



October 16<sup>th</sup>, 2020

A&M Personal Storage Facility  
Doug Mielke  
1026 Old Highway 51  
Mosinee WI 54455

Re: Notice of Development Agreement Default for A&M Personal Storage, LLC; 1026 Old Highway 51, Kronenwetter WI 54455.

Dear Developer,

The Village of Kronenwetter has been in contact with you regarding your failure to comply with the developer obligations outlined in the development agreement, which were passed by Resolution: 2019-009. Multiple past inspections, with the most recent being on October 2<sup>nd</sup>, 2020, have displayed your failure to comply with obligations such as: installing proper landscaping that abuts the western lot line, signing and submitting a Stormwater Maintenance Agreement with the Village of Kronenwetter, and installing full cut-off lighting at all lighting points. Per the development agreement, the Village will provide you thirty (30) days to comply with all defaulted obligations. It should also be noted that that the paving requirement for phase 1 is due 11/20/2020. No extensions to this deadline will be given.

**Actions needed to remedy current defaults include installing proper landscaping that abuts the western lot line, signing a Stormwater Maintenance Agreement with the Village and installing full cut-off lighting on the exterior of all buildings by November 16<sup>th</sup>, 2020.**

Your cooperation is requested in making the above corrections. If you have further questions, please feel free to contact me at 715- 693-4200 ext. 107.

Sincerely,

Jarod Rachu  
Planning Technician



November 24<sup>th</sup>, 2020

A&M Personal Storage Facility  
Doug Mielke  
1026 Old Highway 51  
Mosinee WI 54455

Re: Notice of Development Agreement Default for A&M Personal Storage, LLC; 721 West Flanner Road.

Dear Developer,

The Village of Kronenwetter has been in contact with you regarding your failure to comply with the developer obligations outlined in the development agreement, which were passed by Resolution: 2019-009. Multiple past inspections, with the most recent being on November 24<sup>th</sup>, 2020, have displayed continued failure to comply with obligations such as: installing proper landscaping that abuts the western lot line, signing and submitting a Stormwater Maintenance Agreement with the Village of Kronenwetter, installing full cut-off lighting at all lighting points, and paving phase 1. The Village has already sent, via certified mail, a notice of default on October 16<sup>th</sup>, 2020. This letter outlined obligations that were in potential default (see attached letter). The 30 day notice to comply, per the previous letter, has elapsed as of November 16<sup>th</sup>, 2020. This property is now in default. Please contact the Village to verify a plan and schedule to fix each defaulted obligation. Your Stormwater Maintenance Agreement submission will need to include the required exhibits to be considered complete. You may need to contact the engineer that did the original design to obtain these exhibits.

**With your property now being in default, no further building permits will be issued until corrective actions have been taken. If an agreed upon landscaping plan and paving plan has not been finalized by March 1<sup>st</sup>, 2021, the Village will contract to have these issues completed with all costs being billed to the property. Completion of a Stormwater Maintenance Agreement (attached) and installation of full cut off lighting must be completed by January 1<sup>st</sup>, 2021 or citations will be issued for each issue.**

Your cooperation is requested in making the above corrections. If you have further questions, please feel free to contact me at 715- 693-4200 ext. 107.

Sincerely,

Jarod Rachu  
Planning Technician



July 23<sup>rd</sup>, 2021

**FINAL NOTICE**

A&M Personal Storage  
Doug Mielke  
1026 Old Highway 51  
Mosinee WI 54455

Re: Notice of Continuing Default and Village Action for A&M Personal Storage, LLC; 721 W Flanner Road, Kronenwetter WI 54455: **FINAL NOTICE**

Dear Mr. Mielke,

The Village of Kronenwetter Board of Trustees had reviewed your Development Agreement defaults to formalize abeyance of your defaulted Development Agreement requirements. The Village Board agreed to provide A&M Personal Storage, LLC until June 30<sup>th</sup>, 2021 to complete the required landscaping abutting the western lot line, installation of full cut-off lighting on the exterior of all buildings, and complete the Phase 1 paving requirements, as outlined in the Development Agreement Developer Obligations. A letter was sent to you on January 26<sup>th</sup>, 2021 outlining these requirements. After reviewing the development after the above deadline, these items have not been completed.

**THIS IS A FINAL NOTICE. If the Village does not hear from you regarding these defaults by August 2<sup>nd</sup>, 2021, the Village will be proceeding to contract with a paving company to pave all Phase 1 required areas per the phasing plan and contract with a landscaping company to landscape the western side of the property per the submitted landscaping plan. All costs associated with this work will be invoiced to you or will be assessed to the property on the tax roll. The Village will also issue a citation for the failure to complete the lighting requirements per Chapter 520-90 of the Village's General Code of Ordinances. These lighting requirements will not be remediated by the Village.**

Your cooperation is requested in making the above corrections. If you have further questions, please feel free to contact Jarod Rachu at the Village at 715-693-4200 ext 107.

Sincerely,

Jarod Rachu  
Planning Technician



January 26<sup>th</sup>, 2021

A&M Personal Storage  
Doug Mielke  
1026 Old Highway 51  
Mosinee WI 54455

Re: Notice of Development Agreement Default Abeyance for A&M Personal Storage, LLC; 721 W Flanner Road, Kronenwetter WI 54455.

Dear Mr. Mielke,

The Village of Kronenwetter Board of Trustees has reviewed your Development Agreement defaults to formalize an abeyance of your defaulted Development Agreement requirements. The Village Board has agreed to provide A&M Personal Storage, LLC until June 30<sup>th</sup>, 2021 to complete the required landscaping abutting the western lot line, installation of full cut-off lighting, and Phase 1 paving requirements, as outlined in the Development Agreement Developer Obligations and displayed in the accompanying site plan materials. A&M Personal Storage, LLC shall also complete the required Stormwater Maintenance Agreement by March 1<sup>st</sup>, 2021.

**Actions needed to remedy current defaults include the installation of proper landscaping that abuts the western lot line, installation of full cut-off lighting on the exterior of all buildings, and completion of Phase 1 paving requirements by June 30<sup>th</sup>, 2021. Completion of a Stormwater Maintenance Agreement is required by March 1<sup>st</sup>, 2021.**

Your cooperation is requested in making the above corrections. If you have further questions, please feel free to contact Jarod Rachu at the Village at 715-693-4200 ext 107.

Sincerely,

Chris Voll  
Village President




### Conditional Permit

The Village of Kronenwetter Board of Trustees had reviewed your Development Agreement defaults to formalize abeyance of your defaulted Development Agreement requirements. The Village Board agreed to provide A&M Personal Storage, LLC until June 30<sup>th</sup>, 2021 to complete the required landscaping abutting the western lot line, installation of full cut-off lighting on the exterior of all buildings, and complete the phase 1 paving requirements as outlined in the Development Agreement Developer Obligations. A letter was sent to you January 26, 2021 outlining these requirements. After reviewing the development pertaining to the above deadline, these items have not been completed. This permit is being approved under the conditions that the required landscaping abutting the western lot line, and the installation of full cut-off lighting on the exterior of all buildings be completed by December 31, 2022. If these items are **not completed by December 31, 2022.**

The Village will proceed with a landscaping company to landscape the western side of the property per the submitted landscaping plan. All cost associated with this work will be invoiced to you or will be assessed to the property tax roll. The Village will also issue a citation for the failure to complete the lighting requirement pre Chapter 520-90 of the Village's General Code of ordinances and will not be remediated by the Village

  
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Duane Gau Interim Administrator

Date: 7-29-22

Accepted by:  
  
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Doug Mielke

Date: 7-29-22