

## ***Project Narrative***

### ***Eau Claire River, LLC Rezone/Conditional Use Applications***

#### ***1320 Kowalski Road***

The goal of our efforts is to redevelop the underutilized subject property adding tax base and value to the Village of Kronenwetter. The parcel has remained underutilized for a variety of reasons, primarily access, utility service, and floodplain impacts. We look to overcome those challenges through this effort.

The subject land was formerly held within the Wausau Homes portfolio of properties for many years. During this period we witnessed the redevelopment of Kowalski Road and the installation of sanitary sewer/watermain along the adjacent west property line. The Wausau Homes team was very active in advocating efforts that would support the viable redevelopment of the subject parcel adding valued tax base for the Village of Kronenwetter. Although their teams efforts were valiant, their goals were not attained. These goals included good access to the parcel and utility service to serve the parcel.

We look forward to accomplishing the goals of past owners to improve the access and obtain sanitary sewer and water service to the site. We also look forward to enhancing the property through a non-metallic mining restoration effort for a beneficial reuse. Further discussion of each element can be found below:

#### **Access**

- The Wausau Homes team requested the Village attain Ingress/Egress Easements from 1292 Kowalski Road or position the then proposed curb cut centered on the property line between 1292 Kowalski Road and 1320 Kowalski Road. This would allow for good access to all parcels. This effort took place in 2008 during the design of the Kowalski Road overpass.
- The curb cut was constructed solely on 1292 Kowalski Road with no Ingress/Egress Easement to 1320 Kowalski Road leaving the subject parcel with a right-in/right-out access.
- ***We are requesting full access to the property through a large break in the existing Kowalski Road median as shown on the attached drawing.***

### **Utility Easement**

- Sanitary sewer and watermain services were installed by the Village beneath the driveway to 1292, 1294, and 1296 Kowalski Road
- There currently is no easement serving the subject utility lines or ability to provide access/service to the 1320 Kowalski Road parcel.
- ***We are requesting the Village attain an easement to allow sanitary sewer and water service to the subject parcel from the existing service lines located adjacent to the west property boundary.***

### **Non-Metallic Mining**

- The subject property was used for non-metallic mining in the past as witnessed by the large pond located on the east boundary.
- We look forward to making the existing pond an amenity opposed to a liability by increasing the size and shape of the pond through a continued non-metallic mining effort.
- ***The additional material taken from the site to increase the pond size and shape will be used to:***
  - ***Construct multi-family residential building pads 2-feet above the 100-year floodplain***
  - ***Construct the infrastructure at or above the 100-year floodplain to support the multi-family residential development***
  - ***Provide excess sand material to American Asphalt to support their asphalt plant producing asphalt pavement for our community***

### **Floodplain Storage Mitigation**

- The subject parcel is largely consumed by the Bull Junior Creek Flood Storage District Reservoir #2.
- ***Proposed efforts to increase the existing pond through the non-metallic mining effort will add considerable excess storage capacity to the flood storage district.***

Our team looks forward to working closely with the Village of Kronenwetter to make this redevelopment effort a success story we can all be proud of.