

**Project Narrative**  
**Eau Claire River, LLC Zoning Map Amendment**  
**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 property and bring value to TID #1. This goal can be met through the following efforts:

**Village of Kronenwetter Comprehensive Plan**

- The subject parcel land use depicted on the Future Land Use Map identifies Industrial/Commercial land uses
- **The requested rezone effort is consistent with the Comprehensive Plan**

**Industrial Tax Increment District #1**

- The subject parcel is in TID #1
- TID #1 is an Industrial Tax Increment District catering to industrial development
- Currently, less than 50% of TID #1 is zoned within an Industrial District
- TID #1 has been classified as a Severely Distressed Tax Increment District, adding 20 years of time to recover costs to 2044
- **Rezoning the subject parcel to Industrial helps meet the TID goals**

### **Floodplain Storage District Reservoir 2**

- The subject parcel is largely consumed by the Bull Junior Creek Flood Storage District Reservoir #2 having a floodplain elevation of 1173.5
- The Village of Kronenwetter Flood Protection Elevation as found in code Chapter 520, Section 10.0, 34 requires floor elevations be constructed 2.0-feet above the floodplain elevation
- The cost to raise the subject site 1 – 7 feet needs to be offset to make the site marketable
- **Proposed efforts to increase the existing pond through the non-metallic mining effort will add considerable excess flood storage capacity to the flood storage district and generate revenue to offset the development costs. The excess storage capacity will likely mitigate the remaining flood storage capacity needed for Reservoir #2 on all adjacent lands.**

### **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 existing onsite excavation will be deepened and enlarged. Stormwater drainage will be directed into the excavation with silt fence/grassed berms around the perimeter of the excavation. The existing trees will remain in place along I-39. Stockpiles of materials will be placed within the excavation limits except for building pad/infrastructure construction when appropriate.
- **The material taken from the site to increase the pond size and shape will be sold to help offset the cost to bring the developable portions of the property to grade above the floodplain elevation**

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