

Proposed Distribution Facility

Intended Use Report

Prepared For:

Ruedeusch Development and Construction, Inc.

Submitted To:

Village of Kronenwetter

Facility Location:

1619 County Highway
Kronenwetter, WI 54455

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Date Submitted:

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1. Introduction

We respectfully submit this Intended Use Report as part of the Site Plan Application for the proposed distribution facility located within the Village of Kronenwetter. This report addresses all required items listed in the Village's Site Plan Application Checklist and provides a clear description of the project's intended use, operational characteristics, zoning compliance, and overall development intent.

The proposed project includes the development of a new distribution facility along with associated parking, internal drive aisles, pedestrian sidewalks, utilities, and stormwater management systems. The proposed development will be constructed on a 26.33-acre undeveloped property and will be approximately 18.43 acres (70.00%) of impervious cover.

We appreciate your time and consideration and look forward to working with the Village of Kronenwetter throughout the review process.

2. Existing and Proposed Zoning

The property is now zoned M2 – General Industrial, following approval of the zoning change request submitted to the Village of Kronenwetter. The zoning was previously BP – Business Park, but the approved rezoning brings the property into alignment with the proposed distribution facility use per the Village of Kronenwetter Zoning Code. No additional zoning approvals are required for the distribution center, as the M2 classification fully supports general industrial and logistics operations.

3. Land Use Designation

The parcel's future land use designation is Industrial/Commercial.

4. Current Land Uses

The project site is currently undeveloped with the exception of two minor features: a small wooden shed situated on the northwest portion of the parcel, and an asphalt driveway located in the northeast corner. Other than these isolated elements, the land is vacant and has no existing buildings, infrastructure, utilities, or operational uses.

5. Proposed Land Uses

The proposed land use is a distribution facility, which is consistent with the newly approved M2 – General Industrial zoning classification. The facility will support package handling, loading and unloading operations, employee parking, vehicular circulation, and associated support functions typical of a modern distribution center.

6. Projected Use

No residents will occupy the site, as the property is not intended for residential use. The number of employees still needs to be determined. Visitor numbers, including non-employee truck drivers, maintenance contractors, inspectors, and third-party service personnel, will vary depending on operational demands and are not precisely known at this time.

7. Proposed Property Overview

The project includes no dwelling units as the property is intended for residential use. The site area is 26.33 acres, with 5.30 acres of building floor area. Impervious surfaces total 18.43 acres, and 7.90 acres are landscaped. The resulting floor area ratio is 20.14%, the impervious surface ratio is 70.00%, and the landscape surface ratio is 30.00%.

8. Operations Information

The distribution center will operate 24 hours per day to support around-the-clock package handling and logistics operations. Projected water usage, both normal and peak, has not yet been finalized. However, it is expected to remain low because distribution activities do not require water-intensive processes. Most water consumption will be limited to restrooms and breakroom fixtures. Similarly, sanitary sewer loading values are still to be determined but will remain minimal due to the low water demand. The completed Traffic Impact Analysis indicates that the facility will generate approximately 1,700 new trips per day, with 195 during the morning peak and 130 during the evening peak.

9. Building Materials

The primary materials used for the distribution facility will include precast concrete wall panels, a structural steel frame providing vertical and lateral support, and a TPO membrane roofing system installed over a metal deck. These materials are durable, energy-efficient, and consistent with the design and performance requirements typical of large-scale distribution and industrial facilities.

10. Expansion

There are no current plans for future expansion of the facility. The proposed development represents the full anticipated build-out of the site.

11. Other Information

The proposed distribution facility is being designed to comply with all applicable requirements of local and state regulations. These requirements include (but aren't limited to) stormwater, lighting, traffic impact, and site design, which will help ensure compatibility with nearby properties. The project will also provide significant economic benefits to the Village of Kronenwetter.