-case basis. Laterals shall be four-inch diameter and at a depth dependent on the available depth of the existing storm sewer. The Village will attempt to locate the lateral for the property owner with the intent of being the shortest distance to the

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existing discharge point at the time of construction. Property owners may request a change in the location by contacting the Director of Operations prior to construction of the storm lateral.

The property owner shall be responsible to connect his/her sump pump discharge to the storm lateral that was installed to the property. The connection shall be within 90 days after the mini-storm sewer project is completed.

Cost. The property owner shall be assessed for all costs associated with the installation of the mini storm sewer and lateral service on a front foot basis. The assessment shall be assessed 70% to the property owner and 30% to the Village. A property owner will only be assessed for one side of a corner lot; that being the first side serviced with any project.

#### **12.4. Private Property Owner Mini Storm Sewer Requests.**

General. A property owner or group of property owners may request the installation of mini storm sewer if it does not appear on the plan. The property owners may have their own mini storm sewer installed on private property and/or in Village right-of-way upon approval of the Director of Operations.

A plan of the proposed construction shall be submitted to the Director of Operations for approval. Approval will be based upon the Plan's conformance with mini storm plans for the area and other engineering considerations. The plans must be approved by the Director of Operations and the Village Engineer.

A qualified contractor shall perform the work and shall be approved by the Director of Operations. The contractor shall obtain all insurance and bonding required by the Village prior to any construction that involved Village storm sewers, inlets, manholes or work in the right-of-way.

Installation. All construction of mini storm sewers shall conform to all applicable Village ordinances and construction standards. This information may be obtained from the Director of Operations. Prior to the connection to the Village storm sewer system, the mini storm shall be inspected and approved by the Village. No connection to the Village storm sewer shall be allowed until the installation has been formally accepted.

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Cost. The costs associated with the entire project will be assessed 100% to the property owners.

**13. Sanitary Sewer Mains.** A sanitary sewer main is a pipe that receives wastewater from private laterals (residences, commercial buildings, industrial plants and institutions). The mains are part of an overall waste water collection system. The wastewater is conveyed to the Heart of the Valley Metropolitan Sewerage District (HOVMSD) for treatment.

Sanitary sewer mains within the Village vary from 8-inches to 30-inches in diameter and are located within public right-of-ways and easements. Sanitary sewer mains are installed, owned and operated by the Village Sanitary Sewer Utility. The cost of the sanitary sewer main construction and relay is 100% paid for by the Sanitary Sewer Utility.

**14. Sanitary Sewer Laterals.** A sanitary sewer lateral is a pipe that carries wastewater directly from residences, commercial buildings, industrial plants and institutions to the sanitary sewer main. From there, the wastewater is conveyed to HOVMSD for treatment.

Sanitary sewer laterals are typically 4 to 6-inches in diameter and installed from the sanitary sewer main to the property. The portion of the sanitary sewer lateral from the main to the right-of-way line is installed by the Village and owned by the resident. The portion of the sanitary sewer lateral from the right-of-way line to the building is installed by the resident and owned by the resident. The entire lateral from the property to the main with associated maintenance is the responsibility of the resident.

No authorized person shall uncover, make any connection with or opening into, use, alter or disturb the sanitary sewer without first obtaining a written permit from the Director of Operations.

**14.1. Methods and Materials.** The size, slope, alignment, materials or construction of a building sewer and the methods to be used in the excavation, placing the pipe, jointing, testing and backfilling the trench shall all conform to the requirements of the building and plumbing code or other applicable rules and regulations of the Village of Kimberly.

**14.2. Use of Old Building Sewers.** Old building sewers and laterals may be used in connection with new buildings only when they are found, on

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examination and tested by the Municipal Approving Authority, to meet all requirements set forth by the Village of Kimberly. The cost associated with the televising and pressure testing shall be the responsibility of the property owner.

**14.3. New Development Installation.** In all new development, it shall be the responsibility of the developer to provide sanitary service to each lot with a minimum of a 4-inch diameter sanitary lateral constructed to a point 1-foot beyond the property line connected to a sanitary sewer main by use of an in-line wye. Connections to manholes will not be allowed.

It shall be the responsibility of the property owner to connect their lateral to the sanitary service lateral installed. The connection shall be made in the presence of the Building Inspector.

The cost associated with the installation of the sanitary lateral to a point – 1 foot beyond the property line shall be the responsibility of the developer. The cost associated with the installation of the sanitary lateral from 1-foot beyond the property line to the building shall be the responsibility of the property owner.

**15. Existing Sanitary Sewer Connections, Relays and Lining.** During the relay or lining of a sanitary sewer main, the Village will be responsible for the relay or lining of the main sewer line and the relay or lining of the sanitary sewer lateral connection (from the sewer main to the property line). This methodology may change based on future technology.

During a relay or lining project the Village will televise as needed all private laterals on the project prior to construction. If the lateral from the right-of-way to the building is not of present day materials, such as Schedule-40 PVC or Schedule-17 Polyethylene or has any evidence of some type of failure, (disconnected joints, deteriorated pipe, illegal connections or any other obstructions) the Village will require the property owner to replace the sanitary lateral from the right-of-way to the building.

If during this televising, the lateral is determined to be in violation of the Village of Kimberly Clear Water Ordinance, it is mandatory that the property owner take whatever action is necessary to come into compliance regarding clear water entering the sanitary sewer system and eliminate the illegal discharge of clear water into the sanitary sewer system. Due to the possible unknown installation of the underground cross connection, the property owner will not be issued a citation for violation of this ordinance; unless it

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can be proven the cross connection was deliberately installed by the current property owner for the purpose of illicit discharge of clear water. Regardless of the nature, all costs associated with this sanitary sewer lateral replacement shall be the sole responsibility of the property owner.

When a sanitary sewer main is reconstructed, property owners may be required to replace or improve the sanitary sewer lateral at their own cost. In these cases, the Village will coordinate its contractor to perform this work. The owner has the option to use the Village's contractor or may employ a contractor of their choice. Costs when employing the Village's contractor are eligible for billing as described in Section 4. Costs when employing other than the Village's contractor are not eligible for use of the Village financing options.

The cost of the relay or lining of the sewer main and lateral shall be shared by the property owner and the Village, with the property owner paying the sanitary lateral portion from the main sewer line, including the pipe connection to the right-of-way. From the right-of-way to the building is the responsibility of the property owner. For the purpose of assessment, the main sewer line is always assumed to be in the center of the street right-of-way making it fair and equitable to each property owner on either side of the street.

**16. Water Main and Laterals.** Water is supplied to property owners by the Village of Kimberly Water Utility. All properties receiving a water supply from the Village of Kimberly Water Utility are bound by the rules and regulations on file with the Public Service Commission (PSC) of Wisconsin.

Water main replacements are not assessed, it is the responsibility of the Water Utility per the Public Service Commission (PSC) regulations. Water laterals from the curb stop to the home/building are assessed at 100% to the property owner. Private ownership of the water lateral is defined by the PSC as the portion of the water lateral from the curb stop to the home.

Per Village ordinance, a privately-owned portion of a lead water service line shall be replaced with an approved material whenever any of the following occurs:

- A leak or failure has been discovered on either the privately owned or utility-owned portion of the service line.
- The utility-owned portion of the line is replaced on either a planned or emergency basis.

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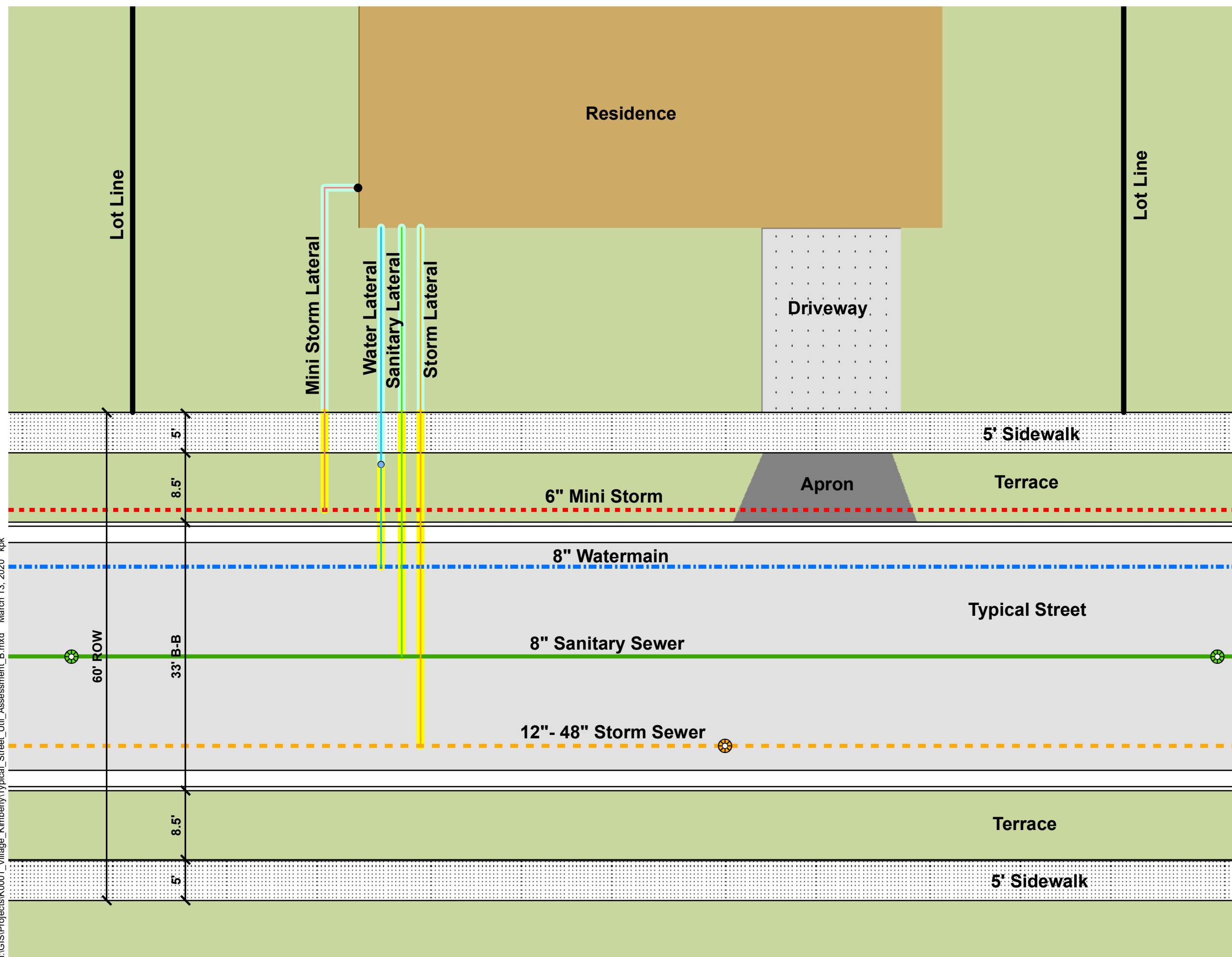
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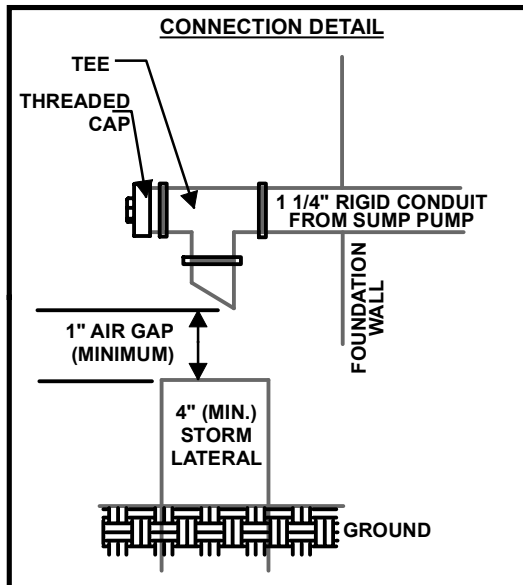
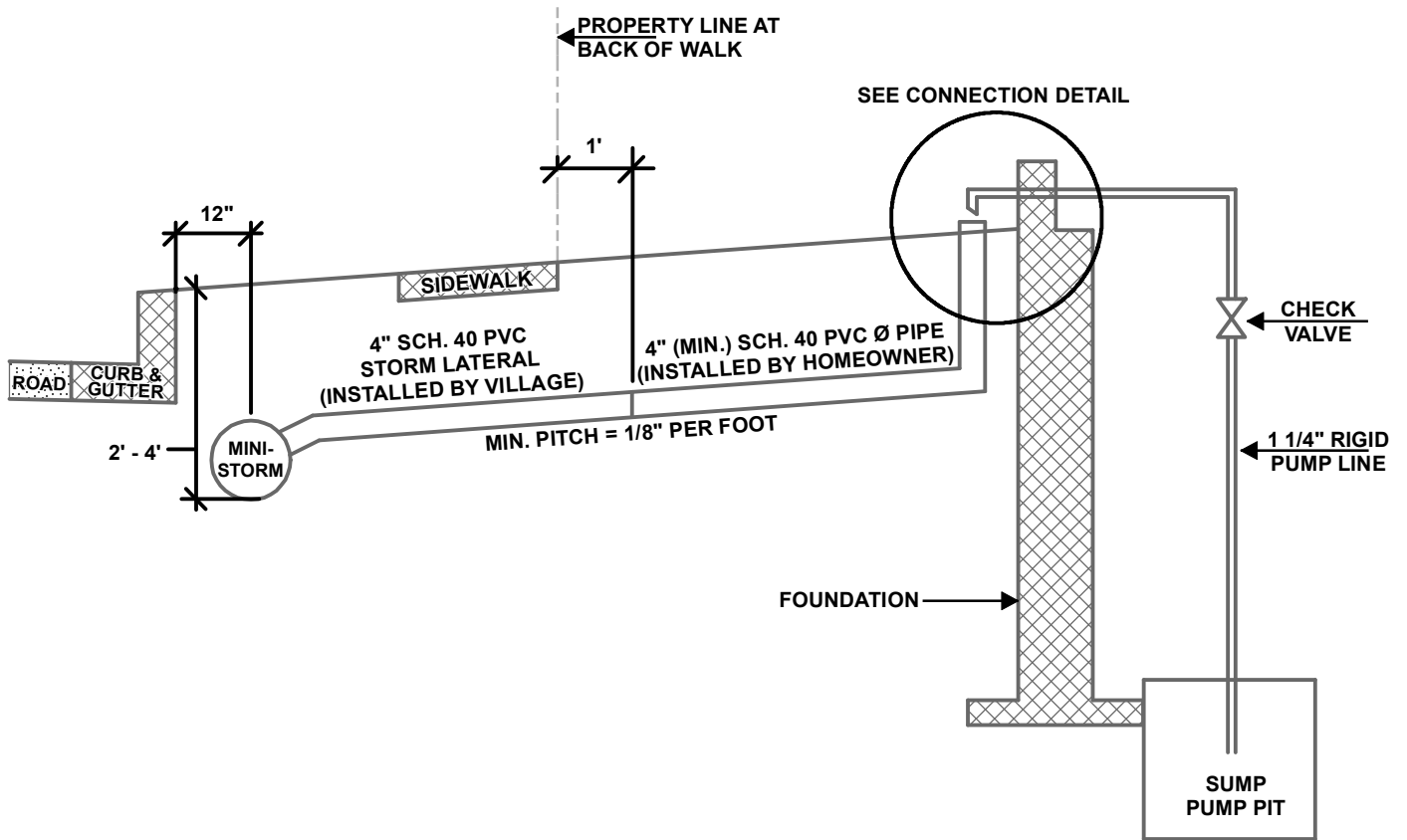
m:\GIS\Projects\K0001\_Village\_Kimberly\Typical\_Street\_Util\_Assessment\_B.mxd March 13, 2020 kpk



- 6" Mini Storm Sewer  
Installed/Owned by Village;  
Assessed 70% to 30%  
(Resident/Village)
- Street Storm Sewer System  
Installed and Owned by Village
- 8" Sanitary Sewer Installed  
and Owned by Village
- Public Watermain Installed and  
Owned by Water Department
- Mini Storm Sewer Lateral  
Installed by Village and  
Assessed 70% to 30%  
(Resident/Village);  
Resident Owns
- Mini Storm Sewer Lateral  
Installed by Resident at  
Their Cost; Resident Owns
- Storm Sewer Lateral  
Installed by Village  
and Assessed 70% to 30%  
(Resident/Village); Resident Owns
- Storm Sewer Lateral  
Installed by Resident at  
Their Cost; Resident Owns
- Sanitary Sewer Lateral  
Installed by Village and  
Assessed 100% to Resident;  
Uniform Cost;  
Resident Owns
- Sanitary Sewer Lateral  
Installed by Resident at  
Their Cost; Resident Owns
- Water Service Lateral, Including Shutoff,  
Installed and Owned by Kimberly  
Water Department (PSC Requirement)
- Water Service Lateral  
Installed and Owned by Resident  
(PSC Requirement)
- Lot Line
- Driveway Apron Assessed 100% Resident
- Reconstructed Concrete Street Assessed  
100% to Village and Village Utilities
- New Concrete Street Assessed  
100% to Resident and 0% to Village
- Driveway
- Residence
- Sidewalk
- Grass



**TYPICAL ASSESSMENT**  
VILLAGE OF KIMBERLY  
OUTAGAMIE COUNTY, WISCONSIN



**GENERAL COMMENTS**

1. EXCAVATE MINI-STORM SEWER LATERAL FIRST TO VERIFY DEPTH PRIOR TO INSTALLING THE LINE TO THE HOME.
2. LATERAL PIPE IS REQUIRED TO BE SCH. 40 (RIGID) RATHER THAN FLEXIBLE.
3. UNDER VILLAGE POLICY, ONCE MINI-STORM SEWER IS INSTALLED, THE PROPERTY OWNER HAS 90 DAYS IN WHICH TO MAKE THE CONNECTION TO THE LATEAL STUB.



**EXHIBIT B**  
**MINI-STORM**  
**CONNECTION DETAIL**  
 VILLAGE OF KIMBERLY  
 OUTAGAMIE COUNTY, WISCONSIN

ALTERNATE B

204 W. KIMBERLY AVE

116 N. SIDNEY ST

122 N. SIDNEY ST

130 N. SIDNEY ST

136 N. SIDNEY ST

142/143 N. SIDNEY ST

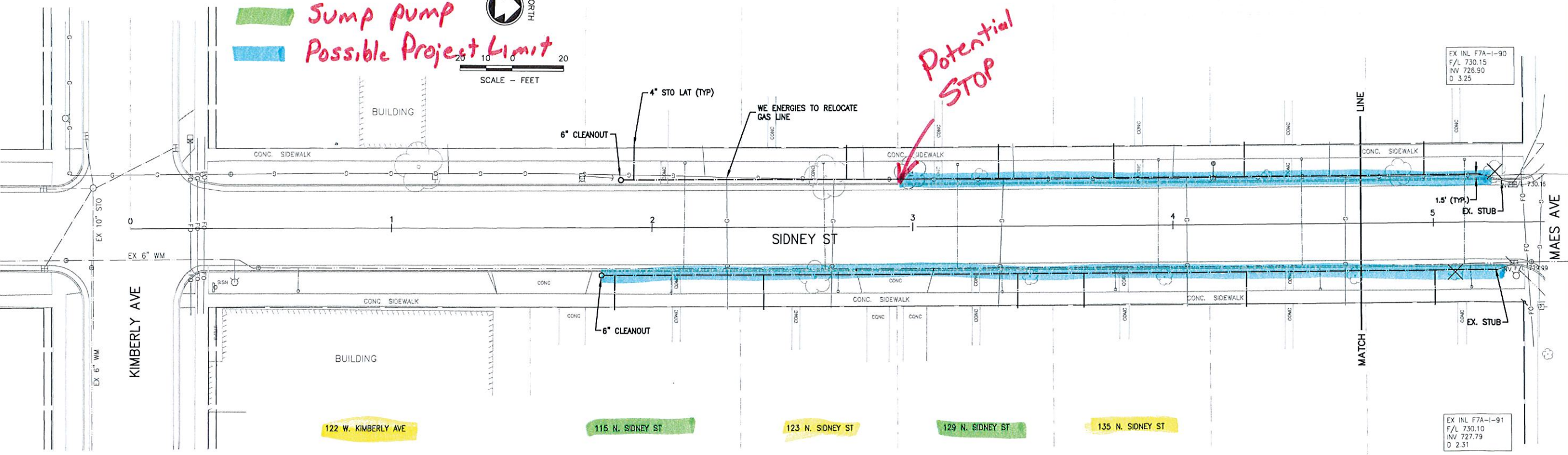
146 N. SIDNEY ST

   NO Sump Pump  
   Sump Pump  
   Possible Project Limit



SCALE - FEET  
 0 10 20

NOTE: LATERALS TO BE FIELD LOCATED AT THE TIME OF CONSTRUCTION



122 W. KIMBERLY AVE

116 N. SIDNEY ST

123 N. SIDNEY ST

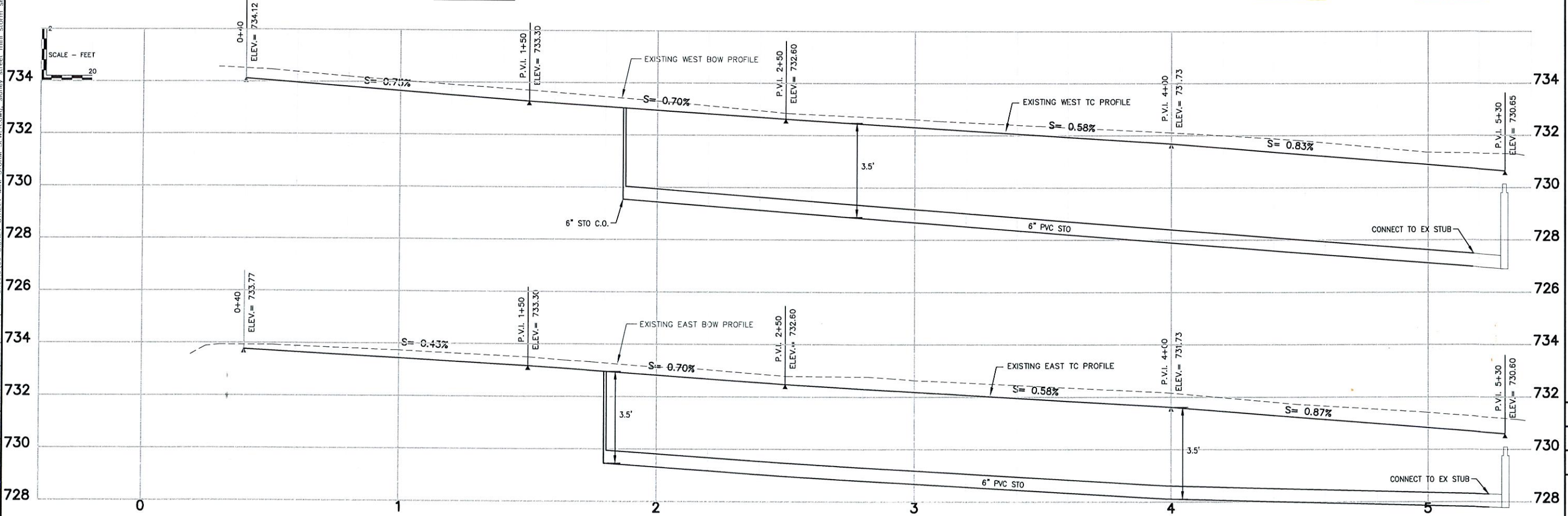
129 N. SIDNEY ST

135 N. SIDNEY ST

141 N. SIDNEY ST

147 N. SIDNEY ST

X: TREE REMOVAL



**McMAHON**  
 ENGINEERS ARCHITECTS  
 McMAHON ASSOCIATES, INC.  
 1445 McMAHON DRIVE NEENAH, WI 54956  
 Mailing: P.O. BOX 1025 NEENAH, WI 54957-0025  
 PH 920.751.4200 FX 920.751.4284 MCMGRP.COM

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NO.	DATE	REVISION

**Welhouse Drive & Curtin Avenue Utilities**  
**Village Of Kimberly, Outagamie Co., WI**  
**SIDNEY STREET MINI STORM SEWER**

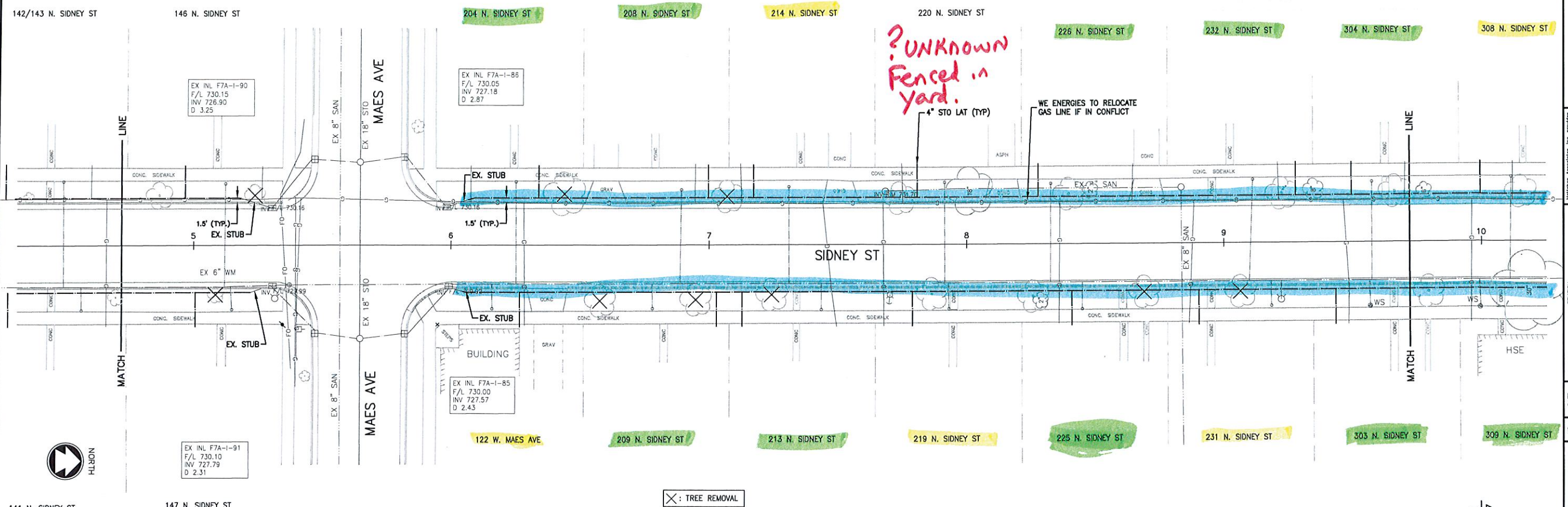
DESIGNED BDW	DRAWN RRS
PROJECT NO. K0001 09-23-00727	
DATE 2024	
SHEET NO. <b>09</b>	

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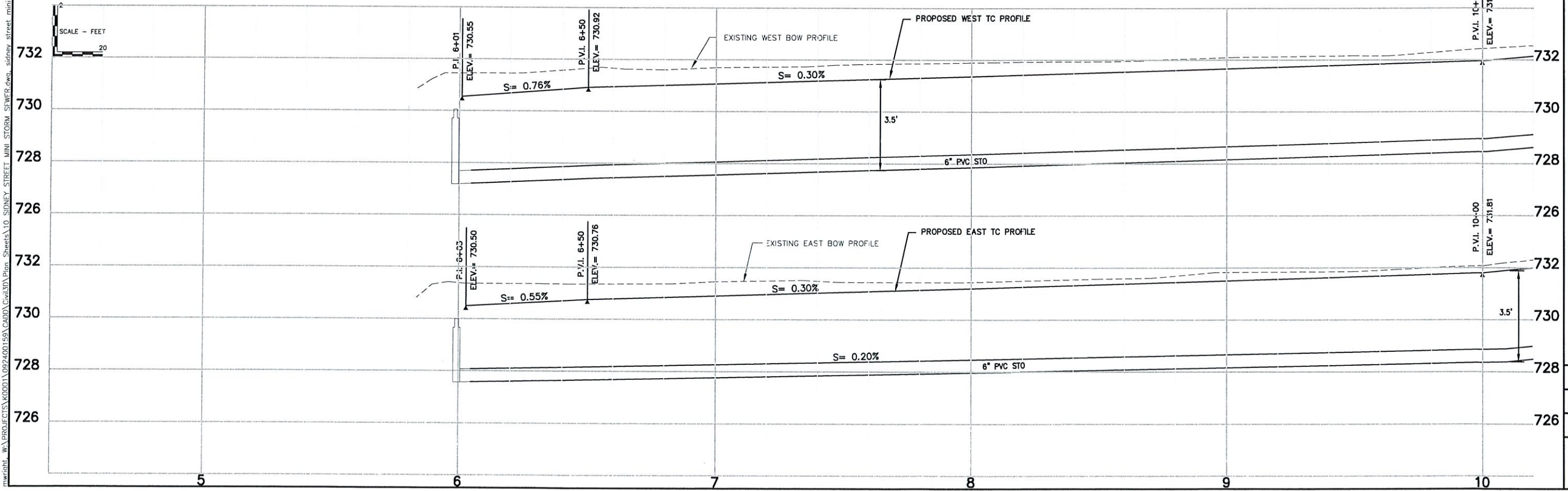
ALTERNATE B

NO Sump pump  
Sump pump

NOTE: LATERALS TO BE FIELD LOCATED AT THE TIME OF CONSTRUCTION



⊗: TREE REMOVAL



**McMAHON**  
ENGINEERS ARCHITECTS  
McMAHON ASSOCIATES, INC.  
1445 McMAHON DRIVE NEENAH, WI 54956  
Mailing: P.O. BOX 1025 NEENAH, WI 54957-0105  
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NO.	DATE	REVISION

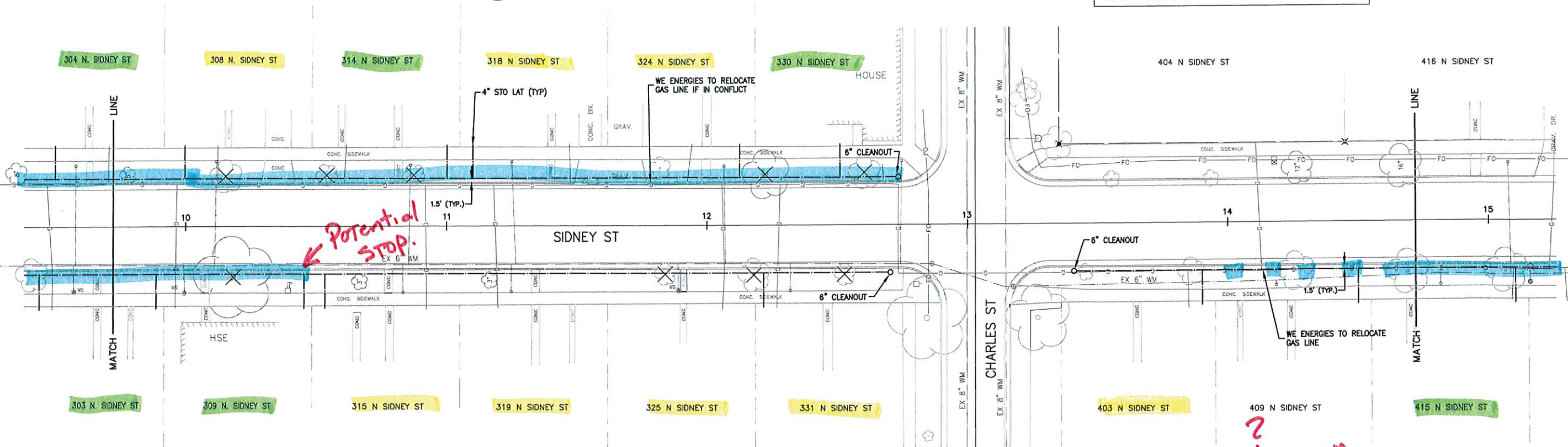
WELHOUSE DRIVE & CURTIN AVENUE UTILITIES  
VILLAGE OF KIMBERLY, OUTAGAMIE CO., WI  
SIDNEY STREET

DESIGNED BDW	DRAWN RRS
PROJECT NO. K0001 09-23-00727	
DATE 2024	
SHEET NO. 10	

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NOTE: LATERALS TO BE FIELD LOCATED AT THE TIME OF CONSTRUCTION

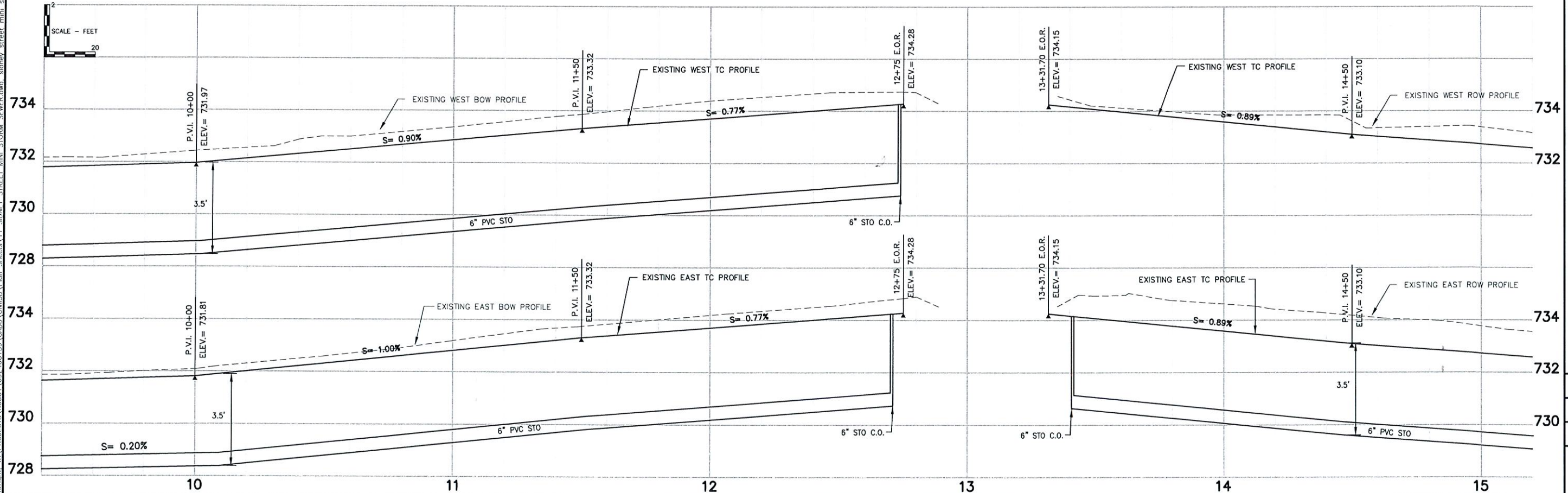
NOTE:  
THE UTILITIES SHOWN IN PLAN AND PROFILE ARE INDICATED IN ACCORDANCE WITH AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITIES SHALL BE NOTIFIED 72 HRS. PRIOR TO EXCAVATION.



Potential STOP.

? UNKNOWN

⊗ : TREE REMOVAL



W:\PROJECTS\K0001\092400159\CA00\Civil3D\Plan\_Sewer.dwg, sidney\_street\_mini\_storm\_sewer, Plot Date: 3/1/2024, 7:26 PM, xref:none

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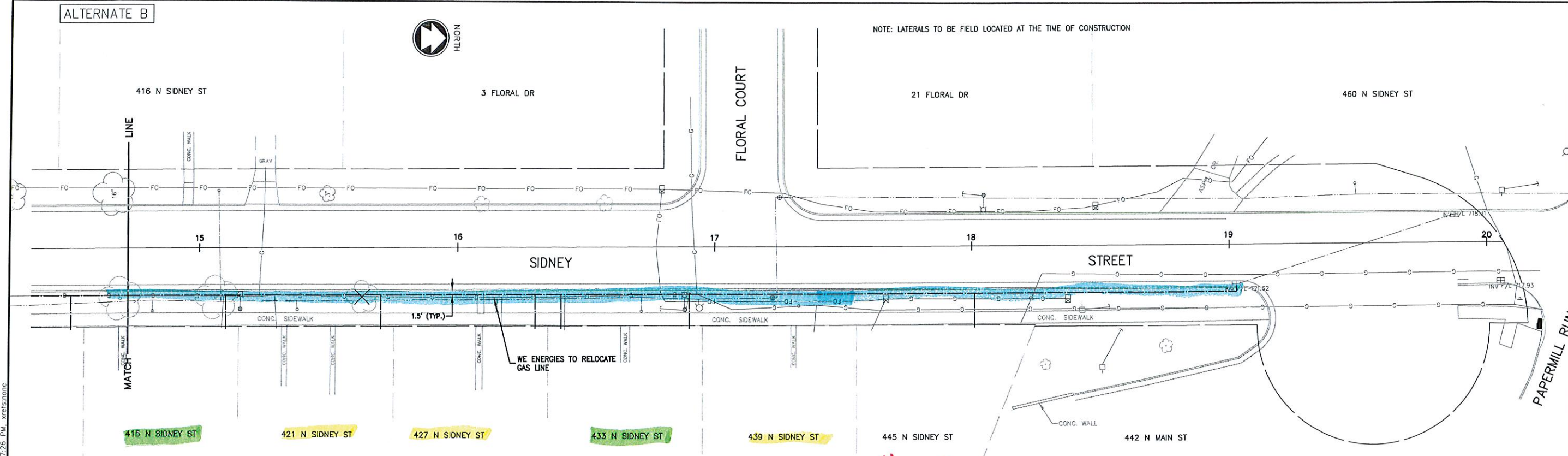
NO.	DATE	REVISION

DESIGNED BDW	DRAWN RRS
PROJECT NO. K0001 09-23-00727	
DATE 2024	
SHEET NO. 11	

ALTERNATE B



NOTE: LATERALS TO BE FIELD LOCATED AT THE TIME OF CONSTRUCTION

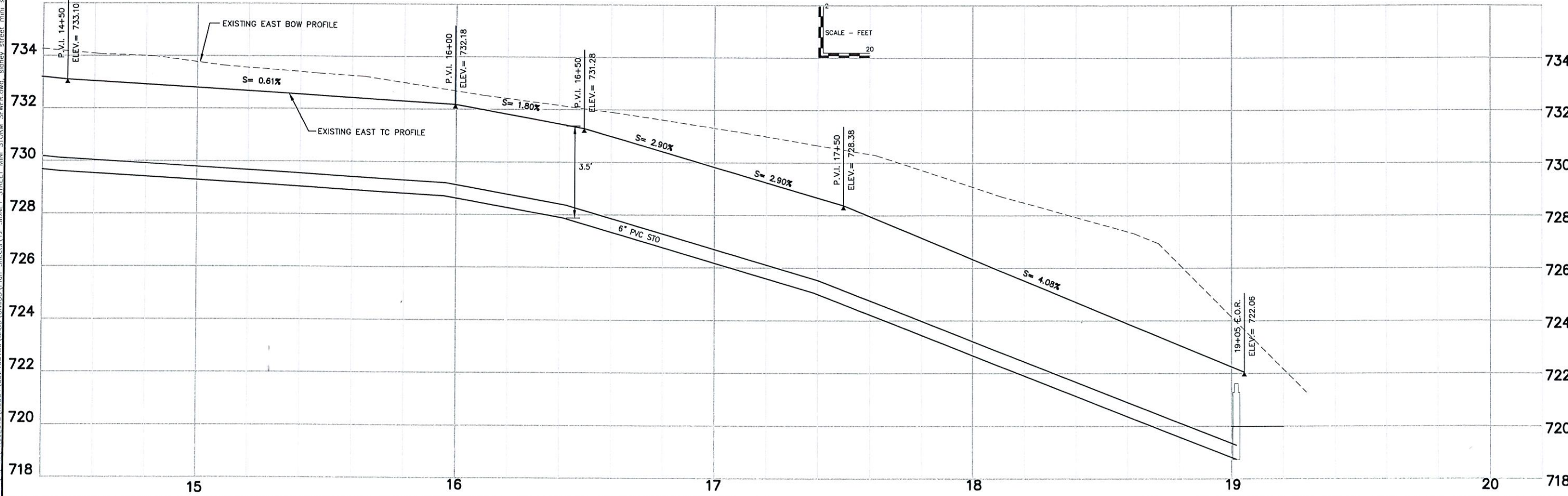


416 N SIDNEY ST      421 N SIDNEY ST      427 N SIDNEY ST      433 N SIDNEY ST      439 N SIDNEY ST      445 N SIDNEY ST      442 N MAIN ST

*Vacant  
LOT.  
Buildable ??*

NOTE:  
THE UTILITIES SHOWN IN PLAN AND PROFILE ARE INDICATED IN ACCORDANCE WITH AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITIES SHALL BE NOTIFIED 72 HRS. PRIOR TO EXCAVATION.

⊗ : TREE REMOVAL



**McMAHON**  
ENGINEERS ARCHITECTS  
McMAHON ASSOCIATES, INC.  
1445 McMAHON DRIVE NEENAH, WI 54956  
Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025  
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NO.	DATE	REVISION

WELHOUSE DRIVE & CURTIN AVENUE UTILITIES  
VILLAGE OF KIMBERLY, OUTAGAMIE CO., WI  
SIDNEY STREET

DESIGNED BDW	DRAWN RRS
PROJECT NO. K0001 09-23-00727	
DATE 2024	
SHEET NO. 12	

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## Village of Kimberly REQUEST FOR BOARD CONSIDERATION

**ITEM DESCRIPTION:** Pedestrian Enhancement Retrofit Program Locations for 2024

**REPORT PREPARED BY:** Maggie Mahoney, Administrator/Comm Dev Director

**REPORT DATE:** April 15, 2024

**EXPLANATION:** Staff have initial estimates for Rapid-Flashing Beacon (RRFB) as well as an estimate for a Radar Speed Sign (*see attached*). These initial estimates for both systems range from \$6,000-\$8,000 for each location—meaning that is the cost to implement that system at each location (i.e. both sides of the street/both traffic directions). Based on these estimates, 2-4 system locations could be implemented in 2024.

Considering information from Safe Routes to School action plan and the ECWRPC Comprehensive Safety Action Plan, Village staff, engineer and Fox Valley Metro Police Department have identified and prioritized the following intersections/pedestrian crossings for use of the RRFB System within the Village and are bringing forth the locations to the Board for consideration to implement improvements in 2024 (*see attached map of approximate locations*):

1. Kennedy Avenue at John Street
2. Maes Avenue at Memorial Park
3. Kimberly Avenue at Railroad Street (trail crossing)
4. Maes Avenue at Papermill Run (trail crossing)
5. Kimberly Avenue at Wilbur Street or Sunset Park Entrance
6. Kimberly Avenue at Washington Street

Staff is also seeking feedback on possible locations for the Radar Speed Sign. Once the locations are determined, Staff will get more refined estimates and will bring those to the Board for consideration at a future meeting.

**FUNDING:** The 2024 approved budget includes \$25,000 for the Pedestrian Enhancement Retrofit Program (SC-AN-01). Additional monies of up to \$5,000 are also available through the annual CVMIC safety grant program—providing for a budget of up to \$30,000 in 2024.

**RECOMMENDED ACTION:** Approve the 2024 Pedestrian Enhancement Retrofit locations as presented.

**ATTACHMENTS:**

1. Proposed Locations Map
2. RRFB quotes
3. Radar Speed Sign flyer



**Proposed 2024 locations for Pedestrian Enhancement Retrofit Program:**

1. Kennedy Avenue at John Street
2. Maes Avenue at Memorial Park
3. Kimberly Avenue at Railroad Street (trail crossing)
4. Maes Avenue at Papermill Run (trail crossing)
5. Kimberly Avenue at Wilbur Street or Sunset Park Entrance
6. Kimberly Avenue at Washington Street







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P.O. Box 4  
Oconomowoc,  
WI 53066

# Quotation

Date	Quote #
2/19/2024	1183

Name / Address
Village of Kimberly 515 W Kimberly Ave Kimberly, WI 54136

Requested By
Tom Tietz

Qty	Item	Description	Unit	Total
2	Signs	Back to Back RRFB light bar (comes standard with PED light confirmation on side of unit), 3.5" x 20" x 3" .080 aluminum powder coated black. 20 Watt solar panel with 12V 22Ah battery. Lockable control cabinet. Wireless communication. Standard push button activation	3,398.40	6,796.80T
4	Signs	30" S1-1 School crossing (symbol) .080 aluminum 3M DG3/FYG	85.60	342.40T
2	Signs	24" x 12" W16-7 Left/diagonal arrow .080 aluminum, 3M DG3/FYG	38.40	76.80T
2	Signs	24" x 12" W16-7 Right/diagonal arrow .080 aluminum, 3M DG3/FYG	38.40	76.80T
2	Posts	14' 2 3/8" OD schedule 40 galvanized pipe	195.00	390.00T
4	Brackets	Z-238(BB) with hardware	15.95	63.80T
1	Signs	30" R1-1 Stop LED/Solar	1,685.00	1,685.00T
1	Miscellaneous	Standard timer	710.00	710.00T
		Sales Tax	0.00%	0.00

Thank you for the opportunity to quote	<b>Total</b>	\$10,141.60
--	--------------	-------------

Decker Supply Co Inc.  
 1115 O'Neill Ave  
 PO Box 8008  
 Madison WI 53708

# QUOTATION

Quote Number: 482244  
 Quote Date: 02/26/24  
 Page: 1  
 Customer Phone: 414 788-7507  
 Customer Fax:

**B**  
**I**  
**L**  
**L**  
 VILLAGE OF KIMBERLY  
 515 W. KIMBERLY AVE  
 KIMBERLY, WI 54136-1335

**S**  
**H**  
**I**  
**P**  
 VILLAGE OF KIMBERLY  
 426 KIMBERLY AVE  
 KIMBERLY, WI 54136  
 920-788-7507  
 ATTN: GREG ULMAN

Entered By: JOSH	RFQ Number:
Location:	Ship Via: O/T
Account Cd: KIMBEVWI	Taxable: Y
Salesperson: 7250	Pmt Terms: NET 30

Line	Order Qty	Part Number	Description	Price	UM	Ext Price	Est Ship
1	1.00	M75-SA300-CTL3	30 WATT SOLAR POWERED INTELLIGENT SIGN CONTROLLER (ALL FLASH, P2C, CHEVRON, OR CONFLICT INTERSECTION) - COMMUNICATES & COMMANDS TC COLLABORATORS, WI-FI & MESH NET COMMUNICATION - INCLUDES 30W SOLAR PANEL	\$1,179.0000	EA	\$1,179.00	02/26/24
1	1.00	M75-SA300-CLB3	30W SOLAR POWERED COLLABORATOR COMMUNICATES & COMMANDED BY TC CONTROLLER, MESH NET COMMUNICATION, NO WI-FI - INCLUDES 30W SOLAR PANEL	\$1,080.0000	EA	\$1,080.00	02/26/24
3	4.00	M75-SA328-0000	TRAFFIC CALM RECTANGULAR RAPID FLASHING BEACON, AMBER LED'S, WITH BLACK ALUMINUM HOUSING	\$631.4500	EA	\$2,525.80	02/26/24
4	2.00	M75-BDL34-0000	BDL3-Y BULLDOG III PUSHBUTTON W/PBF9X12-X PB FRAME(YEL), AND 9 X 12 "PUSH BUTTON TO TURN ON WARNING LIGHTS" SIGN	\$346.0000	EA	\$692.00	02/26/24
5	2.00	M75-SQTOP-0000	SQUARE TOP POLE MOUNT, TRUE SOUTH AIM, FOR TRAFFICALM SOLAR PANEL CONTROLLERS & COLLABORATORS	\$102.9000	EA	\$205.80	02/26/24
6	4.00	W11-2 S8FY30DI	PEDESTRIAN ADVANCE SYMBOL 30" DI DG/CS .080 (BLK/FLYL)	\$57.1000	EA	\$228.40	02/26/24

Decker Supply Co Inc.  
 1115 O'Neill Ave  
 PO Box 8008  
 Madison WI 53708

# QUOTATION

Quote Number: 482244  
 Quote Date: 02/26/24  
 Page: 2  
 Customer Phone: 414 788-7507  
 Customer Fax:

**B**  
**I**  
**L**  
**L**  
 VILLAGE OF KIMBERLY  
 515 W. KIMBERLY AVE  
 KIMBERLY, WI 54136-1335

**S**  
**H**  
**I**  
**P**  
 VILLAGE OF KIMBERLY  
 426 KIMBERLY AVE  
 KIMBERLY, WI 54136  
 920-788-7507  
 ATTN: GREG ULMAN

Entered By: JOSH	RFQ Number:
Location:	Ship Via: O/T
Account Cd: KIMBEVWI	Taxable: Y
Salesperson: 7250	Pmt Terms: NET 30

Line	Order Qty	Part Number	Description	Price	UM	Ext Price	Est Ship
7	2.00	W16-7L S8FY2412	DIAGONAL ARROW DOWN LEFT 24" X 12" DG3/CS (BLK/FLYL)	\$22.0000	EA	\$44.00	02/26/24
8	2.00	W16-7R S8FY2412	DIAGONAL ARROW DOWN RIGHT 24" X 12" DG/CS (BLK/FLYL)	\$22.0000	EA	\$44.00	02/26/24
9	2.00	PS22544H12G	4' X 2-1/4" SQ.TUBE 4-H 12GA	\$27.8500	EA	\$55.70	02/26/24
10	2.00	PS25018ODA12G	18" X 2-1/2" SQ.TUBE 4-H 12GA (OMNI DIRECTIONAL ANCHOR)	\$30.0000	EA	\$60.00	02/26/24
11	2.00	PS2124H12G	12' 2" X 2" SQ.TUBE 4-H 12GA	\$68.7000	EA	\$137.40	02/26/24
			- ADD FREIGHT				
			- SALESPERSON: JOSH				

Thank you for the opportunity of quoting.

Prices are good for 45 days from quotation date.

Subtotal:	\$6,252.10
Sales Tax:	\$0.00
Freight:	\$0.00
<b>Total:</b>	<b>\$6,252.10</b>

## Greg Ulman

---

**From:** Aaron Guilbault <aaron@tapconet.com>  
**Sent:** Tuesday, February 20, 2024 3:54 PM  
**To:** Greg Ulman  
**Subject:** TAPCO - Quote Request Greg Ulman Village of Kimberly  
**Attachments:** 65W Solar RRFB Wireless Drawing.pdf; rrfb-pedestrian-crosswalk-system-drawing-600145 (002).pdf; 50704 SSI Sales - Quote Q24002815 (2).pdf; standard-iws-warranty\_2020.pdf

Greg,

Please see the attached quote. Both systems are on there. If you break them out, Option #1 comes out to about \$6,883, and Option #2 is roughly \$9,085. Shipping not included. Installation not included.

Lead time on either is about 2-4 weeks ARO. 5 year warranty included with purchase.

Any questions please let me know. Consider me/TAPCO a resource.

Safe Travels!

### Aaron Guilbault

Senior Account Executive

Office: 262-754-4341

Cell: 920-728-1792

[aaron@tapconet.com](mailto:aaron@tapconet.com)

[Visit us at TAPCO.net](#)



Safe travels:

TOP WORK PLACES 2023 JOURNAL SENTINEL

---

**From:** Abdul Oke <Abdul.Oke@tapconet.com>  
**Sent:** Monday, February 19, 2024 12:10 PM  
**To:** Aaron Guilbault <aaron@tapconet.com>  
**Subject:** FW: Quote Request Greg Ulman Village of Kimberly

Hi,

I have created quote Q24002815 and in HS

Thanks

**Abdul Oke**

Sales Coordinator

Office: (262) 649-4443

[Abdul.Oke@tapconet.com](mailto:Abdul.Oke@tapconet.com)

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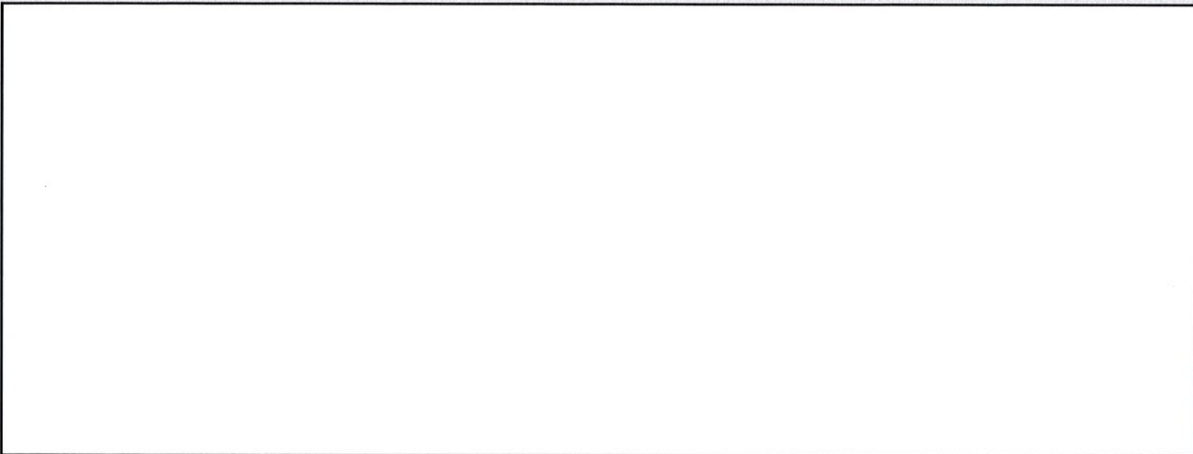
TOP WORK PLACES 2023 JOURNAL SENTINEL

**From:** TAPCO (Traffic and Parking Control Co., Inc.) <[email@tapconet.com](mailto:email@tapconet.com)>

**Sent:** Monday, February 19, 2024 12:00 PM

**To:** Abdul Oke <[Abdul.Oke@tapconet.com](mailto:Abdul.Oke@tapconet.com)>

**Subject:** Quote Request Greg Ulman Village of Kimberly



## **YOUR CUSTOMER SUBMITTED THIS FORM:**

### **Request Quote Modal: [T3] Quote Request (targeted)**

Product Name: **RRFB Pedestrian Crosswalk System**

Product Description: **Activation: Unsure, Arrangement: Unsure, Power and Control: Unsure, Enhancement: Unsure**

SKU:

Message: **We are looking to install rapid flashing beacons at multiple intersections in the Village, they need to be push button as well as solar powered. I would like to see what options you have as well as pricing. Thank you,**

What type of service do you need?

I want to know more about TAPCO's preventative maintenance agreements: **No**

## Contact Info

Contact Page: <https://app.hubspot.com/contacts/1885742/contact/91214751>

Name: **Greg Ulman**

Company: **Village of Kimberly**

Street Address: **515 W. Kimberly Ave**

City: **Kimberly** State: **Wisconsin** Zip: **54136**

Email: [gulman@vokimberlywi.gov](mailto:gulman@vokimberlywi.gov)

Phone: **920-788-7507**

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5100 W. Brown Deer Road, Brown Deer, WI 53223

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Traffic and Parking Control Co., Inc.
5100 West Brown Deer Rd
Brown Deer, WI 53223
Phone No.:800-236-0112
E-Mail: customerservice@tapconet.com

SALES QUOTE

SALES QUOTE DATE

2/19/2024

SALES QUOTE NUMBER

Q24002815

CUSTOMER NO.

C930

Page: 1

BILL TO

Village of Kimberly
Greg Ulman
515 W. Kimberly Ave.
Kimberly, WI 54136
United States of America

SHIP TO

Village of Kimberly
Greg Ulman
515 W. Kimberly Ave.
KIMBERLY, WI 54136
United States of America

Table with 5 columns: Ext. Document No., SHIP VIA, TERMS, SALESPERSON, VALID UNTIL. Values include BEST RATE, Net 30 DAYS, Aaron Guillbault, 3/20/2024.

Main item table with columns: Item/Description, U/M, Quantity, Unit Price, Total Price. Lists various traffic control options and their pricing.

All prices are listed in US Dollar (USD)
For terms and conditions, please visit https://tapconet.com/terms-conditions



Safe travels:

Traffic and Parking Control Co., Inc.  
5100 West Brown Deer Rd  
Brown Deer, WI 53223  
Phone No.:800-236-0112  
E-Mail: customerservice@tapconet.com

# SALES QUOTE

**SALES QUOTE DATE**

2/19/2024

**SALES QUOTE NUMBER**

Q24002815

**CUSTOMER NO.**

C930

Page: 2

**BILL TO**

Village of Kimberly  
Greg Ulman  
515 W. Kimberly Ave.  
Kimberly, WI 54136  
United States of America

**SHIP TO**

Village of Kimberly  
Greg Ulman  
515 W. Kimberly Ave.  
KIMBERLY, WI 54136  
United States of America

Ext. Document No.	SHIP VIA	TERMS	SALESPERSON	VALID UNTIL
	BEST RATE Prepaid & Add	Net 30 DAYS	Aaron Guilbault	3/20/2024

Item/Description	U/M	Quantity	Unit Price	Total Price
372-00001 Pole, Round, 2-3/8" OD x 12' x .095 Wall Galvanized 13 Gauge, SS-20-12	Each	2	148.75	297.50
101832-10 V-Loc, Socket 23-VR3B	Each	2	73.95	147.90
030-00004 Bolt, Connecting Hardware, 1"x4" Galvanized Bolt each w/ 1 Nut, 1 Lockwasher & 2 Flatwashers, 4/Set	Set	2	52.70	105.40
037-00109 Sign Mounting Kit, BB832, 2-3/8", Standard, Raw for Mounting B2B Blinker Signs to 2-3/8" OD Pole	Each	4	19.55	78.20
Option #2 - Over 300 Activations:				
500029 Controller, 12V, 108045, Hollow, Radio	Each	2	1,466.25	2,932.50
142048 Universal Cabinet Mounting Bracket, SOP Cabinets 108766, 108045, 120652, Includes U-Bolt Hardware	Each	2	148.75	297.50
SLR-55-B 65W/12V Solar Panel Package, Top Of Pole Mount 4.5 Dia.	Each	2	548.25	1,096.50
101494	Each	2	276.25	552.50

All prices are listed in US Dollar (USD)  
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Safe travels:

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5100 West Brown Deer Rd  
Brown Deer, WI 53223  
Phone No.:800-236-0112  
E-Mail: customerservice@tapconet.com

# SALES QUOTE

**SALES QUOTE DATE**

2/19/2024

**SALES QUOTE NUMBER**

Q24002815

**CUSTOMER NO.**

C930

Page: 3

**BILL TO**

Village of Kimberly  
Greg Ulman  
515 W. Kimberly Ave.  
Kimberly, WI 54136  
United States of America

**SHIP TO**

Village of Kimberly  
Greg Ulman  
515 W. Kimberly Ave.  
KIMBERLY, WI 54136  
United States of America

Ext. Document No.	SHIP VIA	TERMS	SALESPERSON	VALID UNTIL
	BEST RATE Prepaid & Add	Net 30 DAYS	Aaron Guilbault	3/20/2024

Item/Description	U/M	Quantity	Unit Price	Total Price
Battery, Universal battery, Solar 12V 50Ah AGM UB12500 - Internal Thread				
138089 RRFB, Dimmable, Assembly with Universal Mounting Kit	Each	4	310.25	1,241.00
101620-NOLED Push Button Bulldog Add-On Option Kit Yellow, No LED	Each	2	173.40	346.80
373-01499 W11-2,30"x30"x.080 DG3 FY,Pedestrian Crossing (Symbol) Fed Spec - Fluorescent Yellow	Each	4	119.00	476.00
373-05061 W16-7PR,24"x12"x.080 DG3 FY,Down Diagonal Right Arrow	Each	2	46.75	93.50
373-05060 W16-7PL,24"x12"x.080 DG3 FY,Down Diagonal Left Arrow	Each	2	46.75	93.50
373-1380 Standard Aluminum Pole,13' Schedule 80 6061-T6 4.5" O.D., T.O.E. Stamped	Each	2	510.00	1,020.00
203-00014 Base,Aluminum Square Pedestal, No Paint Door, SP-5444-PNC	Each	2	284.75	569.50
3177-00042 J-Bolt,1"x 42"+4" ATSM F1554 GR-105 92k 12" Thread Full Galvanized with Nut & Lock Washer	Each	8	45.815	366.52

All prices are listed in US Dollar (USD)  
For terms and conditions, please visit <https://tapconet.com/terms-conditions>



Safe travels:

Traffic and Parking Control Co., Inc.  
5100 West Brown Deer Rd  
Brown Deer, WI 53223  
Phone No.:800-236-0112  
E-Mail: customerservice@tapconet.com

# SALES QUOTE

**SALES QUOTE DATE**

2/19/2024

**SALES QUOTE NUMBER**

Q24002815

**CUSTOMER NO.**

C930

Page: 4

## BILL TO

Village of Kimberly  
Greg Ulman  
515 W. Kimberly Ave.  
Kimberly, WI 54136  
United States of America

## SHIP TO

Village of Kimberly  
Greg Ulman  
515 W. Kimberly Ave.  
KIMBERLY, WI 54136  
United States of America

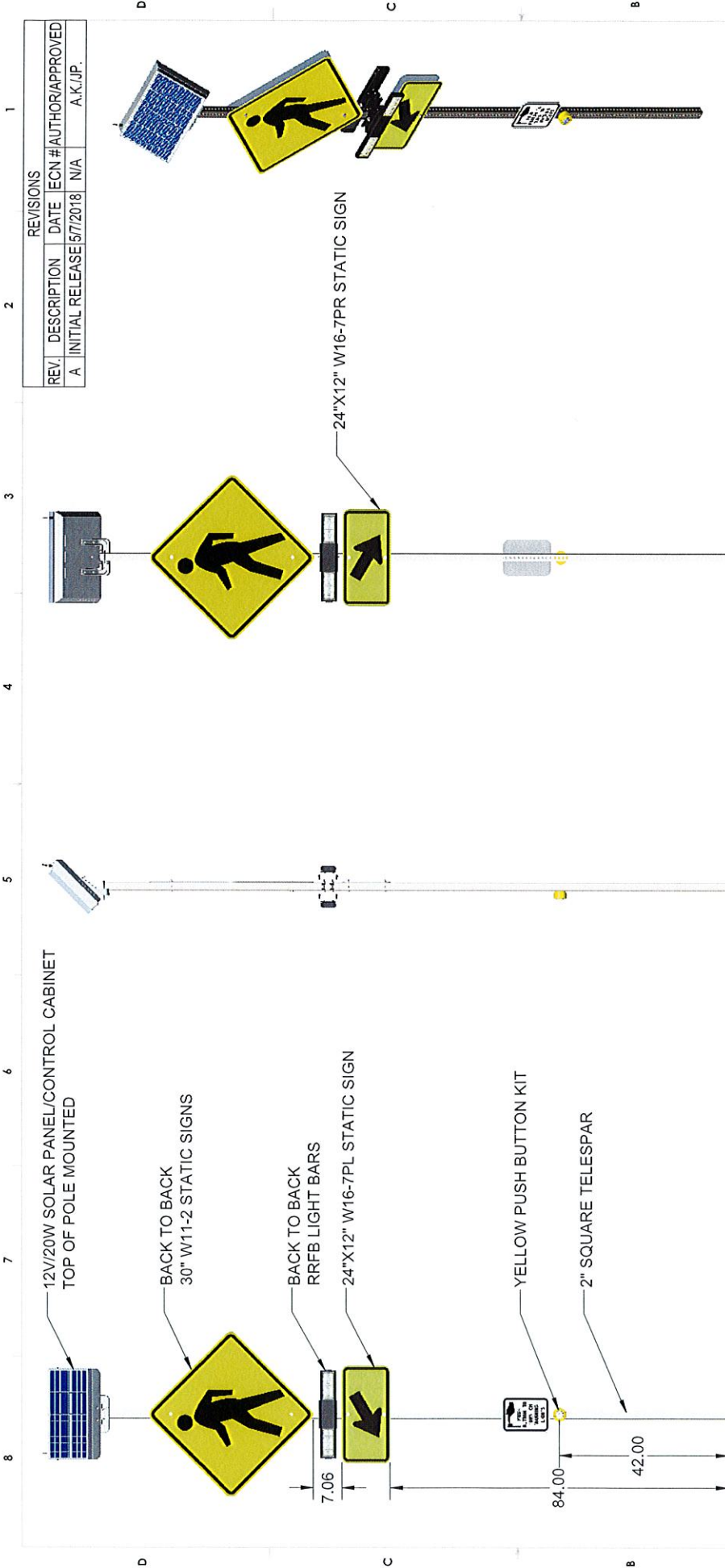
Ext. Document No.	SHIP VIA	TERMS	SALESPERSON	VALID UNTIL
	BEST RATE Prepaid & Add	Net 30 DAYS	Aaron Guillbault	3/20/2024

Item/Description	U/M	Quantity	Unit Price	Total Price
030-00006 Washer Flat 1-1/16"ID x2.5OD"x.125" Galvanized For 1" A/B, for use w/ J-bolts (not incl)	Each	8	4.505	36.04
107265 Sign Mounting Kit, Banded, Flared Leg, Standard For Mounting B2B Static Signs to a Large Pole	Each	4	39.10	156.40

Furnish only quote. Installation is not included.  
Solar powered equipment requires no shading or obstructions

<b>Subtotal:</b>	<b>16170.06</b>
Invoice Discount:	0.00
Total Sales Tax:	0.00
<b>Total:</b>	<b>16,170.06</b>

All prices are listed in US Dollar (USD)  
For terms and conditions, please visit <https://tapconet.com/terms-conditions>



REVOLUTIONS			
REV.	DESCRIPTION	DATE	ECN #/AUTHOR/APPROVED
A	INITIAL RELEASE	5/7/2018	N/A A.K./J.P.

**STAPCO**  
 TRAFFIC & PARKING CONTROL CO., INC.

914 ENGINEERING SPECIFICATIONS (04/14/15)

MATERIAL	INTERPRET GEOMETRIC TOLERANCING PER: ASME Y14.5-2009
FINISH	REFERENCE:

TOLERANCE UNLESS TITLED OTHERWISE SPECIFIED  
 HOLE  $\pm .003$   
 DEC.  $\pm .030$   
 XX  $\pm .015$   
 XXX  $\pm .005$   
 ANGULAR  $\pm 0.5^\circ$

DESIGNED BY: TAPCO  
 DRAWN BY: A. KAVANAUGH 5/7/2018

SIZE DWG. NO. **B 600145**

REV. WEIGHT: **A**

SCALE: 1:24

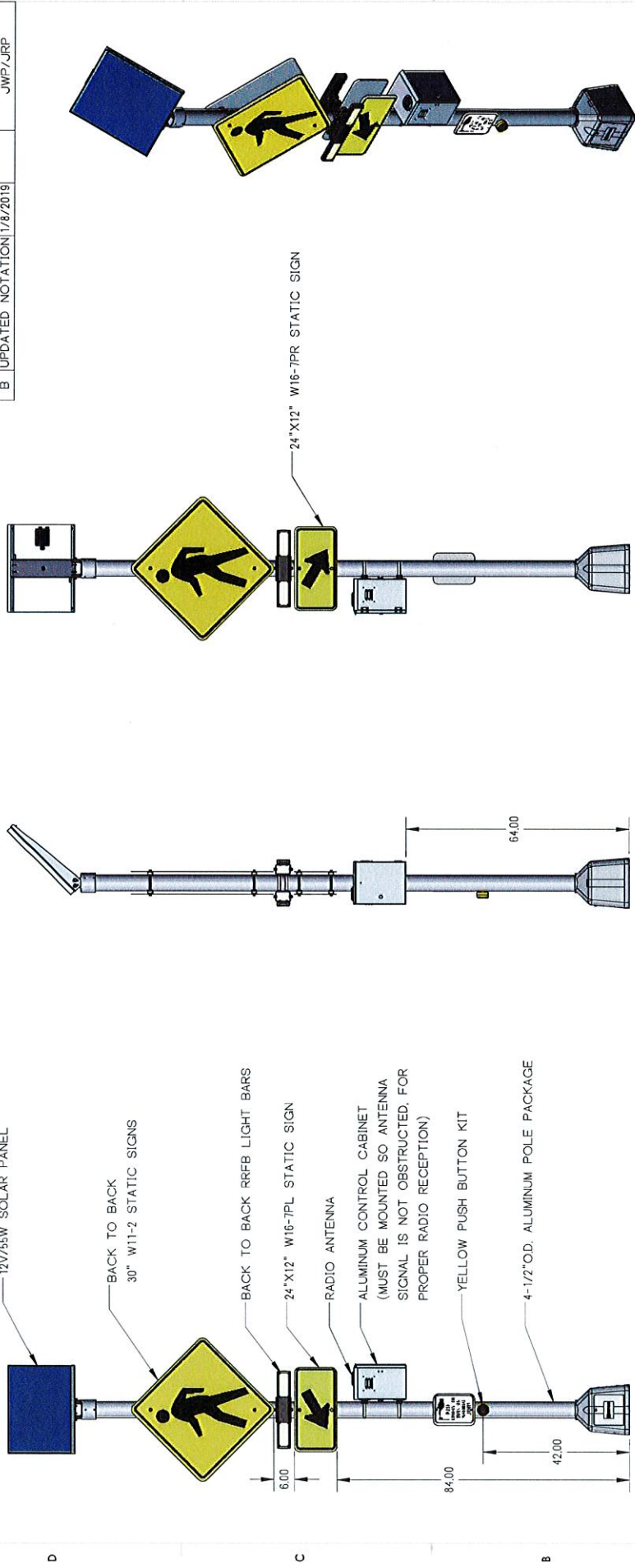
RRFB, SOLAR 20/44, RADIO, TOP, DS, AMBER, PB, H/T POLE X2

NOTES:  
 1. ALL DIMENSIONS ARE FOR REFERENCE ONLY.  
 2. STATIC SIGNS NOT INCLUDED IN SYSTEM

PROPRIETARY AND CONFIDENTIAL THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF TAPCO. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF TAPCO IS PROHIBITED.

1 2 3 4 5 6 7 8

REVOLUTIONS			
REV.	DESCRIPTION	DATE	ECN # AUTHOR/APPROVED
A	INITIAL RELEASE	5/7/2018	N/A C.G./J.P.
B	UPDATED NOTATION	1/8/2019	JWP/JRP



**TAPCO**  
TRAFFIC & PARKING CONTROL CO., INC.

ENGINEERING INFORMATION

MATERIAL	FINISH	INTERPRET GEOMETRIC TOLERANCING PER: ASME Y14.5-2009	REFERENCE
TITLE: RRFB, SOLAR 55/48, RADIO, SOP, DS, AMBER, PH, H POLE X2 (30" W11-2 ARRANGEMENT)		DESIGNED BY: TAPCO	CHECKED BY: C. GRAVES
DATE: 5/7/2018	DWG. NO: 600147	REV: B	WEIGHT:
SCALE: 1/2" = 1'-0"	PROPRIETARY AND CONFIDENTIAL. THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF TAPCO. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF TAPCO IS PROHIBITED.		

- NOTES:**
- ORIENT SOLAR PANEL TOWARDS SOUTHERN SKY FOR MAXIMUM SOLAR EXPOSURE
  - CONTROL CABINET HEIGHT MAY VARY.
  - SNAP LOCKS ARE PROVIDED, STANDARD 3/4" S/S BANDING IS RECOMMENDED
  - J-BOLTS NOT SHOWN
  - ALL DIMENSIONS ARE FOR REFERENCE ONLY
  - STATIC SIGNS NOT INCLUDED IN SYSTEM

# TAPCO Intelligent Warning System Warranty Standard Product

Warranty effective April 6, 2020: TAPCO may update without notice<sup>†</sup>

Traffic and Parking Control Co., Inc. ("TAPCO") warrants to each purchaser of a standard Intelligent Warning System (the "Product"), that the Product, exclusive of batteries and solar panels, will be free from defects in material and workmanship for a period of five (5) years after the date of the original purchase.\*\* TAPCO warrants to each purchaser of the Product, that the batteries sold with the Product will be free from defects in material and workmanship for a period of three (3) years after the date of the original purchase.

TAPCO warrants to each purchaser of the Product, that the solar panels sold with the Product will be free from defects in material and workmanship for a period of ten (10) years after the date of the original purchase.\*\*\*

TAPCO warrants accessories, service parts and components purchased separately to be free from defects in material and workmanship for a period of one (1) year after the date of original purchase. If within such warranty periods any part thereof is proved to TAPCO's satisfaction to be defective, such part shall be repaired by TAPCO or its authorized distributor or, at TAPCO's option, replace f.o.b. TAPCO's factory without charge, including labor costs at its standard rate incurred while repairing said Product.

TAPCO's obligation hereunder shall be limited to such repair or replacement and shall be further considered upon TAPCO's receiving written notice of an alleged defect and proof of original purchase within ten (10) days after its discovery and, at TAPCO's option, the return of the allegedly defective part to TAPCO f.o.b. its factory or to its authorized distributor.

This warranty shall not apply to any parts not furnished by TAPCO as well as any damage caused by such parts, or to parts which shall have been repaired or altered by others than TAPCO so as, in TAPCO's judgment, to adversely affect the same; or which shall have been subject to other than normal use or service, negligence, accident or improper installation, care or storage. TAPCO will not be responsible for any expense related to parts or labor that is unrelated to defects in material or workmanship of TAPCO Product.

The foregoing warranties are exclusive and in lieu of all other express and implied warranties. TAPCO's liability is limited expressly to the repair and replacement of defective parts as provided herein. TAPCO shall not be liable for any consequential, incidental, or contingent damages whatsoever, whether for breach of contract, breach of warranty, negligence of other tort, or on any strict liability theory.

This limited warranty does not cover any damage due to: (a) transportation; (b) storage; (c) improper use; (d) failure to follow the product instructions or to perform any preventive maintenance; (e) modifications; (f) unauthorized repair; (g) normal wear and tear; or (h) external causes such as accidents, abuse, technological changes, regulatory changes, or other actions or events beyond our reasonable control.

*\* This warranty outlines coverage for standard Intelligent Warning Systems. To view warranty coverage for ETO/custom Intelligent Warning Systems, request official documentation via the information listed below or click here if reading online.*

*\*\* In-road warning lights (IRWLs) will be free from defects in the material and workmanships for a period of three (3) years after the date of the original purchase. This warranty shall be void if TAPCO does not provide on-site supervision of IRWL installation.*

*\*\*\* TAPCO will honor any APL-specific warranty terms that vary from the standard warranty.*

# EVOLIS VISION

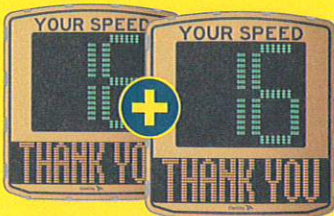
>  
WANT MORE  
INFORMATION



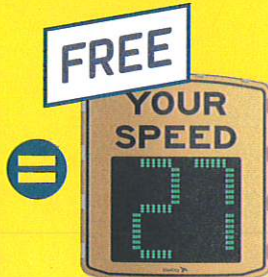
LIFE YOU CAN SAVE,  
SAVINGS YOU CAN'T RESIST!

**SPECIAL OFFER 2024**

Buy 2 EVOLIS Vision  
and get  
1 EVOLIS Mobility  
**FOR FREE!\***



EVOLIS Vision



EVOLIS Mobility

PROMO CODE:  
BUDGET24

EXCLUSIVE PRICE:

**\$8,000\***

INCLUDES: 2 EVOLIS Vision  
Radar Speed Signs + 1 EVOLIS Mobility  
/ 3 Solar panels, batteries,  
Mounting hardware / Expert  
technical support /  
2-year warranty

\* Offer valid until 05/31/2024

TRAFFIC DATA COLLECTION & SOFTWARE INCLUDED FOR FREE with no subscription fees ever!

**30,000+** UNITS INSTALLED

**GET A QUOTE NOW!**

**ElanCity**

450 7<sup>th</sup> Avenue  
Suite 1501  
New York, NY 10123-1591

**(646) 878- 6259**

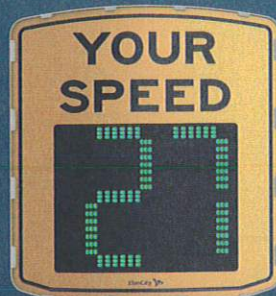
[www.elancity.net](http://www.elancity.net)  
[sales@elancity.net](mailto:sales@elancity.net)



>  
WANT MORE  
INFORMATION



EVOLIS Vision



EVOLIS Mobility

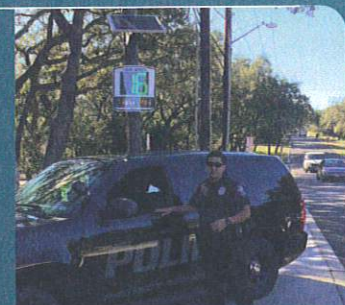
## DISCOVER THE MAIN CHARACTERISTICS OF EVOLIS VISION AND MOBILITY, THE MOST EFFICIENT RADAR SPEED SIGN ON THE MARKET!

- **LONG-LASTING AND LIGHTWEIGHT:** Constructed with ABS Injection Molded Resin
- **ACCURACY:** Utilizes Doppler radar technology with a detection range exceeding 1,000 feet and a range reliability of +/-1%
- **HIGH VISIBILITY:** Features 15" speed digits and 3-row LEDs
- **HIGHLY CONNECTED:** USB / Bluetooth - Optional 4G for bidirectional data
- **3 POWER OPTIONS:** Solar panel (up to 7,000 vehicles/day), 2 batteries (up to 14 days, depending on traffic), or AC mode (with 5 hours of nightly charging)
- **ALL-INCLUSIVE:** Includes FREE updates and NO subscription fees, with a 2-year warranty

**JOIN OUR COMMUNITY!  
YOU'RE THE ONE TO  
MAKE THE CHOICE!**

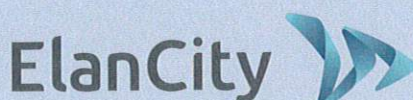
« As the main roads are congested during high-traffic hours, some people use side roads through residential areas and end up speeding. The 2 Evolis radar speed signs have helped us to dramatically reduce speeding. »

Lieutenant Craig Stauts - Oaklyn Police Department, NJ




Connect with us today to become part of our mission for safer roads and a better tomorrow!

Your Account Managers  
Romel MOLINA and Alia DILLON



450 7<sup>th</sup> Avenue  
Suite 1501  
New York, NY 10123-1591

 (646) 878- 6259  
[www.elancity.net](http://www.elancity.net)  
[sales@elancity.net](mailto:sales@elancity.net)



## Village of Kimberly REQUEST FOR BOARD CONSIDERATION

**ITEM DESCRIPTION: Special Event Permit Request – Bike to the Beat 2024**

**REPORT PREPARED BY: Holly Femal, Community Enrichment Director**

**REPORT DATE: 4/15/24**

**ADMINISTRATOR'S REVIEW / COMMENTS:**

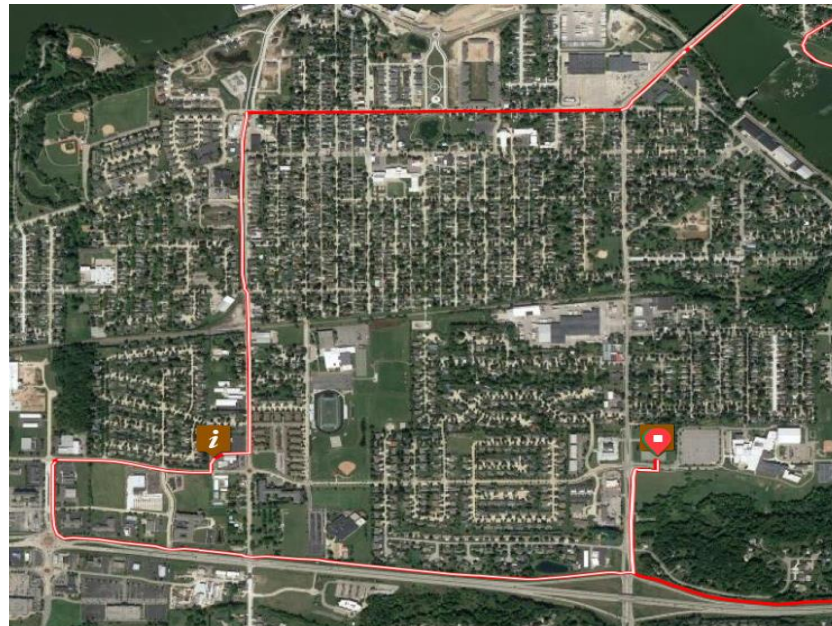
**No additional comments to this report \_\_\_\_\_ MEM\_\_\_\_\_**

**See additional comments attached \_\_\_\_\_**

**EXPLANATION:**

The 2024 event will begin and end at Christ the King Church in Combined Locks but impacts intersections throughout Kimberly on the route. Participants will exit the church parking lot onto the trail along Cty Hwy N heading south to the CE Trail, cross N onto CE Trail to Eisenhower Drive's trail, turn east onto Kennedy Avenue towards Tanners as a pit stop. Participants will then head north up Railroad Street to Maes Avenue heading east out of Kimberly. The event is scheduled for Saturday, August 3<sup>rd</sup>, 2024, 7 a.m. – 3 p.m.

A special event permit fee has been paid. Certificate of insurance is not yet on file but will be forthcoming closer to the event date. This event requires ongoing coordination with FVMPD annually for intersection control and IRP.





**RECOMMENDED ACTION:**

Approve permit for 2024 Bike to the Beat to the Fox Cares Foundation/Fox Communities Credit Union pending receipt of their COI.

# Village of Kimberly SPECIAL EVENT PERMIT APPLICATION



**Please include PERMIT FEE with application submission.**

This application is a request for a special event. Please refer to the checklist to see if you will need to contact other departments regarding your event. When requesting use of a facility **please be very specific**. Use exact dates, times, shelters, parks, streets, and areas. Doing so will help avoid delays in processing your request. Please call (920) 788-7507 with questions regarding this special event permit.

Event sponsor: Fox Cares Foundation / Fox Communities Credit Union

Event name: Bike To The Beat

Check one:     Parade     Run/Walk     Festival     Tournament     Other

Dates needed: Saturday August 3rd

Times needed: Event starts at Christ The King Church 7a-3p  
*(Please include beginning and end times, if different times are needed on different dates please specify.)*

Buildings, Parks, shelters, open space needed: N/A

Will you be requesting street closure or use of street right of way?    YES \_\_\_\_\_    NO X  
If yes, what streets (*submit mapped route and/or area requested*)? \_\_\_\_\_

Will tents or other temporary structures be erected? N/A

Will you be having any kind of animals, performances or amusement rides? No

Will you be selling or serving alcohol? No    Does your event include fireworks? No

Number of people attending: 3,000    *Please be aware that portable toilets will be required if crowd size exceeds toilet capacity.*

Other requests: Event passing through Kimberly, not taking place there

Indemnification Agreement		
The applicant/organization shall indemnify, defend, and hold harmless the Village and its officers, officials, employees, and volunteers from and against any and all claims, damages, losses, and expenses arising out of the applied for activity/event except where caused by the sole negligence or willful misconduct of the Village. Applicant/Organization also understands and acknowledges that as required by the Village, liability insurance is the financial means to legally defend the Village and cover liability arising from the activity/event. I certify by my signature that I understand and agree to comply with this agreement & the insurance requirements and that I'm a qualified representative of my organization authorized to sign this agreement. I also certify the information is true and accurate.		
<u>Melanie Drabem, Chief Marketing Officer</u> Officer of Sponsoring Organization - Name	<u>[Signature]</u> Signature	<u>3/7/24</u> Date
Address <u>528 S Washington St. Kimberly WI 54136</u>		
Work Phone <u>920-993-3921</u>	Cell Phone <u>920-225-9632</u>	Home Phone _____
<b>RETURN FORM AND PERMIT FEE TO: Kimberly Parks &amp; Recreation Dept., 515 W. Kimberly Avenue, Kimberly, WI 54136</b>		

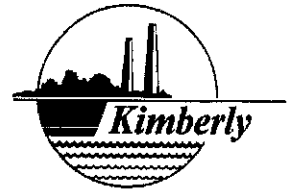
Date Received: 3/15/24    Amount Received: \$50.00    Received By: [Signature]



## Village of Kimberly REQUEST FOR BOARD CONSIDERATION

<b>ITEM DESCRIPTION: 2024 Special Event Permit Request – Fox Cities Marathon</b>
<b>REPORT PREPARED BY: Holly Femal, Community Enrichment Director</b>
<b>REPORT DATE: 4/15/2024</b>
<b>ADMINISTRATOR'S REVIEW / COMMENTS:</b>  No additional comments to this report __MEM_____
See additional comments attached _____
<b>EXPLANATION:</b>  Sunday, September 22 <sup>nd</sup> , 2024: <u>Fox Cities Marathon</u> , Kimberly Community – The Fox Cities marathon will maintain the same route as 2023. Certificate of Insurance has been filed and event fee has been paid. IRP is on file with FVMPD.  Event support requested is same as previous races with cones and barricades to be placed along the race route the morning of the race. Route adjustments with additional trails utilized are in discussion for the 2025 race.
<b>RECOMMENDED ACTION:</b> Approve special event permit application as presented. Village staff to coordinate with Marathon Staff pending construction on Welhouse Drive and Curtin Avenue and the impacts that could have on the marathon route.
<b>ATTACHMENTS:</b> <ol style="list-style-type: none"><li>1. Permit Application</li><li>2. Route</li><li>3. COI</li></ol>

Village of Kimberly  
SPECIAL EVENT  
PERMIT APPLICATION



Please include PERMIT FEE with application submission.

This application is a request for a special event. Please refer to the checklist to see if you will need to contact other departments regarding your event. When requesting use of a facility please be very specific. Use exact dates, times, shelters, parks, streets, and areas. Doing so will help avoid delays in processing your request. Please call (920) 788-7507 with questions regarding this special event permit.

Event sponsor: Community First Fox Cities Marathon

Event name: Community First Fox Cities Marathon presented by Miron Construction

Check one:  Parade  Run/Walk  Festival  Tournament  Other

Dates needed: Sunday September 22, 2024

Times needed: Runners will enter Kimberly about 7:30am & exit about 10:30am  
(Please include beginning and end times, if different times are needed on different dates please specify.)

Buildings, Parks, shelters, open space needed: Sunset Park Trails

Will you be requesting street closure or use of street right of way? YES x NO \_\_\_\_\_  
If yes, what streets (submit mapped route and/or area requested)? \_\_\_\_\_

Route maps and Course details included with application

Will tents or other temporary structures be erected? No

Will you be having any kind of animals, performances or amusement rides? No

Will you be selling or serving alcohol? No Does your event include fireworks? No

Number of people attending: 2,000 Please be aware that portable toilets will be required if crowd size exceeds toilet capacity.

Other requests: Police staffing at intersections, barricades & cones. "No Parking" signs along the course route.

Indemnification Agreement

The applicant/organization shall indemnify, defend, and hold harmless the Village and its officers, officials, employees, and volunteers from and against any and all claims, damages, losses, and expenses arising out of the applied for activity/event except where caused by the sole negligence or willful misconduct of the Village. Applicant/Organization also understands and acknowledges that as required by the Village, liability insurance is the financial means to legally defend the Village and cover liability arising from the activity/event. I certify by my signature that I understand and agree to comply with this agreement & the insurance requirements and that I'm a qualified representative of my organization authorized to sign this agreement. I also certify the information is true and accurate.

Julie Johnson  
Officer of Sponsoring Organization - Name

Julie Johnson  
Signature

1-24-24  
Date

Address 1575 Desang Way, Neenah, WI 54956

Work Phone 920/882-9499 Cell Phone 920/710-4283 Home Phone \_\_\_\_\_

RETURN FORM AND PERMIT FEE TO: Kimberly Parks & Recreation Dept., 515 W. Kimberly Avenue, Kimberly, WI 54136

Date Received: 3/1/24

Amount Received: \$50.00

Received By: (HR)

Village of Kimberly  
SPECIAL EVENT PERMIT



**THIS AGREEMENT** is intended to clarify the working relationship between the **Sponsor** of the special event and the **Village of Kimberly**. The **Sponsor** agrees to abide by the terms of this agreement, and all existing policies governing use of Village facilities unless specifically noted in the agreement. All Village Departments involved in the event as well as the Village Board must approve this agreement.

**PARK FACILITIES** must be reserved by the **Sponsor** through the **Parks and Recreation Department** and **MUNICIPAL COMPLEX FACILITIES** must be reserved by the **Sponsor** through the **Village Clerk's Office**. Payment is due at that time.

**EQUIPMENT** needed to run the event will be the responsibility of the **Sponsor** except when Village equipment, such as traffic barricades or cones are needed, the **Street Department** will determine use. The cost to repair or replace lost or damaged equipment will be charged to the **Sponsor**.

A **CERTIFICATE OF INSURANCE** covering the event must be provided by the **Sponsor** upon approval,  naming the Village of Kimberly as additional insured for \$1,000,000.00.

The applicant/organization shall indemnify, defend, and hold harmless the Village and its officers, officials, employees, and volunteers from and against any and all claims, damages, losses, and expenses arising out of the applied for activity/event except where caused by the sole negligence or willful misconduct of the Village. Applicant/Organization also understands and acknowledges that as required by the Village, liability insurance is the financial means to legally defend the Village and cover liability arising from the activity/event. I certify by my signature that I understand and agree to comply with this agreement and the insurance requirements and that I'm a qualified representative of my organization authorized to sign this agreement. I also certify the information is true and accurate.

An **INVOICE** detailing charges for Village services will be sent to the **Sponsor** following the event. Payment is due within 30 days of the date of the invoice.

**NO CHANGES** may be made by the sponsor, regarding items included in this AGREEMENT, unless written permission is attached to this document. Requests will be reviewed with direction given. When questions regarding this AGREEMENT arise, they should be directed to the appropriate Department. If questions arise during the event, and the Department representative is unavailable, the decision of Village Staff on duty shall prevail.

Julie Johnson  
Sponsor Representative - Name

Julie Johnson  
Signature

1-24-24  
Date

Community First Fox Cities Marathon, 1575 Dresang Way, Neenah, WI 54956  
Address

\_\_\_\_\_  
Home Phone

920/882-9499  
Work Phone

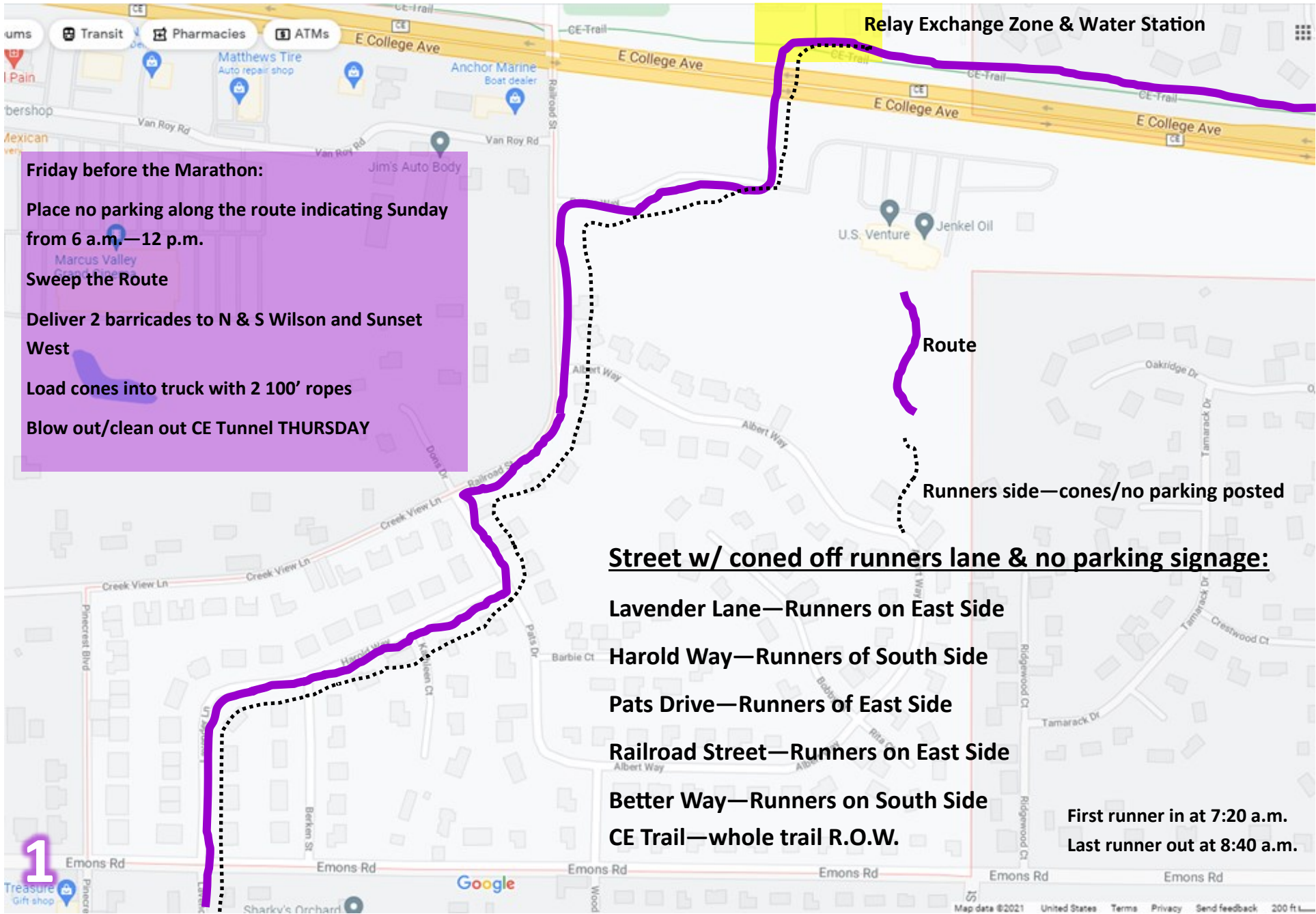
920/716-4283  
Cell Phone

**Approved by Village Board**

\_\_\_\_\_  
Village President

\_\_\_\_\_  
Village Administrator

\_\_\_\_\_  
Date



**Relay Exchange Zone & Water Station**

**Friday before the Marathon:**

Place no parking along the route indicating Sunday from 6 a.m.—12 p.m.

Sweep the Route

Deliver 2 barricades to N & S Wilson and Sunset West

Load cones into truck with 2 100' ropes

Blow out/clean out CE Tunnel THURSDAY

**Route**

**Runners side—cones/no parking posted**

**Street w/ coned off runners lane & no parking signage:**

**Lavender Lane—Runners on East Side**

**Harold Way—Runners of South Side**

**Pats Drive—Runners of East Side**

**Railroad Street—Runners on East Side**

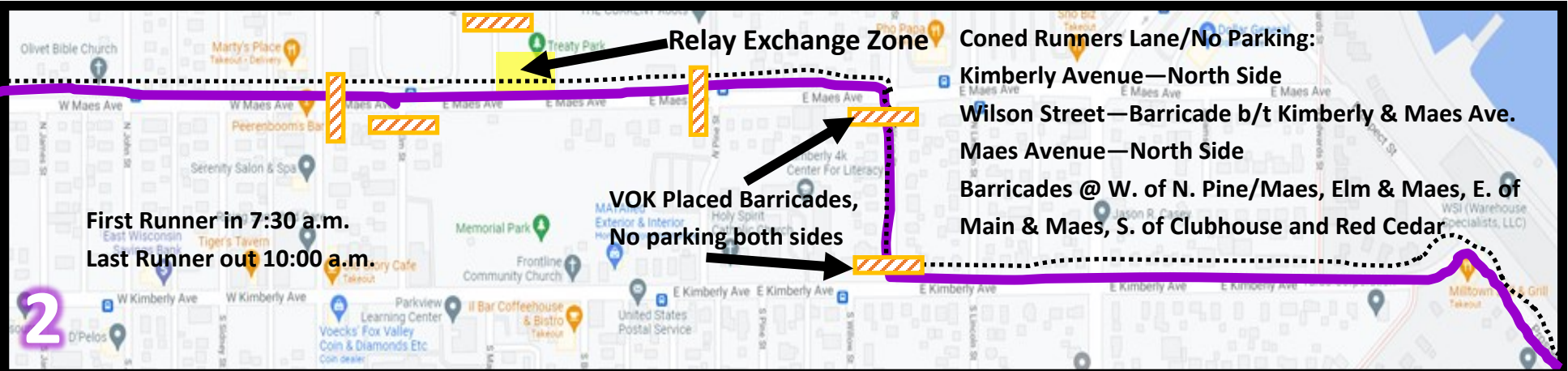
**Better Way—Runners on South Side**

**CE Trail—whole trail R.O.W.**

**First runner in at 7:20 a.m.  
Last runner out at 8:40 a.m.**

**1**

Google



**Relay Exchange Zone**

**Coned Runners Lane/No Parking:**

- Kimberly Avenue—North Side
- Wilson Street—Barricade b/t Kimberly & Maes Ave.
- Maes Avenue—North Side
- Barricades @ W. of N. Pine/Maes, Elm & Maes, E. of Main & Maes, S. of Clubhouse and Red Cedar.

First Runner in 7:30 a.m.  
Last Runner out 10:00 a.m.

VOK Placed Barricades,  
No parking both sides

**2**



Port-a-potties &  
Water Station

**Water Station / Medical Station**

First Runner in 7:50 a.m.  
Last Runner out 10:20 a.m.

**Coned Runners Lane/No Parking:**

- Maes Avenue—North Side
- Rivers Edge—North/East Side into trail easement
- Kimberly Ave—North Side
- Sunset Park Road—East Side
- Fulcer Ave—North Side
- Schindler Dr.—East Side

- Sunset Dr.—North Side
- Welhouse Dr.—West Side
- Fulcer Dr.—South Side
- N. Roger St.—West Side
- Kimberly Ave—North Side

**3**

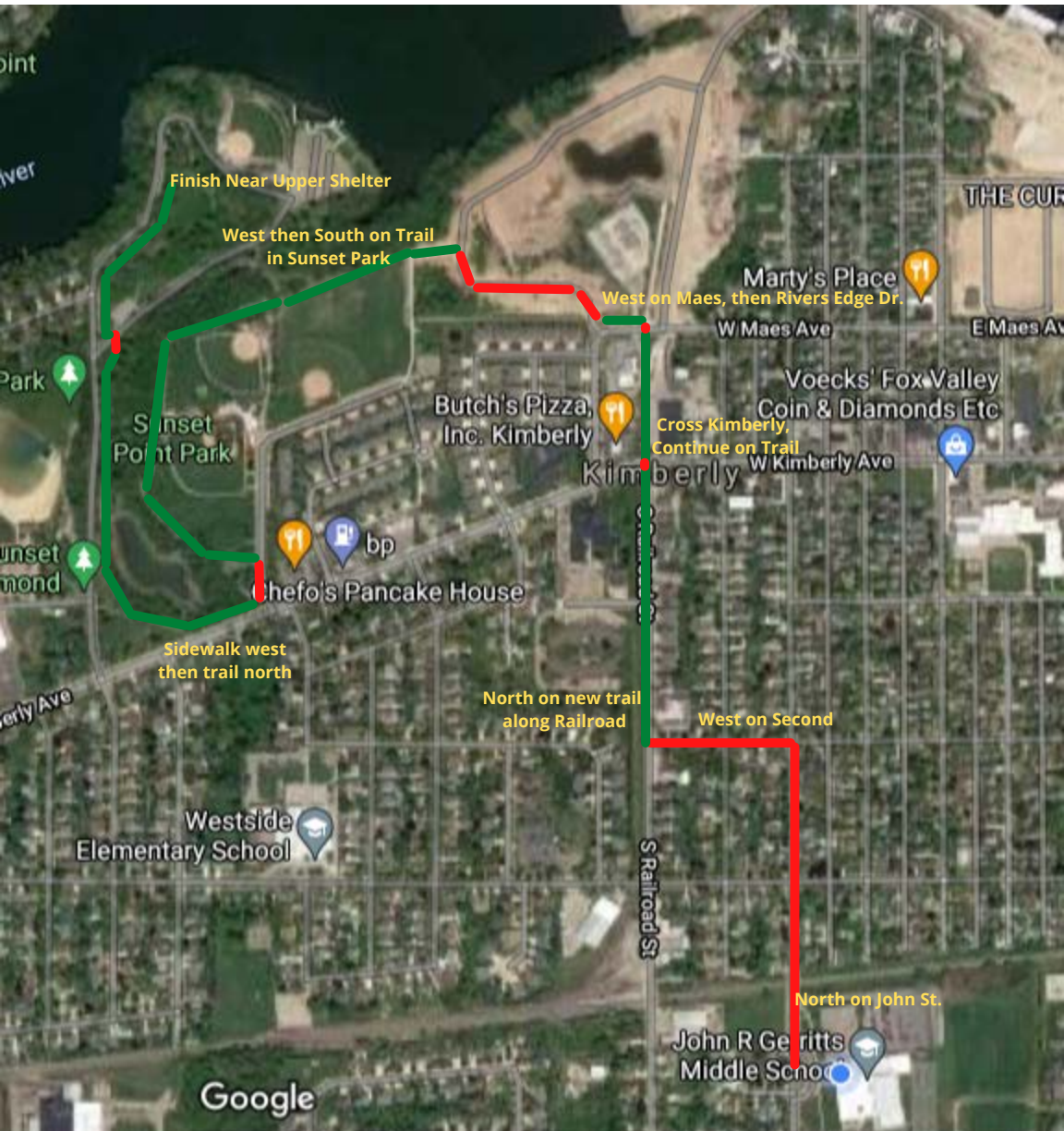






## Village of Kimberly REQUEST FOR BOARD CONSIDERATION

<b>ITEM DESCRIPTION:</b> Special Event Permit Request – JRG ROCKS Run
<b>REPORT PREPARED BY:</b> Holly Femal, Community Enrichment Director
<b>REPORT DATE:</b> 4/15/24
<b>ADMINISTRATOR'S REVIEW / COMMENTS:</b>  No additional comments to this report _____MEM_____
See additional comments attached _____
<b>EXPLANATION:</b> The 2024 event will be held on September 18th, 2024 and begin at JRG and finish at Shelter 1 in Sunset Park. Permit fee has been paid, village staff continue to coordinate with FVMPD on race route and logistics.
<b>RECOMMENDED ACTION:</b> Approve permit for 2024 JRG ROCKS Run as presented.
<b>ATTACHMENTS:</b> Route map and permit application



Finish Near Upper Shelter

West then South on Trail  
in Sunset Park

West on Maes, then Rivers Edge Dr.

Marty's Place

W Maes Ave

E Maes Ave

Sunset Point Park

Butch's Pizza, Inc. Kimberly

Cross Kimberly,  
Continue on Trail

Voecks' Fox Valley  
Coin & Diamonds Etc

Kimberly

W Kimberly Ave

bp

Chefo's Pancake House

Sidewalk west  
then trail north

North on new trail  
along Railroad

West on Second

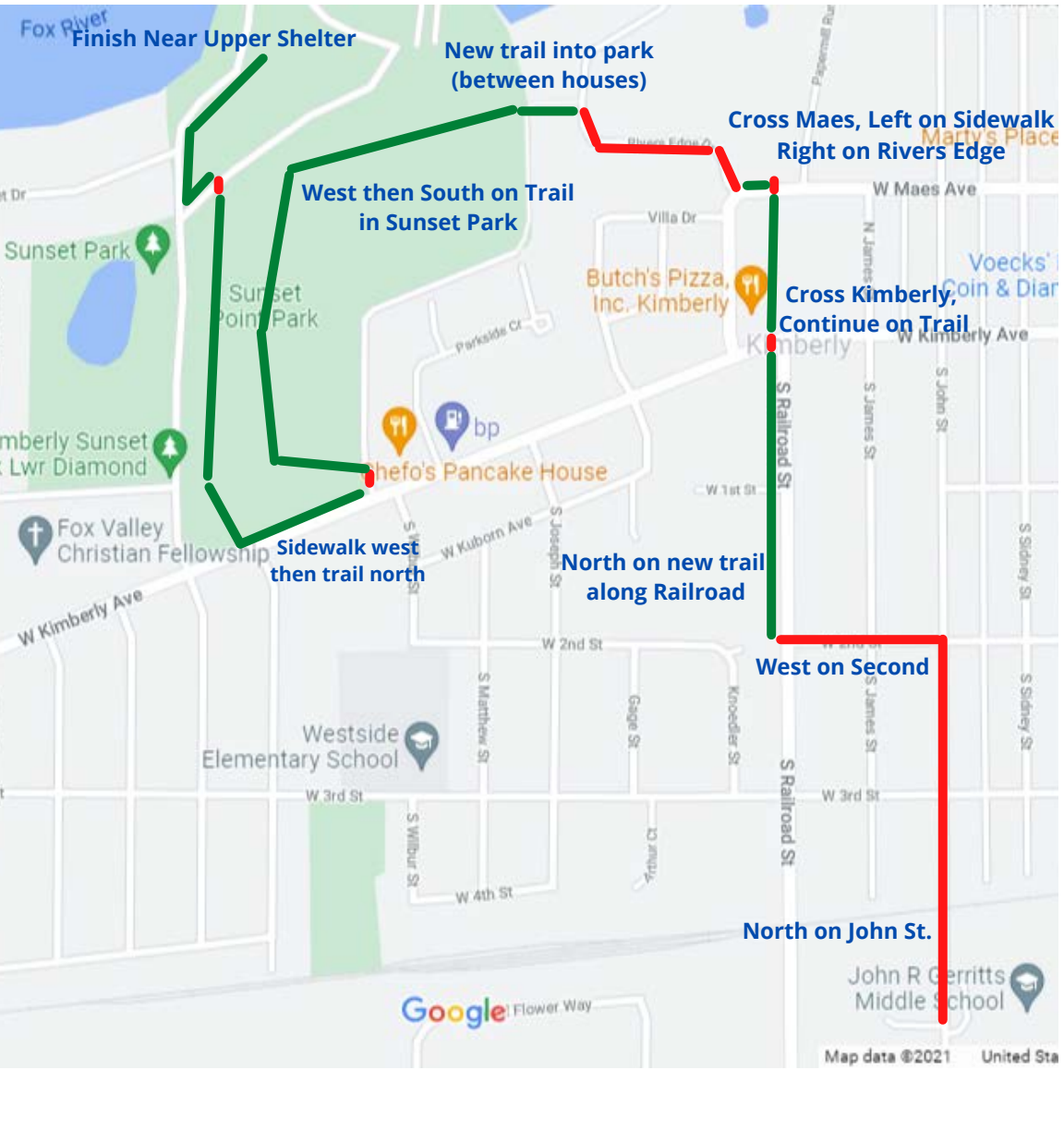
Westside  
Elementary School

S Railroad St

North on John St.

John R Geritts  
Middle School

Google



Finish Near Upper Shelter

New trail into park  
(between houses)

Cross Maes, Left on Sidewalk  
Right on Rivers Edge

West then South on Trail  
in Sunset Park

Cross Kimberly,  
Continue on Trail

Sidewalk west  
then trail north

North on new trail  
along Railroad

West on Second

North on John St.

Village of Kimberly  
SPECIAL EVENT  
PERMIT APPLICATION



Please include PERMIT FEE with application submission.

This application is a request for a special event. Please refer to the checklist to see if you will need to contact other departments regarding your event. When requesting use of a facility please be very specific. Use exact dates, times, shelters, parks, streets, and areas. Doing so will help avoid delays in processing your request. Please call (920) 788-7507 with questions regarding this special event permit.

Event sponsor: JR Gerritts Middle School

Event name: RUN FOR ROCKS

Check one:  Parade  Run/Walk  Festival  Tournament  Other

Dates needed: Wednesday, September 18, 2024

Times needed: 2pm - 530pm  
(Please include beginning and end times, if different times are needed on different dates please specify.)

Buildings, Parks, shelters, open space needed: Shelter (Next to the Park) Bathrooms

Will you be requesting street closure or use of street right of way? YES X NO \_\_\_\_\_

If yes, what streets (submit mapped route and/or area requested)? \_\_\_\_\_

Office Stahmann will submit MAPS - Same As Last Year

Will tents or other temporary structures be erected? NO

Will you be having any kind of animals, performances or amusement rides? NO

Will you be selling or serving alcohol? NO Does your event include fireworks? NO

Number of people attending: 350 Please be aware that portable toilets will be required if crowd size exceeds toilet capacity.

Other requests: extra garbage cans - Kitchen use-

Indemnification Agreement

The applicant/organization shall indemnify, defend, and hold harmless the Village and its officers, officials, employees, and volunteers from and against any and all claims, damages, losses, and expenses arising out of the applied for activity/event except where caused by the sole negligence or willful misconduct of the Village. Applicant/Organization also understands and acknowledges that as required by the Village, liability insurance is the financial means to legally defend the Village and cover liability arising from the activity/event. I certify by my signature that I understand and agree to comply with this agreement & the insurance requirements and that I'm a qualified representative of my organization authorized to sign this agreement. I also certify the information is true and accurate.

Julie Kramer JR Gerritts Middle School Julie Kramer 3/22/24  
Officer of Sponsoring Organization - Name Signature Date

Address 545 South John Street - Kimberly WI

Work Phone 920-788-7905 Cell Phone 920-284-4122 Home Phone \_\_\_\_\_

RETURN FORM AND PERMIT FEE TO: Kimberly Parks & Recreation Dept., 515 W. Kimberly Avenue, Kimberly, WI 54136

Date Received: 3/28/24 Amount Received: \$50 Received By: HR

Village of Kimberly  
SPECIAL EVENT PERMIT



**THIS AGREEMENT** is intended to clarify the working relationship between the **Sponsor** of the special event and the **Village of Kimberly**. The **Sponsor** agrees to abide by the terms of this agreement, and all existing policies governing use of Village facilities unless specifically noted in the agreement. All Village Departments involved in the event as well as the Village Board must approve this agreement.

**PARK FACILITIES** must be reserved by the **Sponsor** through the **Parks and Recreation Department** and **MUNICIPAL COMPLEX FACILITIES** must be reserved by the **Sponsor** through the **Village Clerk's Office**. Payment is due at that time.

**EQUIPMENT** needed to run the event will be the responsibility of the **Sponsor** except when Village equipment, such as traffic barricades or cones are needed, the **Street Department** will determine use. The cost to repair or replace lost or damaged equipment will be charged to the **Sponsor**.

A **CERTIFICATE OF INSURANCE** covering the event must be provided by the **Sponsor** upon approval, naming the Village of Kimberly as additional insured for \$1,000,000.00.

The applicant/organization shall indemnify, defend, and hold harmless the Village and its officers, officials, employees, and volunteers from and against any and all claims, damages, losses, and expenses arising out of the applied for activity/event except where caused by the sole negligence or willful misconduct of the Village. Applicant/Organization also understands and acknowledges that as required by the Village, liability insurance is the financial means to legally defend the Village and cover liability arising from the activity/event. I certify by my signature that I understand and agree to comply with this agreement and the insurance requirements and that I'm a qualified representative of my organization authorized to sign this agreement. I also certify the information is true and accurate.

An **INVOICE** detailing charges for Village services will be sent to the **Sponsor** following the event. Payment is due within 30 days of the date of the invoice.

**NO CHANGES** may be made by the sponsor, regarding items included in this AGREEMENT, unless written permission is attached to this document. Requests will be reviewed with direction given. When questions regarding this AGREEMENT arise, they should be directed to the appropriate Department. If questions arise during the event, and the Department representative is unavailable, the decision of Village Staff on duty shall prevail.

Julie Kramer  
JR Gerritts Middle School  
Sponsor Representative - Name

Julie Kramer 3/22/24  
Signature Date

545 South John street Kimberly WI 54136  
Address

920-788-7905 920-284-4122  
Home Phone Work Phone Cell Phone

**Approved by Village Board**

\_\_\_\_\_  
Village President

\_\_\_\_\_  
Village Administrator

\_\_\_\_\_  
Date



## Village of Kimberly REQUEST FOR BOARD CONSIDERATION

<b>ITEM DESCRIPTION: 2024 Special Event Permit Request – Stingerz Tournament</b>
<b>REPORT PREPARED BY: Holly Femal, Community Enrichment Director</b>
<b>REPORT DATE: 4/15/2024</b>
<b>ADMINISTRATOR'S REVIEW / COMMENTS:</b>  No additional comments to this report <u>MEM</u>  See additional comments attached _____
<b>EXPLANATION:</b>  8/9/24 – 8/11/24: <u>2024 Wisconsin State Championship Tournament</u> , Sunset Park Upper, Lower, and Youth Diamonds, Sunset Upper and Lower Concession Stands – The Stingerz Baseball group is interested in hosting a tournament in Sunset Park. This would be the third year the Stingerz group is looking to use the fields at Sunset for this tournament. A special event permit application fee has been paid; Certificate of Insurance is sourced. Stingerz will officially secure and submit insurance the week before the event in the event inclement weather causes the tournament to be cancelled.
<b>RECOMMENDED ACTION:</b> Approve special event permit application as presented pending Certificate of Insurance.
<b>ATTACHMENTS:</b> 1. Permit Application

# Village of Kimberly SPECIAL EVENT PERMIT APPLICATION



**Please include PERMIT FEE with application submission.**

This application is a request for a special event. Please refer to the checklist to see if you will need to contact other departments regarding your event. When requesting use of a facility **please be very specific**. Use exact dates, times, shelters, parks, streets, and areas. Doing so will help avoid delays in processing your request. Please call (920) 788-7507 with questions regarding this special event permit.

Event sponsor: Stingerz Baseball

Event name: 2024 Wisconsin State Championship Tournament

Check one:     Parade     Run/Walk     Festival     Tournament     Other

Dates needed: 8/9/2024, 8/10/2024, 8/11/2024

Times needed: 8/9/2024 - 10:00am thru 8/11/2024 - 8:00pm  
(Please include beginning and end times, if different times are needed on different dates please specify.)

Buildings, Parks, shelters, open space needed: Sunset Lower Diamond, Sunset Lower Concession Stand, Sunset Upper Diamond, Sunset Upper Concession Stand, Sunset Youth Diamond

Will you be requesting street closure or use of street right of way?    YES \_\_\_\_\_    NO X  
If yes, what streets (submit mapped route and/or area requested)? N/A

Will tents or other temporary structures be erected? Nothing huge - possible small 10'x10' popup tent

Will you be having any kind of animals, performances or amusement rides? No

Will you be selling or serving alcohol? No      Does your event include fireworks? No

Number of people attending: 550      Please be aware that portable toilets will be required if crowd size exceeds toilet capacity.

Other requests: Access to field lights for Sunset Upper & lower Diamonds and Grounds Care Shed(s)

### Indemnification Agreement

The applicant/organization shall indemnify, defend, and hold harmless the Village and its officers, officials, employees, and volunteers from and against any and all claims, damages, losses, and expenses arising out of the applied for activity/event except where caused by the sole negligence or willful misconduct of the Village. Applicant/Organization also understands and acknowledges that as required by the Village, liability insurance is the financial means to legally defend the Village and cover liability arising from the activity/event. I certify by my signature that I understand and agree to comply with this agreement & the insurance requirements and that I'm a qualified representative of my organization authorized to sign this agreement. I also certify the information is true and accurate.

Ryan Hietpas      [Signature]      3-3-24  
Officer of Sponsoring Organization - Name      Signature      Date

Address 213 Paul Drive Kimberly, WI 54136

Work Phone -      Cell Phone 920-851-1094      Home Phone -

**RETURN FORM AND PERMIT FEE TO: Kimberly Parks & Recreation Dept., 515 W. Kimberly Avenue, Kimberly, WI 54136**

Date Received: 3/15/24      Amount Received: \$50.00      Received By: [Signature]

Report Criteria:

Report type: GL detail  
 Invoice Detail.GL account (3 Characters) = {<>} "601"  
 Invoice Detail.GL account = {<>} "0011111"  
 Check.Voided = No

Invoice Number	Description	Invoice Date	Total Cost	Invoice GL Account	Invoice GL Account Title
<b>AIRGAS USA LLC</b>					
9147382299	WELDING GLOVES & GRINDING WHE	02/28/2024	219.06	101-5324-200	MACHINERY/EQUIPMENT EXPENSE
Total AIRGAS USA LLC:			219.06		
<b>APPLETON PUBLIC LIBRARY</b>					
March 2024	FINE COLLECTION	03/06/2024	15.00	501-5511-201	FINES OWED TO ANOTHER LIBRARY
Total APPLETON PUBLIC LIBRARY:			15.00		
<b>APPLETON, CITY OF</b>					
13629	WEIGHTS/MEASURES CONTRACT	03/04/2024	230.00	101-5240-200	INSPECTIONS EXPENSES
13663	VALLEY TRANSIT SERVICES MARCH 2	03/05/2024	8,541.00	101-5352-200	BUS SUBSIDY EXPENSES
Total APPLETON, CITY OF:			8,771.00		
<b>ASBESTOS REMOVAL INC</b>					
1370	CONTRACT FOR ASBESTOS STREET	02/27/2024	19,785.00	704-5700-001	CAPITAL OUTLAY
Total ASBESTOS REMOVAL INC:			19,785.00		
<b>ASCENSION WI EMPLOYER SOLUTIONS</b>					
416666	AUDIOMETRIC SCREENING/DRUG SC	02/29/2024	156.00	101-5410-200	OCCUPATIONAL SAFETY EXPENSE
Total ASCENSION WI EMPLOYER SOLUTIONS:			156.00		
<b>AT&amp;T</b>					
920788972303	MONTHLY LIBRARY FAX LINE	03/13/2024	22.12	501-5511-291	TELEPHONE
920788972303	MONTHLY PHONE LINE-ELEVATOR	03/13/2024	22.12	101-5160-229	ELEVATOR PHONE LINE
920788972303	MONTHLY PHONE LINE-OFFICE FAX	03/13/2024	22.12	101-5143-200	CENTRAL OFFICE EXPENSES
920788972303	MONTHLY PHONE LINE-FIRE FAX	03/13/2024	11.06	101-5220-200	FIRE DEPARTMENT EXPENSES
920788972303	MONTHLY PHONE LINE-SENIOR CENT	03/13/2024	11.06	101-5530-200	RECREATION DEPT EXPENSES
Total AT&T:			88.48		
<b>AUTOMOTIVE SUPPLY CO</b>					
060985537	SPRAY PAINT	02/26/2024	11.64	101-5324-200	MACHINERY/EQUIPMENT EXPENSE
060986448	TIRE REPAIR KIT	03/07/2024	9.83	101-5324-200	MACHINERY/EQUIPMENT EXPENSE
Total AUTOMOTIVE SUPPLY CO:			21.47		
<b>BRAND IMAGE AND APPAREL INC</b>					
1308	DPW STREET REFLECTIVE STRIPS	02/27/2024	232.62	101-5331-200	STREET EXPENSES
1311	VERHAGEN FUNDRAISER THERM SIG	02/29/2024	290.00	101-5520-200	PARK EXPENSES
Total BRAND IMAGE AND APPAREL INC:			522.62		
<b>CHRIS VANBOXTTEL</b>					
MARCH 2024	VEHICLE DAMAGES	03/21/2024	6,194.72	101-5193-222	SELF-INSURED RETENTION



Invoice Number	Description	Invoice Date	Total Cost	Invoice GL Account	Invoice GL Account Title
Total CHRIS VANBOXTEL:			6,194.72		
<b>CORPORATE NETWORK SOLUTIONS INC</b>					
75751	BITDEFENDER ANTIVIRUS	02/28/2024	1,202.50	101-5152-200	IT EXPENSES
75752	HPE SERVER HARDWARE/REMOTE T	02/28/2024	2,050.00	101-5152-200	IT EXPENSES
75797	ANNUAL FORTINET FORTIGATE RENE	02/29/2024	475.00	101-5152-200	IT EXPENSES
75834	BARRACUDA BACKUP SERVER/ANNU	02/29/2024	6,145.00	101-5152-200	IT EXPENSES
759069	BLOCK HOURS FOR MANAGED IT SV	03/20/2024	6,500.00	101-5152-200	IT EXPENSES
Total CORPORATE NETWORK SOLUTIONS INC:			16,372.50		
<b>DEPARTMENT OF WORKFORCE DEVELOPMENT</b>					
02-29-2024	WAGE REPORTING PENALTY NON FIL	03/21/2024	1,284.03	101-6916-200	UNEMPLOYMENT COMPEN EXPENSE
Total DEPARTMENT OF WORKFORCE DEVELOPMENT:			1,284.03		
<b>EAGLE ENGRAVING INC</b>					
2024-2203	BADGES	03/11/2024	109.85	101-5230-200	EMERGENCY MEDICAL RESPONSE E
Total EAGLE ENGRAVING INC:			109.85		
<b>ESRI</b>					
94685967	ARCGIS ONLINE VIEWER/CREATOR/LI	03/14/2024	255.00	101-5331-200	STREET EXPENSES
94685967	ARCGIS ONLINE VIEWER/CREATOR/LI	03/14/2024	300.00	201-5360-200	SANITARY SEWER EXPENSES
94685967	ARCGIS ONLINE VIEWER/CREATOR/LI	03/14/2024	300.00	205-5370-200	EXPENSES
94685967	ARCGIS ONLINE VIEWER/CREATOR/LI	03/14/2024	100.00	101-5520-200	PARK EXPENSES
94685967	ARCGIS ONLINE VIEWER/CREATOR/LI	03/14/2024	100.00	101-5220-200	FIRE DEPARTMENT EXPENSES
Total ESRI:			1,055.00		
<b>FINGER PUBLISHING</b>					
135567	AD - SPLASH PAD	02/29/2024	99.83	101-5542-200	SUNSET BEACH EXPENSES
135567	AD FOR BID - SHOP LIFT	02/29/2024	58.20	101-5324-200	MACHINERY/EQUIPMENT EXPENSE
135567	AD FOR BID - WELHOUSE RECONST	02/29/2024	224.92	401-5700-932	STREET IMPROVEMENTS
135567	AD FOR BID - WELHOUSE SANITARY	02/29/2024	224.92	201-5360-297	CAPITAL OUTLAY
135567	AD FOR BID - SHOP CRANE	02/29/2024	46.98	101-5324-200	MACHINERY/EQUIPMENT EXPENSE
Total FINGER PUBLISHING:			654.85		
<b>FOX CITIES BOOK FESTIVAL</b>					
8	2023 FCBF & READS CONTRIBUTION	03/04/2024	500.00	501-5511-296	PROGRAMS
Total FOX CITIES BOOK FESTIVAL:			500.00		
<b>FOX VALLEY METRO POLICE DEPT</b>					
FEB 2024 BL	BLOOD DRAW FEES	02/29/2024	81.89	101-5121-200	MUNICIPAL COURT EXPENSES
Total FOX VALLEY METRO POLICE DEPT:			81.89		
<b>FOX VALLEY TECHNICAL COLLEGE</b>					
2023 PILOT	2023 PILOT	03/01/2024	525.28	101-5191-200	EXPENSES
Total FOX VALLEY TECHNICAL COLLEGE:			525.28		
<b>GRAINGER</b>					
9043607713	EYE WASH SOLUTION	03/06/2024	24.36	101-5410-200	OCCUPATIONAL SAFETY EXPENSE

Invoice Number	Description	Invoice Date	Total Cost	Invoice GL Account	Invoice GL Account Title
Total GRAINGER:			24.36		
<b>HEART OF THE VALLEY</b>					
FEBRUARY 2	WASTEWATER TREATMENT	03/06/2024	41,888.47	201-5360-265	SEWER USER FEES
Total HEART OF THE VALLEY:			41,888.47		
<b>INGRAM LIBRARY SERVICES</b>					
2003959 Marc	BOOK ORDER	03/01/2024	4,155.46	501-5511-292	BOOKS
Total INGRAM LIBRARY SERVICES:			4,155.46		
<b>JOE'S POWER CENTER</b>					
158070	ENGINE OIL	02/08/2024	62.97	101-5324-200	MACHINERY/EQUIPMENT EXPENSE
158468	CONCRETE SAW REPAIR	02/23/2024	9.07	101-5324-200	MACHINERY/EQUIPMENT EXPENSE
158588	CHAIN SHARPENING	02/29/2024	10.00	101-5331-200	STREET EXPENSES
Total JOE'S POWER CENTER:			82.04		
<b>KANOPY INC.</b>					
390658-PPUS	VIDEOS	02/29/2024	68.40	501-5511-286	DIGITAL COLLECTIONS
Total KANOPY INC.:			68.40		
<b>KAUKAUNA UTILITIES</b>					
201731-00 MA	COMMUNITY BRIDGE LIGHTING	03/15/2024	89.50	101-5341-200	LOCAL ROADS EXPENSES
2400015758.0	500 MOASIS DRIVE FEBRUARY	03/15/2024	402.49	101-5323-200	MUNICIPAL GARAGE EXPENSES
Total KAUKAUNA UTILITIES:			491.99		
<b>KIDSTAGE</b>					
1218	KIDSTAGE CLASS FINDING NEMO	02/26/2024	2,000.00	101-5530-200	RECREATION DEPT EXPENSES
Total KIDSTAGE:			2,000.00		
<b>KIMBERLY AREA SCHOOL DISTRICT</b>					
2023 PILOT	HOUSING AUTHORITY PILOT	03/01/2024	4,027.35	101-5191-200	EXPENSES
Total KIMBERLY AREA SCHOOL DISTRICT:			4,027.35		
<b>KLINK HYDRAULICS LLC</b>					
36251	PLOW HYDRAULIC HOSE	02/28/2024	46.60	101-5332-200	SNOW/ICE CONTROL EXPENSES
36445	HOSE ADAPTERS	03/08/2024	77.50	205-5370-200	EXPENSES
Total KLINK HYDRAULICS LLC:			124.10		
<b>KWIK TRIP INC</b>					
00229256 FEB	CUSTODIAL GAS & OIL PURCHASES	03/02/2024	52.24	101-5160-200	OPERATIONAL SUPPLIES
FEBRUARY F	STREET GAS & OIL PURCHASES	03/01/2024	228.00	702-5331-200	STREETS EXPENSES
FEBRUARY F	STREET GAS & OIL PURCHASES	03/01/2024	1,844.67	101-5331-200	STREET EXPENSES
Total KWIK TRIP INC:			2,124.91		
<b>LANGE ENTERPRISES</b>					
86802	2 - 30 X 30 PED XING SIGNS	02/27/2024	138.50	101-5331-200	STREET EXPENSES

Invoice Number	Description	Invoice Date	Total Cost	Invoice GL Account	Invoice GL Account Title
Total LANGE ENTERPRISES:			138.50		
<b>LITTLE CHUTE PUBLIC LIBRARY</b>					
MARCH 2024	FINES COLLECTED	03/07/2024	185.92	501-5511-201	FINES OWED TO ANOTHER LIBRARY
Total LITTLE CHUTE PUBLIC LIBRARY:			185.92		
<b>MADISON NATIONAL LIFE INS CO</b>					
APRIL 2024	LTD MONTHLY PREMIUMS	03/21/2024	565.93	101-2142	LTD INSURANCE PAYABLE
Total MADISON NATIONAL LIFE INS CO:			565.93		
<b>MANAWA-STURM MEMORIAL LIBRARY</b>					
MARCH 2024	FINE COLLECTION	03/01/2024	15.00	501-5511-201	FINES OWED TO ANOTHER LIBRARY
Total MANAWA-STURM MEMORIAL LIBRARY:			15.00		
<b>MBM LEASING</b>					
IN5085232	IN5085232	03/08/2024	106.84	501-5511-298	COPIER
Total MBM LEASING:			106.84		
<b>MCMAHON ASSOCIATES INC</b>					
00933987	BLUE UTILITY CONST SVCS	02/16/2024	787.50	702-5700-925	TIF #6 EXPENDITURES
00933987	BLUE STREET GRADING AN GRAVELI	02/16/2024	5,095.00	702-5700-932	STREET CONSTRUCTION
00933987	CEDARS EAST MULTIMODAL TRAIL D	02/16/2024	491.75	702-5700-971	Trail
00933988	KENNEDY/MARCELLA TAP TRAIL	02/16/2024	5,571.50	401-5700-908	SIDEWALKS
00933989	SUNSET PARK BALLFIELD LIGHTING	02/16/2024	2,915.63	101-5700-913	PARK IMPACT FEE OUTLAY
00933990	BLUE DEVELOPMENT PAVING PROJE	02/16/2024	6,065.45	702-5700-932	STREET CONSTRUCTION
00933991	LINCOLN AND MAES	02/16/2024	1,324.00	702-5341-200	ENGINEERING FEES
00933993	LINDA STREET SANITARY	02/16/2024	10,493.95	201-5360-297	CAPITAL OUTLAY
00933994	PAPERMILL RUN TRAIL LIGHTING	02/16/2024	3,287.50	702-5700-971	Trail
00933996	2024 STREET PROJECT	02/16/2024	5,231.85	401-5700-932	STREET IMPROVEMENTS
00933996	2024 SANITARY PROJECT	02/16/2024	3,902.35	201-5360-297	CAPITAL OUTLAY
Total MCMAHON ASSOCIATES INC:			45,166.48		
<b>MENARDS</b>					
53170	COFFEE MAKER PIZZA OVEN	02/29/2024	60.15	101-5331-250	EMPLOYEE APPRECIATION
53359	MISC SUPPLIES	03/04/2024	4.50	101-5520-200	PARK EXPENSES
53490	SHOVEL - RAKE - ANTIBAC SOAP	03/07/2024	71.89	101-5331-200	STREET EXPENSES
53567	RAKES	03/08/2024	77.94	101-5331-200	STREET EXPENSES
Total MENARDS:			214.48		
<b>MIDWEST TAPE LLC</b>					
2000006604 M	AV ORDER	03/01/2024	322.36	501-5511-290	AUDIO VISUAL
Total MIDWEST TAPE LLC:			322.36		
<b>MK ELECTRICAL SERVICES LLC</b>					
4960	INSTALL OUTLETS FOR MOASIS DR	02/09/2024	1,820.70	704-5700-001	CAPITAL OUTLAY
Total MK ELECTRICAL SERVICES LLC:			1,820.70		

Invoice Number	Description	Invoice Date	Total Cost	Invoice GL Account	Invoice GL Account Title
<b>MORTON SALT INC</b>					
5403011802	BULK SAFE-T-SALT	03/12/2024	8,804.75	101-5332-200	SNOW/ICE CONTROL EXPENSES
Total MORTON SALT INC:			8,804.75		
<b>NIELSON COMMUNICATIONS INC</b>					
AR32413	MOVE REPEATER IN PREP FOR CON	03/07/2024	1,302.50	704-5700-001	CAPITAL OUTLAY
Total NIELSON COMMUNICATIONS INC:			1,302.50		
<b>OUTAGAMIE COUNTY TREASURER</b>					
1020497	CE/RAILROAD RCUT COST SHARE	02/13/2024	233,041.29	701-5700-932	STREET CONSTRUCTION
1020627	N & MAES INTERSECTION	02/23/2024	1,225.42	101-5341-200	LOCAL ROADS EXPENSES
1020648	FEBRUARY DIESEL	03/07/2024	1,112.36	101-5331-200	STREET EXPENSES
1020648	FEBRUARY DIESEL	03/07/2024	137.49	702-5331-200	STREETS EXPENSES
33069	SWEEPINGS	03/06/2024	191.52	205-5370-200	EXPENSES
33069	FEBRUARY SOLID WASTE	03/06/2024	8,149.50	101-5363-200	SOLID WASTE DISPOSAL EXPENS
February 2024	JAIL ASSESSMENTS AND DRIVER IMP	02/29/2024	522.00	101-5121-200	MUNICIPAL COURT EXPENSES
Total OUTAGAMIE COUNTY TREASURER:			244,379.58		
<b>PARKITECTURE + PLANNING LLC</b>					
Invoice 6	CONSTRUCTION DOCUMENTS	03/20/2024	3,956.25	101-5700-912	PARKS
Total PARKITECTURE + PLANNING LLC:			3,956.25		
<b>PENWORTHY COMPANY</b>					
0597998-IN	BOOK ORDER	03/12/2024	687.95	501-5511-292	BOOKS
Total PENWORTHY COMPANY:			687.95		
<b>PLAN IT SOFTWARE LLC</b>					
24Plan-It-1220	ANNUAL PLAN IT RENEWAL	03/04/2024	900.00	101-5152-200	IT EXPENSES
Total PLAN IT SOFTWARE LLC:			900.00		
<b>PLYMOUTH LUBRICANTS</b>					
6200427	DRUM PURCHASE FOR MOASIS DRIV	01/24/2024	263.90	101-5324-200	MACHINERY/EQUIPMENT EXPENSE
6200966	ENGINE OIL & HYDRAULIC FLUID	02/28/2024	2,448.63	101-5324-200	MACHINERY/EQUIPMENT EXPENSE
Total PLYMOUTH LUBRICANTS:			2,712.53		
<b>RAYS TIRE</b>					
2042635	TIRE(S) DISMOUNT, MOUNT	02/29/2024	1,405.00	101-5324-200	MACHINERY/EQUIPMENT EXPENSE
2042677	TIRE(S) DISMOUNT, MOUNT	03/05/2024	456.25	101-5324-200	MACHINERY/EQUIPMENT EXPENSE
Total RAYS TIRE:			1,861.25		
<b>SECURIAN FINANCIAL GROUP INC</b>					
APRIL 2024	LIFE INSURANCE PREMIUMS	03/04/2024	1,155.45	101-2137	LIFE INSURANCE PAYABLE
Total SECURIAN FINANCIAL GROUP INC:			1,155.45		
<b>SECURITY FENCE &amp; SUPPLY CO INC</b>					
2024-45820	FENCE REMOVAL AND REPLACE	03/18/2024	1,593.00	205-5370-297	CAPITAL PROJECTS

Invoice Number	Description	Invoice Date	Total Cost	Invoice GL Account	Invoice GL Account Title
Total SECURITY FENCE & SUPPLY CO INC:			1,593.00		
<b>SHORT ELLIOTT HENDRICKSON INC.</b>					
462702	NEW FACILITY 65.59 %	03/11/2024	3,531.60	101-5700-971	STREET FACILITY RECONSTRUCTION
Total SHORT ELLIOTT HENDRICKSON INC.:			3,531.60		
<b>STATE OF WISCONSIN</b>					
FEBRUARY 2	COURT FINES AND SURCHARGES	02/29/2024	1,510.25	101-5121-200	MUNICIPAL COURT EXPENSES
Total STATE OF WISCONSIN:			1,510.25		
<b>SWINKLES TRUCKING &amp; EXCAVATING CORP</b>					
0059992-IN	PULVERIZED TOPSOIL	03/06/2024	86.25	101-5331-200	STREET EXPENSES
Total SWINKLES TRUCKING & EXCAVATING CORP:			86.25		
<b>TRUCK EQUIPMENT INC</b>					
1088514-00	BLINKER ASSEMBLY	03/08/2024	57.00	205-5370-200	EXPENSES
Total TRUCK EQUIPMENT INC:			57.00		
<b>UNIFIRST CORPORATION</b>					
1481012177	BAGGED WIPERS/LAUNDRY BAGS UN	02/22/2024	22.27	101-5323-200	MUNICIPAL GARAGE EXPENSES
1481012647	BAGGED WIPERS/LAUNDRY BAGS UN	02/29/2024	27.57	101-5323-200	MUNICIPAL GARAGE EXPENSES
1481013030	RUBBER GLOVES/BAGGED WIPERS/L	03/07/2024	66.07	101-5323-200	MUNICIPAL GARAGE EXPENSES
148101340	BAGGED WIPERS/LAUNDRY BAGS UN	03/14/2024	22.27	101-5323-200	MUNICIPAL GARAGE EXPENSES
Total UNIFIRST CORPORATION:			138.18		
<b>US BANK EQUIPMENT FINANCE</b>					
522569359 Ma	CONTRACT PAYMENT	03/01/2024	471.00	501-5511-298	COPIER
Total US BANK EQUIPMENT FINANCE:			471.00		
<b>VILLAGE OF LITTLE CHUTE</b>					
FEB WATER 5	500 MOASIS DR WATER	03/15/2024	315.27	101-5323-200	MUNICIPAL GARAGE EXPENSES
Total VILLAGE OF LITTLE CHUTE:			315.27		
<b>WE ENERGIES</b>					
4937137839	HOLIDAY LIGHTING	03/01/2024	660.00	101-5531-200	CHRISTMAS LIGHTS EXPENSES
Total WE ENERGIES:			660.00		
<b>WISCONSIN DEPT OF TRANSPORTATION</b>					
395-00003428	KENNEDY/MARCELLA TRAIL	03/01/2024	1,336.33	401-5700-908	SIDEWALKS
Total WISCONSIN DEPT OF TRANSPORTATION:			1,336.33		
<b>WISCONSIN SUPREME COURT</b>					
680-00000012	CONTINUING JUDICIAL EDUCATION	03/01/2024	800.00	101-5121-200	MUNICIPAL COURT EXPENSES
Total WISCONSIN SUPREME COURT:			800.00		

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Invoice Number	Description	Invoice Date	Total Cost	Invoice GL Account	Invoice GL Account Title
Grand Totals:			<u>436,139.18</u>		

---

Report Criteria:

Report type: GL detail

Invoice Detail.GL account (3 Characters) = {<->} "601"

Invoice Detail.GL account = {<->} "0011111"

Check.Voided = No

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Receipt Number	Date	Customer Name	Description	V	Amount
Grand Totals:					84,357.94

Distribution Summary

Category	Distribution	Amount
COURT REVENUES	COURT PENALTIES AND FINES	6,174.51
COURT REVENUES	PARKING FINES	1,295.00
FEDERAL/STATE/LOCAL AID	OUTAGAMIE COUNTY SALES TAX	56,086.00
LICENSES/PERMITS	BUILDING PERMITS	428.00
LICENSES/PERMITS	CHICKEN LICENSE	30.00
LICENSES/PERMITS	CONSTRUCTION PERMITS	665.00
LICENSES/PERMITS	DOG LICENSE	940.00
LICENSES/PERMITS	ELECTRICAL PERMITS	59.00
LICENSES/PERMITS	HVAC-HEATING & AIR CONDITIO	25.00
LICENSES/PERMITS	LIQUOR-MALT BEVERAGE LICENS	199.00
LICENSES/PERMITS	OPERATORS/BARTENDER LICENSE	310.00
LICENSES/PERMITS	PLUMBING PERMITS	145.00
LICENSES/PERMITS	SOLICITOR PERMIT	150.00
LICENSES/PERMITS	TIF#6 ELECTRICAL PERMITS	600.00
LICENSES/PERMITS	TIF#6 PLUMBING PERMITS	605.00
MISCELLANEOUS	HEALTH INSURANCE COPAY	675.90
MISCELLANEOUS	MISC -PARK DONATIONS	600.00
MISCELLANEOUS	MISC - EMONS ACRES BILLINGS	75.76
PUBLIC CHARGES FOR SERVICES	(T) BOAT LAUNCH PERMIT	25.00
PUBLIC CHARGES FOR SERVICES	(T) COMPLEX RENTAL	1,175.00
PUBLIC CHARGES FOR SERVICES	(T) LIBRARY COPY MACHINE	256.64
PUBLIC CHARGES FOR SERVICES	(T) PARK/SHELTER RESERVATIONS	860.00
PUBLIC CHARGES FOR SERVICES	(T) REC CAP/PANT SALES	495.01
PUBLIC CHARGES FOR SERVICES	(T) SUNSET BEACH SEASON PASSES	528.00
PUBLIC CHARGES FOR SERVICES	CLERK'S FEES (REI, NSF FEES)	340.00
PUBLIC CHARGES FOR SERVICES	LIBRARY FEES/FINES	364.95
PUBLIC CHARGES FOR SERVICES	METAL/RUBBISH PICKUP	100.00
PUBLIC CHARGES FOR SERVICES	POLY CARTS	398.50
PUBLIC CHARGES FOR SERVICES	REC REGISTRATION	5,886.43
PUBLIC CHARGES FOR SERVICES	RECREATION SPONSORSHIPS	3,400.00
PUBLIC CHARGES FOR SERVICES	SALES TAX	183.89
PUBLIC CHARGES FOR SERVICES	YARD WASTE PERMIT	415.00
PUBLIC CHARGES FOR SERVICES	YARD WASTE TAGS	290.00
TAXES	GENERAL PROPERTY TAXES	576.35
Grand Totals:		84,357.94

## SUMMARY OF ACCOUNTS 2024 (1st QTR)

### General Fund Checking Account xxxxxx 9241

Beginning Balance	\$5,061,592.11	\$6,078,022.34	\$4,432,771.35
Deposits	\$4,659,884.26	\$1,575,408.83	\$319,222.08
Withdrawals	\$3,644,822.19	\$3,221,842.39	\$929,258.58
Interest	\$1,368.16	\$1,182.57	\$907.66
Ending Balance	\$6,078,022.34	\$4,432,771.35	\$3,823,642.51
	January	February	March

### General Fund Money Market Account xxxxxx0273

Beginning Balance	\$14,851,483.01	\$14,878,905.50	\$14,904,606.17
Deposits	\$0.00	\$0.00	\$0.00
Withdrawals	\$0.00	\$0.00	\$0.00
Interest	\$27,422.49	\$25,700.67	\$27,520.58
Ending Balance	\$14,878,905.50	\$14,904,606.17	\$14,932,126.75
	January	February	March

### Property Tax Savings Account xxxxxx 9000

Beginning Balance	\$752,714.00	\$1,080,204.27	\$1,080,289.86
Deposits	\$327,426.04	\$0.00	\$0.00
Withdrawals	\$0.00	\$0.00	\$0.00
Fee	\$12.00	\$0.00	\$0.00
Interest	\$76.23	\$85.59	\$91.50
Ending Balance	\$1,080,204.27	\$1,080,289.86	\$1,080,381.36
	January	February	March

### Water Department Business Money Market Account xxxxxx 9274

Beginning Balance	\$701,227.67	\$702,522.45	\$703,735.93
Deposits	\$0.00	\$0.00	\$0.00
Withdrawals	\$0.00	\$0.00	\$0.00
Fee	\$0.00	\$0.00	\$0.00
Interest	\$1,294.78	\$1,213.48	\$1,299.41
Ending Balance	\$702,522.45	\$703,735.93	\$705,035.34
	January	February	March

### Trust Accounts Business Money Market Account xxxxxx 5275

Beginning Balance	\$4,669,589.39	\$4,679,358.53	\$4,688,516.52
Deposits	\$0.00	\$0.00	\$0.00
Withdrawals	\$0.00	\$0.00	\$0.00
Fee	\$0.00	\$0.00	\$0.00
Interest	\$9,769.14	\$9,157.99	\$9,808.74
Ending Balance	\$4,679,358.53	\$4,688,516.52	\$4,698,325.26
	January	February	March

### TIF Money Market Account xxxxxx 1278

Beginning Balance	\$11,132,952.04	\$11,156,243.03	\$10,258,300.83
Deposits	\$0.00	\$0.00	\$52,067.22
Withdrawals	\$0.00	\$919,254.82	\$0.00
Fee	\$0.00	\$25.00	\$0.00
Interest	\$23,290.99	\$21,337.62	\$21,534.94
Ending Balance	\$11,156,243.03	\$10,258,300.83	\$10,331,902.99
	January	February	March



## TIF Financial Statements for March 2024

### Capital Credit Union

FUND	BALANCE as of 02/29/2024		PLUS DEPOSITS Deposits		LESS DISBURSEMENTS Withdraws		BALANCE as of 03/31/2024		DEPOSIT & DISBURSEMENT DESCRIPTIONS
	PMA INV	CCU MM	PMA INV	CCU MM	PMA INV	CCU MM	PMA INV	CCU MM	
<b>310.1111</b>									
<b>TIF #4 Sinking</b>	N/A	\$21,185.61	N/A	\$44.47	N/A	\$0.00	N/A	\$21,230.08	
<b>\$21,230.08</b>									
<b>310.1185</b>									
<b>TIF #5 Sinking</b>	N/A	\$203,831.09	N/A	\$427.90	N/A		N/A	\$204,258.99	
<b>\$204,258.99</b>									
<b>701.1395</b>						\$0.00			
<b>TIF #5 Project</b>	N/A	\$4,591.59	N/A	\$9.64	N/A	\$0.00	N/A	\$4,601.23	
<b>\$4,601.23</b>									
<b>310.1197</b>									
<b>TIF #6 Sinking</b>	\$ -	\$8,133,469.90	\$0.00	\$17,074.36	\$0.00		\$0.00	\$8,150,544.26	
<b>\$8,150,544.26</b>						\$0.00			
<b>702.1116</b>				\$52,067.22		\$0.00			
<b>TIF #6 Project</b>	\$ 0.00	\$1,895,217.64	\$0.00	\$3,978.57	\$0.00		\$0.00	\$1,951,263.43	WI Economic Grant
<b>\$1,951,263.43</b>									
<b>CCU Interest</b>	\$0.00	\$10,258,295.83		\$21,534.94			\$0.00	\$10,331,897.99	\$10,331,897.99
	2.470%	\$ 21,534.94					\$0.00	\$10,331,902.99	

## Trust Financial Statements for March 2024

### Capital Credit Union

FUND	BALANCE as of 2/29/24	% of total Investment	CCU Interest Earned	PLUS DEPOSITS	LESS DISBURSEMENTS	BALANCE as of 3/31/24	DEPOSIT & DISBURSEMENT DESCRIPTIONS
Boat Launch Trust	\$16,224.68	0.35%	\$33.94			\$16,258.62	
Cedars/Mill Site Trust	\$1,339,754.58	28.58%	\$2,802.87			\$1,342,557.45	
Complex Equipment	\$251,094.77	5.36%	\$525.31			\$251,620.08	
Data Processing	\$44,815.40	0.96%	\$93.76			\$44,909.16	
EMR Donations Trust	\$10,137.82	0.22%	\$21.21			\$10,159.03	
Fire Department	\$155,226.44	3.31%	\$324.75			\$155,551.19	
Fire Dept. Donations	\$54,534.57	1.16%	\$114.09			\$54,648.66	
Fox Valley Metro	\$172,515.93	3.68%	\$360.92			\$172,876.85	
Impact Fees	\$179,923.53	3.84%	\$376.41			\$180,299.94	
Kimberly Library Trust	\$33,991.27	0.72%	\$71.11			\$34,062.38	
Park Improvement	\$210,064.32	4.48%	\$439.47			\$210,503.79	
Personnel Trust	\$825,577.19	17.61%	\$1,727.17			\$827,304.36	
Reassessment Trust	\$104,236.63	2.22%	\$218.07			\$104,454.70	
Room Tax Trust Fund	\$243,313.08	5.19%	\$509.03			\$243,822.11	
Self Insured Fund	\$145,076.29	3.09%	\$303.51			\$145,379.80	
Sidewalk Rehabilitation	\$0.00	0.00%	\$0.00			\$0.00	
Street Facility Fund	\$265,895.38	5.67%	\$556.27			\$266,451.65	
Street Equipment Repla	\$636,139.64	13.57%	\$1,330.85			\$637,470.49	
Street Construction	\$0.00	0.00%	\$0.00			\$0.00	
	\$4,688,521.52	100.00%	\$9,808.74	\$0.00	\$0.00	\$4,698,330.26	
Monthly Interest	\$ 9,808.74	2.4700%				\$4,698,325.26	

**REGULAR MEETING OF THE KIMBERLY WATER COMMISSION**  
**MINUTES**  
**March 12, 2024**

Chairman Johnson called the meeting to order at 11:00 am. Commissioner Stienen, Hanson and Hietpas appeared in person. Also attending the meeting were Administrator Mahoney, Water Superintendent Verstegen, Public Works Director Ulman, and Utility Billing Clerk Firchow.

**Approval of Minutes from the January 9, 2024, Meeting**

Commissioner Stienen moved, Hanson seconded the motion to approve the Water Commission minutes of the January 9, 2024, meeting. The motion carried by unanimous vote of the Commission.

**Unfinished Business**

**Update on Bills and Claims, and Financial Statements questions from the month of November 2023**

Utility Billing Clerk Firchow reported on payments made to two residents from the month of November 2023, reporting that one refund was due to an online duplicate payment and the other refund was due to a credit balance on a closed customer account resulting from a payment made by the LIHWAP program.

**New Business**

**Bills and Claims, and Financial Statements for the month of December 2023 and January 2024**

Commissioner Stienen moved, Hietpas seconded the motion to approve the Bills and Claims, and Financial Statements for the months of December 2023 and January 2024. The motion carried by unanimous vote of the Commission.

**Reports**

**Midwest Contract Operations, Inc.**

Superintendent Verstegen reported that the DNR Sanitary Survey was conducted, meters ordered in March of 2023 have been received, remaining meter orders are anticipated to arrive in June or July, meter changeouts and cross connection surveys have started, and locates are taking up a lot of time due to the large volume requested. The generator has been installed at Tower #1 but will be reset on a concrete base, a gas line installed, and additional landscaping will be added. Superintendent Verstegen also reported communication issues with the Darboy Plant and Fulcer Well, noting that Darboy is correcting the issue on their end and MCO has corrected the issue at the Fulcer Well. Upcoming items reported were softener reports followed by resin purchase, pull Well #2 for maintenance, and hydrant flushing.

**Administrator**

Administrator Mahoney presented the Village of Kimberly Management's Discussion and Analysis For the Year Ended December 31, 2022. Administrator Mahoney reported the

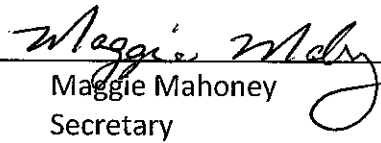
presented pages are from the full Village of Kimberly Audit Report and noted the completion of the Kimberly Avenue Water Main Project had utilized all of the allotted 2022 ARPA funds, the unrestricted amount, found on page 21, reflects the fund balance. Chairman Johnson asked what the minimum balance is, and Administrator Mahoney reported the fund balance minimum is \$350,000.00.

**Public Participation**

None

**Adjournment**

Commissioner Stienen moved, Hanson seconded the motion to adjourn. The motion carried by unanimous vote and the Commission adjourned at 11:15 am.

  
Maggie Mahoney  
Secretary

Dated March 13, 2024

Drafted by MMF

Approved by Water Commission on 4-9-24

**VILLAGE OF KIMBERLY FIRE COMMISSION**  
**QUARTERLY MEETING MINUTES**  
**December 18th, 2023**

**I. Call to Order**

- A. Meeting was called to order at 6:00pm by Fire Chief Jim Hietpas

**II. Roll Call**

Rick Weyenberg	Jolene Van Thiel	Ken Schultz	Fire Chief Jim Hietpas
Courtney Huss	Josh Young	EMS Director Terri Smith	

**III. Call Review**

- A. Chief Jim Hietpas and Director Terri Smith provided the board with service calls for the past quarter for both Fire and EMR.

**IV. Department Updates**

- A. EMS:
1. 2 hires passed their class and are taking the national exam within the next week.
  2. Discussed mileage for EMS personnel living outside the village limits - Chief Hietpas will review with Maggie and will follow up.
- B. FIRE:
1. Mutual aid calls with Buchanan and Combined Locks Fire Depts. From 6am - 4pm.
  2. Previous jet ski was returned and new jet ski is available

**V. Fire Commission Updates**

- A. Chief Jim Hietpas going to make copies of handbook.
- B. Reviewed 2024 meeting dates and times.
- C. Reviewed meeting minutes from June. Josh Young motioned to approve; Courtney Huss second - all approved.

**VI. Closed Session**

Move into Closed Session per WI State Statute 19.85(1)(c) to consider employment, promotion, compensation, or performance evaluation data of any public employee over which the government body has jurisdiction or exercises responsibility.

- A. Motion to move into closed session at 6:46pm by Fire Chief Hietpas, Rick Weyenberg second
- B. Updates and changes with department staffing.
- C. Interviews for Emergency Medical Response (2) were held.
- D. Motion to reconvene into open session at 7:34pm by Jolene Van Thiel, second Ken Schultz

**VII. Adjourn**

- A. Motion to adjourn meeting at 7:35pm by Ken Schultz, second Jolene Van Thiel - all approved.

**MINUTES OF THE MEETING OF THE  
KIMBERLY PUBLIC LIBRARY BOARD  
February 19, 2024**

The meeting was called to order at 5:00pm by Library Board President Corinne Herro. The meeting was held in Meeting Room 1 in the Kimberly Public Library with an option to attend via Zoom.

Members present in Person: Corinne Herro, Barbara Wentzel, Dave Hietpas, and Rose Vander Velden

Members present via Zoom: none

Members Absent: Phil Yunk, excused

Others present in Person: Holly Selwitschka, Kimberly Library Director

**Motion by VanderVelden, seconded by Wentzel to approve the minutes of the January 29, 2024 meeting. Motion carried by unanimous vote.**

**Motion by Hietpas, seconded by VanderVelden to approve the current bills as written. Motion carried by unanimous vote.**

**New Business:**

**Motion by Wentzel, seconded by Hietpas to approve the 2023 Annual Report to WI Department of Public Instruction. Motion carried by unanimous vote.**

**Director Report:** Holly reviewed items from her director report including upcoming library closures. The Village hall generation installation has been scheduled for April 18-21. The library will need to be closed on Friday, April 19 and Saturday, April 20 due to loss of electricity. Holly updated the board on the progress of a number of long-term projects the library is working on. There was a brief discussion about finding a grant to purchase an electronic keyboard rather than a piano. Board members conversed about library programming that requires registration. There is a concern that registration is not inclusive but no firm idea of the best course of action. Holly suggested gathering more information. In the next few programs, she will gather data from the waiting lists.

**Items for the Next Meeting:** For the next meeting, the board will follow up with current running projects. As there will be a lack of a quorum on the regular meeting date, the meeting has been moved to March 25 at 5pm. VanderVelden will not be present.

**Motion by Herro, seconded by VanderVelden to adjourn. Meeting was adjourned at 5:36pm.**

Submitted by: Holly Selwitschka, Library Director