

Village of Kronenwetter
Joint RDA/APC Meeting 08/14/25
This TID #1 review was prepared by David Baker to the best
of his ability, based on research and discussions.
The forward looking estimates in this review by nature
are unlikely to be completely accurate.

Currently Developed

Parcel ID	Location	Acres	Improvement Value	\$/acre	Approx. Acres Wetland	Approx. Acres Flood Fringe	Tax Revenue Improvements Only	Year Developed	Notes
145-2707-101-0962	1962 Queenland, Epiroc	15.26	\$4,357,000	\$285,518	0	"A"	\$79,941	2006	"A" = Elevated out of Flood Plain
145-2707-101-0961	VOK Basins	15.17	\$0			15.17	\$61,059	2006	Guaranteed Revenue
Combined		30.43	\$4,357,000			Subtotal	\$141,000		for a period of time
145-2707-101-0968	Gardner Park Road, Wausau Tile	14.216	\$4,857,700	\$341,707	0	0	\$90,155	2016	

In Development

Parcel ID	Location	Acres	Target Improvement Per TID Plan	\$/acre	Approx. Acres Wetland	Approx. Acres Flood Fringe	Estimated Tax Revenue	Year Developed	Notes
145-2707-101-0966	1260 Kowalski, Kronenwetter Storage	3.312	\$1,159,200	\$350,000	0	0	\$18,547	\$2,025	

Ready for Development

Parcel ID	Location	Acres	Target Improvement Per TID Plan	Target \$/acre	Approx. Acres Wetland	Approx. Acres Flood Fringe	Potential Est. Annual Tax Revenue	Year Developed	Notes
145-2707-021-0981	1619 County Road XX, Tower and XX	22.128	\$7,744,800	\$350,000	0	Minimal	\$123,916.80	NA	
145-2707-021-0980	2409 Tower Road, (abuts Trailwood)	15	\$5,250,000	\$350,000	0	Minimal	\$84,000.00	NA	
145-2707-101-0967	2071 Queenland, West Parcel	9.16	\$3,206,000	\$350,000	0	0	\$51,296.00	NA	Road, Sewer and Water in place
						Subtotal	\$259,212.80		

Higher Cost to Develop

Parcel ID	Location	Acres	Target Improvement Per TID Plan	\$/acre	Approx. Acres Wetland	Approx. Acres Flood Fringe	Potential Est. Annual Tax Revenue	Year Developed	Notes
145-2707-101-0965	2070 Queenland, East Parcel	11	\$3,850,000	\$350,000	0	22.3	\$61,600.00	NA	Need to raise land about 2 feet.
	Total	22.3							I estimate that 11 to 15 acres could be raised and developed.
									Perhaps \$12,500 per raised acre.
									Estimated Required Developer Incentive: \$198,000
									Road, Sewer and Water in place
145-2707-024-0986	Kowalski and I39, NE Corner	150				Substantial			Cost to develop dependent upon type of development

Impairments to Development

Parcel ID	Location	Acres	Target Improvement Per TID Plan	\$/acre	Approx. Acres Wetland	Approx. Acres Flood Fringe	Potential Est. Tax Revenue	Year Developed	Notes
145-2707-023-0996	Kowalski and I39, NW Corner	35.58			0	30 +		NA	No access to sewer and water without Village negotiating an easement
	This parcel is currently the subject of litigation. On advice of Attorney Adams, no discussion, comments, or questions should be made about this parcel. Any questions or discussions about this parcel will be ruled out of order.								Right turn only in, right turn only out (Village could rectify)
									Owner estimates approximate cost of \$100,000 per acre to raise land out of flood plain.
									Would need to raise land from about 3 to 7 feet on various parts of parcel.
									12 to 20 acres could be raised out of flood plain, using a sand/gravel pit to offset cost.
									This most likely would not occur until close to time that TID 1 closes.