

From: [James Davel](#)
To: [Peter Wegner](#); [Dan Joling](#); [Jennifer Poyer](#)
Cc: [Jennifer Poyer](#)
Subject: RE: Tower Point Offer
Date: Tuesday, January 20, 2026 7:22:59 AM
Attachments: [image001.png](#)
[image002.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

This email should also be included for the tower point conversation.

Jim

James A. Davel
Village of Kronenwetter
Village Administrator

Phone: 715—692-1727
Email: jdavel@kronenwetter.gov

1582 Kronenwetter Drive
Kronenwetter, WI 54455

www.kronenwetter.gov

[Subscribe to our monthly e-newsletter.](#)



From: Peter Wegner <pwegner@kronenwetter.gov>
Sent: Tuesday, December 2, 2025 8:31 AM
To: Dan Joling <djoling@kronenwetter.gov>; James Davel <jdavel@kronenwetter.gov>; Jennifer Poyer <jpoyer@kronenwetter.gov>
Cc: Jennifer Poyer <jpoyer@kronenwetter.gov>
Subject: Tower Point Offer

All,

TowerPoint is offering to buy out the Water Tower lease for \$535,000 lump sum or \$642,000 in 10-equal annual payments of \$64,200/year. Lease term 99 years.

Our current lease March 23, 2016, states, "The Agreement will automatically renew, commencing on the expiration of the New Initial Term, for up to five (5) separate consecutive additional periods of five (5) years each." Lease term 25 years.

[First Amendment Lease Agreement](#) – automatic renewal for up to five separate additional periods of five years.

5 years	2016-2021 - \$28,000 annually x 5 = \$140,000		
10 years	2021-2026 – \$31,360 annually x 5 = \$156,830		
\$296,830			
15 years	2026-2031 - \$35,123 annually x 5 = \$175,615	\$472,445	
20 years	2031-2036 - \$39,337 annually x 5 = \$196,685	\$669,130	\$372,000
25 years	2036-2041 - \$44,058 annually x 5 = \$220,290	\$889,420	\$592,590

In summary, the Village will have earned \$889,420 in rent from 2016-2041 (25 years). From now 2026 until 2041, the Village will receive \$592,000 in rent. This is \$57,590 more in 15 years than TowerPoint’s offer of \$535,000 for 99 years. I would recommend John do his magic on the numbers in case I am missing something.

Respectfully,

PETE

Peter S. Wegner
 Community Development/Planning and Zoning Director
 715-692-1729
pwegner@kronenwetter.gov

www.kronenwetter.org
 4200

