PLAN COMMISSION MEETING AGENDA

November 04, 2026 at 6:00 PM

Kronenwetter Municipal Center - 1582 Kronenwetter Drive Board Room (Lower Level)

1. **CALL MEETING TO ORDER**
   - **A.** Pledge of Allegiance
   - **B.** Roll Call
2. **PUBLIC COMMENT**
   Please be advised per State Statute Section 19.84(2), information will be received from the public. It is the policy of this Village that Public Comment will take no longer than 15 minutes with a three-minute time period, per person, with time extension per the Chief Presiding Officer's discretion. Be further advised that there may be limited discussion on the information received, however, no action will be taken under public comments.
3. **OLD BUSINESS - DISCUSSION AND POSSIBLE ACTION**
   - **C.** CONDITIONAL USE PERMIT (Eau Claire River LLC)
     Eau Claire River, LLC (7306 Zinser St., Weston, WI) requests a Conditional Use Permit for a nonmetallic mine at 1320 Kowalski Rd, Kronenwetter, WI. Parcel ID Number: 14527070230996. Legal description of the subject property: SEC 02-27-07 PT OF S 1/2 SW 1/4 THAT PT LYG WLY OF HWY '51' & D/I CSM VOL 10 PG 182 (#2709) (DOC #772685) EX DOC 1488725-(RD). 35.58 Acres.
4. **NEXT MEETING: NOVEMBER 16, 2026**
5. **CONSIDERATION OF ITEMS FOR FUTURE AGENDA**
6. **ADJOURNMENT**

NOTE: Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made at least 24 hours in advance to the Village Clerk's office at (715) 693-4200 during business hours.

Posted: 11/03/2026 Kronenwetter Municipal Center and www.kronenwetter.org
Faxed: WAOW, WSAU, City Pages, Mosinee Times | Emailed: Wausau Daily Herald, WSAW, WAOW, Mosinee Times, Wausau Pilot and Review, City Pages

REPORT TO PLANNING COMMISSION

ITEM NAME:	Non-Metallic Mining Conditional Use Permit (Eau Claire River, LLC)
MEETING DATE:	October 19, 2026
PRESENTING COMMITTEE:	Plan Commission
COMMITTEE CONTACT:	Chair Dan Lesniak
STAFF CONTACT:	Nathan Sandwick
PREPARED BY:	Nathan Sandwick

ISSUE:
Eau Claire River, LLC (7306 Zinser St., Weston, WI) requests a Conditional Use Permit for a non-metallic mine at 1320 Kowalski Rd, Kronenwetter, WI.
Parcel ID Number: 14527070230996
Legal description of the subject property: SEC 02-27-07 PT OF S 1/2 SW 1/4 THAT PT LYG WLY OF HWY '51' & D/I CSM VOL 10 PG 182 (#2709) (DOC #772685) EX DOC 1488725-(RD). 35.58 Acres.

ISSUE BACKGROUND/PREVIOUS ACTIONS:
The site was rezoned earlier this year to M2 to enable non-metallic mining as a conditional use. A public hearing is required prior to Plan Commission decision to approve, approve conditionally, or deny a conditional use permit application. The public hearing and meeting has been properly noticed as detailed in the staff report.

RECOMMENDED ACTION:
- Invite the applicant to present information, and remain to answer any questions that Plan Commissioners may have.
- Convene the required public hearing before further deliberation and decision whether to approve the conditional use permit application as proposed, approve with conditions, or deny with reasons for denial.
- See corresponding staff report for discussion questions and recommendation including conditions to consider.

ATTACHMENTS (describe briefly):
- Staff Report
- Non-metallic Mining Conditional Use Permit Application Form
- Applicant's Narrative with information about the mining operation and additional information addressing criteria for review of all CUPs
- Detailed plans for review including: title sheet, existing site conditions, reservoir flood storage, site plan, grading & erosion control plan, reclamation plan, erosion control details, site specification; requested median break; distance to adjacent structures.

EAU CLAIRE RIVER, LLC, CONDITIONAL USE PERMIT APPLICATION FOR NON-METALLIC MINING AT 1320 KOWALSKI ROAD, KRONENWETTER, WI 54455.

TAX PARCEL ID NUMBER: 145-2707-023-0996

STAFF REPORT FOR PLAN COMMISSION

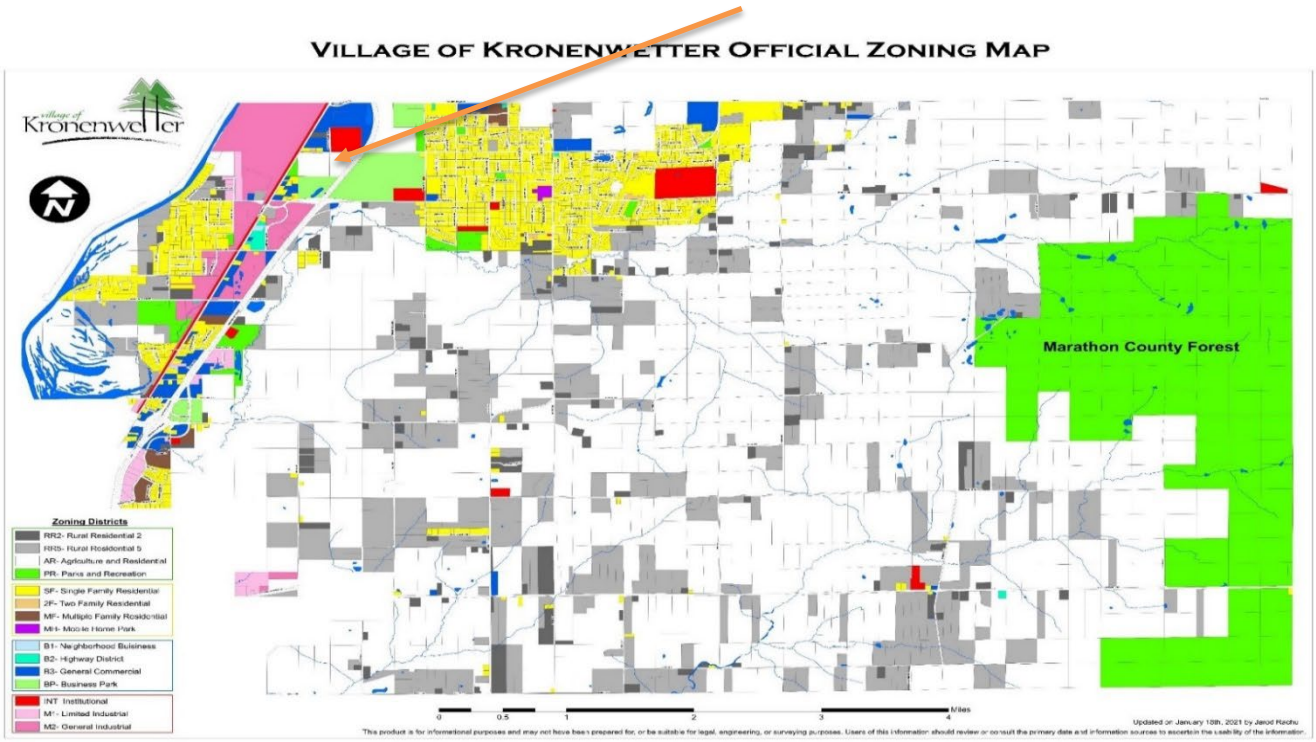
PUBLIC HEARINGS/ MEETINGS: Plan Commission Public Hearing: 6:00 p.m. October 19, 2026

APPLICANT: Eau Claire River, LLC
7306 Zinser St.,
Weston, WI 54476

OWNER: Eau Claire River, LLC
7306 Zinser St.,
Weston, WI 54476

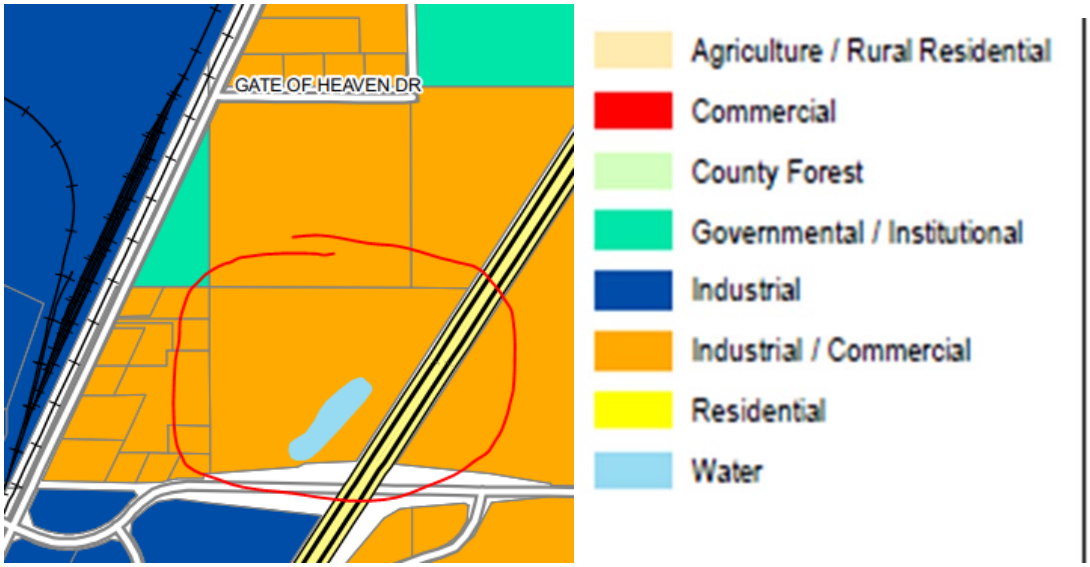
Prepared By: REI Engineering, Inc.
4080 N. 20th Ave.,
Wausau, WI 54401

LOCATION OF REQUEST: 1320 KOWALSKI ROAD, KRONENWETTER, WI 54455



Map 1: Location Map
(Source Data: Village of Kronenwetter Zoning Map)

Legal Description of Property: SEC 02-27-07 PT OF S 1/2 SW 1/4 THAT PT LYG WLY OF HWY '51' & D/I CSM VOL 10 PG 182 (#2709) (DOC #772685) EX DOC 1488725-(RD)



Map 2: Future Land Use Map
(Source Data: Village of Kronenwetter)

Future Land Use Descriptions (for reference)

Industrial/Commercial: Area designated for concentrated development in an industrial park (heavy) or business park (light / office) setting.

Industrial: Light and heavy industrial development. Industrial facilities, manufacturing operations, and contractor shops at which all operations are conducted entirely within an enclosed building, with the exception of fully screened outdoor storage and loading operations. Light industrial facilities are those which are not associated with nuisances such as odor, noise, heat, vibration, and radiation detectable at the property line and which do not pose a significant safety hazard such as danger of explosion. A “Light Industrial” land use may conduct retail sales activity as an accessory use. *A "Heavy Industrial" use may include activity conducted partially or wholly outside of an enclosed building and may be associated with nuisance conditions.*

Commercial: Lower impact commercial uses such as retail stores, taverns, restaurants, business offices, motels/hotels, offices, telephone/gas company, gas stations.



Map 3: Aerial Photo
(Source Data: Marathon County GIS)

ZONING: M2 – General Industrial

ACREAGE: 35.58 acres

LEGAL NOTIFICATION:
A legal advertisement was published in the Wausau Daily Herald on October 5, 2026 and October 13, 2026. Notice of the zoning change request was sent by regular mail to adjacent property owners within 500 feet of the subject property on October 1, 2026.

PROPOSED CONDITIONAL USE: CONDITIONAL USE PERMIT for a NONMETALLIC MINE.

DEVELOPMENT PATTERN (AND ZONING):	Subject Property:	M2
	North:	AR
	South:	M2, (RR5 across I39)
	East:	BP (across I39)
	West:	SF, B3

INTRODUCTION

Eau Claire River, LLC requests a Conditional Use Permit for non-metallic mining to excavate up to 1,300,000 cubic yards of sand and gravel within a 20-year window for excavation and reclamation. Sand and gravel mining occurred at this site in the past, resulting in the pond that exists today. Completion and of proposed excavation and reclamation would result in a larger pond (~22.5 acres) with another ~13 acres of developable land in the western portion of the parcel.

REVIEW

This Conditional Use Permit Application is complete with information required by the Village of Kronenwetter for non-metallic mining applications (§ 520-26(D)) as well as written justification with respect to review criteria required for all conditional use permit applications (§ 520-121(B)). Accordingly, the application indicates the applicant's proposal and approach to meeting the Village's performance standards for non-metallic mining including: plans for erosion control and reclamation; preservation of trees in a 25-foot buffer yard where required; separation of mineral extraction, washing, crushing and processing activities (minimum distances) from adjacent structures and land uses; separation of parking areas from the property line; road access design; and acceptance of performance standards established in the Village's zoning code.

The property is located within a flood storage district. An area of the property contiguous to lands lying outside the floodplain can be filled to the flood protection elevation if an equal volume of flood storage is created. The flood storage capacity of the site is estimated to increase from 216 acre-feet to 484.5 acre-feet (more than double the current capacity).

AUTHORITY

Plan Commission may approve the conditional use as originally proposed, may approve the proposed conditional use with conditions or modifications, or may deny approval of the proposed conditional use permit and include reasons for denial.

Each requested conditional use permit shall meet the following criteria (achieve "yes" answers) to be approved. Below you find Staff's comments as it relates to each.

2017 Act 67

- requires that standards governing conditional uses be "reasonable and, to the extent practicable, measurable…
- prohibits a community from basing a conditional use permit decision on "personal preferences or speculation."
- instructs that, where an applicant "meets or agrees to meet all of the requirements and conditions specified" in the ordinance or imposed by the decision-maker, the conditional use permit must be granted.

FINDINGS OF FACT CONDITIONAL USE

1. Is the proposed conditional use in harmony with the Comprehensive Plan, this chapter, and any other plan, program, or ordinance adopted by the Village?

The Future Land Use identified for this area in the Village's Comprehensive Plan is Commercial/Industrial. That is defined as an area designated for concentrated development in an industrial park (heavy) or business park (light/office) setting.

The proposed use could proceed without construction of a large permanent building at this location near where aspirational Village and MPO plans continue to call for an interchange which would be a major undertaking.

The proposed use advances the development strategy for Tax Increment District #1 by elevating a buildable (13-acre) area on this site, and also by providing fill to other sites in nearby flood fringe areas that will need fill in order to be developed.

2. The proposed conditional use does not, in its proposed location and as depicted on the required site plan, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted by the Village?

As proposed, the use would not result in substantial or undue adverse impacts in the vicinity. Potential impacts on nearby properties may be mitigated through compliance with established performance standards and satisfaction of conditions. A professional geotechnical analysis may be needed to confirm that the excavation of 1.3 million cubic yards of material reaching depths of ~70 feet below water would not, in this setting, compromise the structural integrity of adjacent roadways or building foundations. Trucks would haul material along local routes during allowed hours of operation.

As stated in the applicant's written justification, there is potential for increased flood storage capacity that benefits nearby properties. Upon reclamation, the expanded pond will be an amenity that may complement future developments in the vicinity.

3. Does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?

The proposed mining operation aligns with the industrial development strategy of TID #1. The subject property is zoned M2. Adjacent uses to the west are residential and commercial. This will be separated from the proposed excavation site by the 25-foot buffer yard, an earthen berm, and distances, helping to mitigate noise expected to be generated by excavation and crushing equipment. To the north is a wooded undeveloped property zoned Agriculture and Residential. To the south and east are roadways.

4. Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities, or services provided by public agencies serving the subject property?

The applicant states that the area can be adequately served by utility services. Village sanitary sewer and water infrastructure serve the general area. The applicant requests an easement to allow sanitary sewer and water service to the subject parcel from the existing service lines located adjacent to the west property boundary. The applicant also requests improved roadway access through a large break in the existing Kowalski Road median.

5. Do the potential public benefits of the proposed conditional use outweigh potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts?

The benefits of cost-effective preparation of building sites in the area, elevated property value upon reclamation, and anticipated flood water storage capacity are substantial, and outweigh foreseeable adverse impacts as ameliorated.

RECOMMENDED ACTION

Consider conditional approval of the CUP application with reasonable conditions to address any consequential issues among the following:

- Permitted months/days/hours of operation. (Applicant has proposed 6 AM to 7 PM, Monday through Friday, and 6 AM to noon Saturday.)
- Restrict months/days/hours and/or locations for specific activities such as hydraulic dredging, crushing, screening, washing.
- Clarity that no blasting or asphalt batching will occur onsite. Frequency and strength of blasting is regulated by DSPS.
- Timeframe for excavation and reclamation (20-year window proposed.)
- Perimeter of the excavation area to be properly staked to conform with the site plan.
- Suitability of haul routes and clarity about the requested median break for improved access.
- Potential road repair agreement with monitoring for any attributable accelerated wear, damage or bridge stress.
- Required that trucks be covered to suppress dust and debris.
- Reclamation plan in compliance with Marathon County.
- Compliance with Village erosion and stormwater control standards.
- Monitoring for compliance with performance standards.
- Monitoring of buffer yard vegetation, slopes, erosion control, or stormwater performance.
- Geotechnical analysis and confirmation by a qualified engineer that the proposed excavation reaching proposed depths below groundwater level would not compromise the structural integrity of adjacent roadways or other structures in the area.
- Clarity that the operation shall meet all applicable laws and regulations.

Non-Metallic Mining Conditional Use Permit Application

Application Fee: $300

A non-metallic mining conditional use permit is required for any mining activity in the Village. There are also additional permits required by the County and State of Wisconsin.

Plan Commission Meetings are held on the 3rd Monday of each month. Village Board Meetings on conditional use applications typically take place on the 4th Monday of each month.

Although not required, it is recommended that the applicant attend these meetings.

village of Kronenwetter
1582 Kronenwetter Drive
Kronenwetter, WI 54455
715-693-4200
www.kronenwetter.org

1. Applicant Name Eau Claire River, LLC Phone Number 715-302-0334
   Address 7306 Zinser St. Weston, WI 54476
   Email garyg@pgainc.net
2. Owner Name Same Phone Number Same
   Address Site Location: 1320 Kowalski Road, Kronenwetter
   Email Same
3. Parcel ID#(s) 14527070230996
4. Legal description of the site Sec 02-27-07 Pt of the S 1/2 of the SW 1/4 That Part Lyg Westerly of Hwy 51 & D/I CSM Vol 10, Pg. 182 Ex Doc 1488725 (roadway)
5. Total area to be affected by this project. Include areas for stockpiling, processing, conservation practices and any roads to be reclaimed 22.5 ☐ Square feet OR ☑ Acres
6. Description of the proposed mining operation including type of material extracted and processing methods to be used in mining the site Mechancial and hydraulic dredging, crushing, and screening of on-site and imported material. The extraction of sand and stone to support community needs.
7. ☑ Observed OR ☐ Estimated elevation of groundwater 1148-1150
   Reference depth to a permanent on-site reference point (bench mark).
8. Estimated volume of materials to be extracted 1.3 mill. cubic yards. (Include only the volume to be extracted in the time period covered by this application)
9. Estimated timetable for beginning and ending of operations on the site including any phases or stages
   Begin excavation summer 2026 - anticipated completion 2046

10. A. If operation is intended to be seasonal, list the months of operation

January 1 through December 31

B. Daily hours of operation

Monday	6	a.m. to	7	p.m.
Tuesday	6	a.m. to	7	p.m.
Wednesday	6	a.m. to	7	p.m.
Thursday	6	a.m. to	7	p.m.
Friday	6	a.m. to	7	p.m.
Saturday	6	a.m. to	12	p.m.
Sunday	NA	a.m. to	NA	p.m.

11. Are any temporary erosion control measures used during excavation? ☑ Yes OR ☐ No
(If yes, the measures to be used must be shown on the plan. If no, explain why none are needed.)

Grassed berms

12. In addition, the following drawings or documents must be attached to this application. All maps must be drawn at a scale of no less than one (1) inch equals two hundred (200) feet.

A. Copy of the lease or proof of ownership.
B. Copies of County and/or State permits or approvals.
C. Description of anticipated topography, water impoundments, artificial lakes and future land use of the site upon completion of reclamation.
D. Describe measures to be taken to screen the operation from view of surrounding land uses or an explanation of why such measures are not needed.
E. A map of the site as it presently exists, include the following:
   1. Property boundaries and the location of all structures on or adjacent to the site and the purpose for which each structure and the adjoining land are used.
   2. Contours of the affected land at intervals no larger than two (2) feet.
   3. The location and names of all streams and roads on or within three hundred (300) feet of the site.
   4. Boundaries of previous excavations on the site and the location and description of boundary stakes for the proposed site. The stakes shall be referenced to a permanent reference point. The area stakes shall include all stockpiling and storage areas.
F. If the site is to be mined in phases, four copies of an operation plan which shall include the following:
   1. A plan view and description of sequential phases of mining including haulage ways, storage areas and processing areas.
   2. If necessary, attach a plan showing temporary erosion control measures.

To the best of my knowledge, I certify that the information provided on this application and accompanying documents are true and accurate. I also understand that submitting this application authorizes the Zoning Administrator and his/her designee to enter onto the property for the purposes outlined in the Non-metallic Mining Reclamation Ordinance.

Kurt Seubert

Applicant's Signature

Kurt Seubert

Print Applicant's Name

5/11/2026

Date

Eau Claire River, LLC Non-Metallic Mining Application Narrative

In accordance with Village of Kronenwetter Zoning Code 520-26.D. Non-Metallic Mining, we offer the following response:

1.) ***A written description of the proposed operation, including the types and quantities of the materials that would be extracted;*** Approximately 1,300,000 cu. yds. of material would be excavated based on the current plan. Approximately 100,000 – 150,000 cu. yds. of material will remain on site to bring the infrastructure and building pads at or above the 100 yr. flood plain elevation. Approximately 1,250,000 cu. yds. of material will be leaving the site to support community construction needs and asphalt production. The anticipated materials to be excavated from the site are sand and gravel. The excavation will begin on the northeast corner of the site and move southwesterly. Site restoration efforts will take place concurrently with final grading as we move south. Fill material for the proposed building and infrastructure development will take place based on market demand.

2.) ***Proposed dates to begin extraction, end extraction, and complete reclamation;*** Our team looks forward to beginning the excavation within 90 days of receiving regulatory approvals. We cannot predict the marketplace or need for earthen materials so anticipating a completion date is difficult. We anticipate a 20-year window for excavation and reclamation based on current material demands. The borrow source would be reclaimed as the excavation takes place. The redevelopment efforts will take place based on market demands.

3.) ***Geologic composition and depth and thickness of the mineral deposit;*** Based on soil borings performed in the area we anticipate sand and gravel deposits to a depth of 100-feet below surface. Groundwater is anticipated at an elevation of 1145. Approximately 70-feet of excavation will take place below the groundwater table.

4.) ***Existing use of the land and proposed use after reclamation;*** The existing use of the land is fallow agricultural land reverting back to wooded lands. A 1948 air photo depicts an agricultural field stretching across the center of the subject property approximately 20 acres in size. At some point in recent history, the Hanz construction company created a borrow source onsite which is evidenced by the existing excavation. Concrete production was believed to have taken place onsite as well as witnessed by cull concrete remaining in the excavation.

5.) ***Existing natural and archaeological features on and adjacent to the site;*** To our knowledge, there are no natural or archaeological features on site. The Gate of Heaven cemetery is located approximately 2,000 feet north of the subject land.

6.) ***Where extracted materials would be hauled and over what roads;*** The application relies on a full access being created through a median break at the current field entrance. Past negotiations with the adjacent landowner to share the current access to Kowalski Road have been unsuccessful. These negotiations date back to the previous landowner beginning in 2004. We anticipate the use of Kowalski Road to Business 51. Business 51

north to I-39 Interchange #185 (Cedar Creek) or south to I-39 Interchange #181 (Maple Ridge Road) dependent upon the location earthen material is needed. If earthen materials are needed for development within the Village of Kronenwetter east of the subject property, Kowalski Road may be used as an intermittent route.

If materials are to be supplied to American Asphalt, the use of Queenland Drive and Cedar Road will be used to access the American Asphalt storage yard as the shortest route between sites.

7.) Types, quantities, and frequency of use of equipment to extract, process, and haul; Generally, there are three (3) to five (5) pieces of machinery located at the site during operations (excavators, bull dozers, off road trucks, loaders, screening equipment, and equipment used for processing.) Eau Claire River, LLC will practice dust control, air quality and public road cleanliness per MSHA regulations. Onsite moving of material will use off-road haul trucks. Material leaving the site will be loaded into dump trucks or dump trailers.

8.) ***Types of materials and equipment used or stored on site;*** Quantities of material stored at the site are generally based on demand, but Eau Claire River, LLC has set general stockpile parameters for the site. The stockpile will generally be between 5,000 to 15,000 cubic yards of crushed gravel throughout operation, with approximately 20,000 cubic yards expected to be sold each year.

9.) Whether and how frequently blasting, drilling, mining, crushing, screening, washing, refueling, fuel storage, asphalt batching, or concrete mixing would be performed on site; There will be limited screening taking place on site for the separation of sand and gravel. The maximum amount of combined material at the site at any given time will range from 20,000 to 50,000 cubic yards, with crushing events of 10,000 to 15,000 cubic yards of material anticipated two to four (2-4) times per year. The fueling of onsite equipment will be completed as needed delivered by a fuel transport truck that will not be stored onsite along with a 1,000 gallon on-site skid tank. Asphalt batching or concrete production is not anticipated to take place onsite.

10.) If washing is to be performed, estimated daily quantity of water required, its source and its disposition; Washing may be performed if aggregate material is encountered. Onsite groundwater will be used to wash the material. Washing will take place in a separate temporary sediment basin constructed large enough to address the volume.

11.) Whether excavation will occur below the water table and, if so, how ground water quality will be protected; Excavation below the groundwater table is anticipated. Daily inspection of equipment to address fuel or oil leaks is required. Storage of equipment at an elevation well above the water table is required. Offsite drainage to the excavation will take place via grassed swales with sediment basins. A large buffer will remain around the excavation to prevent offsite contamination.

12.) Description and elevations of all temporary or permanent structures; The excavation will not contain a permanent stormwater outlet due to the depth of the groundwater and the excessive storage capacity of the final excavation.

13.) ***Proposed hours and days of operation;*** Annual hours of operation are Monday through Friday 6:00 a.m. to 7:00 p.m.. Saturday 6:00 a.m. to 12:00 p.m.. No operational hours on Sunday.

14.) ***Any special measures that will be used for spill prevention and control,*** Refueling of equipment will take place away from the groundwater source. ***dust control,*** A water truck, sprinkler system, or alternate means of cover to control dust during dry periods of the year will be utilized ***or environmental protection;*** A vegetated buffer of existing trees/vegetation will remain around the site until the final redevelopment phase. The site will be gated during closed hours to prevent unauthorized entry or dumping of unauthorized materials. All disturbed areas will be topsoiled and seeded, erosion control mix for dry soils. Post rainfall events greater than 0.5 inches will take place to monitor erosion control efforts. Grassed swales will be maintained to address stormwater runoff and sediment control.

15.) A site or operations plan map, drawn to scale by a qualified professional, and including site boundaries; existing contour lines; existing roads, driveways, and utilities; existing natural features, including lakes, streams, floodplains, wetlands, and shoreland areas; all dwellings and private and municipal wells within 1,000 feet; location of the proposed extraction, staging areas, fueling, fuel storage, and equipment storage areas; proposed location and surfacing of roads, driveways, and site access points; proposed phasing plan, if any; proposed fencing of property and gating of access points; proposed locations of stockpiles; proposed location and types of screening berms, fencing, and/or landscaping; and proposed temporary and permanent structures, including scales and offices. See Attached

16.) An erosion control plan, drawn to scale by a professional engineer, meeting all applicable village, state, and county requirements. See Attached

17.) A reclamation plan prepared in accordance with the Wisconsin Administrative Code and the county nonmetallic mining reclamation ordinance, and clearly depicting proposed stages of restoration, proposed contours following restoration, depth of topsoil and vegetative cover, and proposed land use. See Attached

18.) Each nonmetallic mineral extraction operation, regardless of when established, shall have on file with the zoning administrator current operational, erosion control, and reclamation plans covering the subject matter in subsection A above, in no case later than 180 days from the effective date of this chapter. Operations established before the effective date of this chapter shall operate and restore the site in compliance with previous approved plans and conditions; with the provisions of this chapter; and to assure public safety, minimization of nuisances, and proper restoration of the site, provided that such requirements shall not be economically and technically unreasonable with respect to existing conditions. A copy of the enclosed materials will be filed with the Village of Kronenwetter.

19.) For new and expanded operations, a buffer yard meeting the requirements of subsection 520-79.C(4) shall be provided along all property borders abutting residentially zoned property. See Attached

20.) The conditional use permit may include limits on the amount of time the nonmetallic mineral extraction use shall remain in operation and/or hours and days of operation. Eau Claire River, LLC looks forward to working with the Village on this matter.

21.) The conditional use permit may include restrictions and/or hours for blasting, drilling, screening, asphalt batching, washing, and other processing. Eau Claire River, LLC looks forward to working with the Village on this matter.

22.) All mineral extraction activities and washing, crushing and similar processing shall be at least 50 feet from any right-of-way or property line, and 200 feet from a residential dwelling. All ancillary operations, such as offices, parking areas, and stockpiles, shall be at least 50 feet from any right-of-way or property line. This provision shall apply to all nonmetallic mineral extraction operations, including preexisting ones, except to the extent that buildings, structures, and surface activity areas were closer than specified as of the effective date of this chapter. Eau Claire River, LLC accepts this condition

23.) To prevent tracking of mud onto public roads, access driveways for all new and expanded nonmetallic operations shall be hard-surfaced within 50 feet of the public right-of-way, unless the adjacent road is not hard-surfaced. Eau Claire River, LLC anticipates 100-feet of paved access.

24.) All public roads to all nonmetallic mineral extraction operations, including operations established prior to the effective date of this chapter, shall be kept free of all mud, debris, and dust by sweeping or other means. Eau Claire River, LLC accepts this condition

25.) Access to all nonmetallic mineral extraction sites shall only be through points designated as entrances on the site or operations plan map or as otherwise legally established. The operator shall secure such access points when the site is not in operation. Eau Claire River, LLC accepts this condition

26.) For all nonmetallic mineral extraction operations, the site and driveway shall be sprayed to control dust, except when the temperature is below freezing. Spraying may also be required in and around the excavation pit to further reduce dust. All operations and sites, regardless of when established, shall also meet the air pollution standards in section 520-92. Eau Claire River, LLC accepts this condition

27.) The conditional use permit may include provisions for the upgrade, repair, and maintenance of public roads serving the use, which shall depend on the intensity of the operation and the existing condition and capacity of such roads. A bond or other performance guarantee for such work may be required as part of the conditional use permit provided that a clear relationship is established between the operation and the need for road upgrades, repair, and maintenance. Eau Claire River, LLC accepts this condition

28.) If any public road is damaged or destroyed as a result of any nonmetallic mineral extraction operation, including operations established prior to the effective date of this chapter, the owner shall restore or pay for the restoration of the same to an acceptable condition and value. The owner shall have the right to show and bear the burden of proof in showing that the indicated damage was not the result of its operation. Eau Claire River, LLC accepts this condition

29.) On-site bulk fuel storage areas and areas for fueling of equipment shall be located in accordance with the Wisconsin Administrative Code and state statutes. A conditional use permit granted for a new or expanded operation may also require that such areas, facilities, and equipment be located above the water table to minimize the potential for groundwater contamination. An on-site 1,000 gallon skid tank will be used and stored above the groundwater table.

30.) If blasting, drilling, or other processing is requested, additional standards or conditions may be applied to the conditional use permit with relation to frequency, dust, noise and vibration levels, notice to neighbors, pre-inspection of neighboring basements and wells, and claims procedures in accordance with the Wisconsin Administrative Code. Eau Claire River, LLC accepts this condition

31.) For all nonmetallic mineral extraction operations, including operations established prior to the effective date of this chapter, noise levels shall kept at or below allowable limits under section 520-91. Eau Claire River, LLC accepts this condition

32.) For nonmetallic mineral extraction operations established or expanded after the effective date of this chapter, the area of extraction shall be completely enclosed by a security fence meeting applicable requirements of section 520-83, or maintained at a slope not to exceed 3:1. Eau Claire River, LLC will not grade slopes greater than 3:1.

33.) The owner of each nonmetallic mineral extraction operation, regardless of when established, shall maintain insurance against liability for personal injury, death or property damage caused by the maintenance and/or operation of the nonmetallic mineral extraction operation and accessory structures. Such insurance policy shall have a single combined limit of not less than $1,000,000.00 per occurrence and contain a provision that it may not be canceled or materially modified without the approval of the village. The owner shall provide the zoning administrator with a certificate of such insurance before issuance of a building permit, upon each policy renewal thereafter, and otherwise upon written request. Eau Claire River, LLC accepts this condition

34.) Upon written inquiry from the village, each nonmetallic mineral extraction operation, regardless of when established, shall have the burden of presenting credible evidence establishing the continued compliance with applicable provisions of this subsection D, and approved plans and conditions placed upon the conditional use permit or any other prior or subsequent village approval. Failure to establish compliance with applicable provision, the approved plans, and all conditions placed upon the conditional use permit or other village approval shall be grounds for revocation of the permit. If the village determines that it is necessary to consult with a third party to ascertain compliance, all costs and expenses associated with such consultation shall be borne by the owner of the nonmetallic mineral extraction operation. Failure to pay such costs and expenses or provide information requested by the village shall be grounds for revocation of the conditional use permit or other village approval, and/or enforcement under the provisions of this chapter. Eau Claire River, LLC accepts this condition

35.) Minimum required off-street parking: one space per each employee on the largest work shift. See attached plan.

Bull Junior Creek Flood Storage District Reservoir #2 Impacts

Most of the subject property is consumed by the Flood Storage District Reservoir #2 (FSDR2) with a flood elevation of 1173.5. The impacts of FSDR2 create a financial hardship on the parcel due to extensive earthmoving efforts required to create building pads 2 feet above the flood plain elevation as required by Village Code (flood protection elevation) and infrastructure routes at or above the flood elevation. The proposed non-metallic mining efforts:

- Create a borrow source to generate earthen fill material for the proposed building pads
- Generating a revenue source to aid in offsetting extraordinary earthmoving costs not experienced on sites outside of the floodplain
- Provide flood storage mitigation for the subject site and the surrounding sites within FSDR2

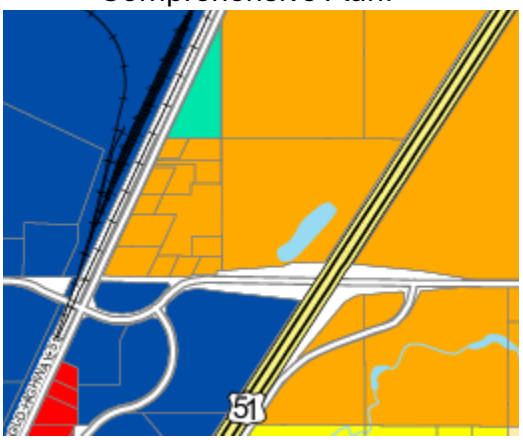
FSDR2 currently stores approximately 216 acre-feet of flood waters during a 100-year storm event impacting 13 individual properties based on current FEMA mapping. The creation of the proposed pond excavation will create approximately 484.5 acre-feet of flood storage. The result is an additional 268.5 acre-feet of flood storage may be available for additional flood storage. If neighboring properties choose to participate through grading efforts to direct water to the proposed facility, gains in property values can be realized by addressing the flood storage mitigation impacts.

Eau Claire River, LLC Non-Metallic Mining Application

Additional Information September 9, 2026

1.) Is the proposed conditional use in harmony with the Comprehensive Plan, this chapter, and any other plan, program, or ordinance adopted by the Village?

- The subject property is identified as a ***Commercial/Industrial*** land use on the Future Land Use Map, Village of Kronenwetter Comprehensive Plan dated 2019
- Below you will find an excerpt from the Comprehensive Plan Future Land Use Map showing the subject parcel in yellow highlight as Commercial/Industrial
- The Comprehensive Plan defines the Industrial/Commercial area as; ***Area designated for concentrated development in an industrial park (heavy) or business park (light/office) setting***. See page 122 within the Comprehensive Plan.
- In March 2026 we rezoned the parcel to M2 General Industrial (heavy) to accommodate the non-metallic mining land use which is a Conditional Use of the M2 district.
- The rezoning effort required to perform non-metallic mining is in harmony with the Village of Kronenwetter 2019 Comprehensive Plan based on the findings within the Comprehensive Plan.



2.) The proposed conditional use does not, in its proposed location and as depicted on the required site plan, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvement, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this chapter, the Comprehensive Plan, or other plan, program, map or ordinance adopted by the Village?

- The proposed conditional use request supports the Village's efforts to redevelop the subject area for Industrial/Commercial development by:
    - ***result in a substantial or undue adverse impact on nearby property***

- A minimum 25-foot wooded buffer will remain around the entire perimeter of the subject property
- The westerly edge of the proposed non-metallic mining excavation is more than 500-feet from the nearest adjacent buildings
- The completion of the excavation will generate enough flood storage to mitigate all the Bull Junior Creek Flood Storage Reservoir #2 on the subject property and the adjacent properties impacted by the flood storage impacts

- ***the character of the neighborhood***
  - The land to the north is zoned agricultural and is currently wooded. The completed pond excavation will be an amenity and buffer to the land to the north and any future development of those lands
  - The completed pond excavation will be both a visual amenity and provide stormwater and flood storage controls for the future development of the westerly portion of the subject property
  - The completed development will be an enhancement to the overall neighborhood providing flood storage and an enhanced visual amenity
- ***environmental factors***
  - Flood storage mitigation will be provided protecting existing and future developments from harmful flood impacts
  - The completed pond excavation will provide wildlife habitat opportunities that do not exist today
  - Open space visual site lines will be enhanced for the property users and the traveling public
- ***traffic factors***
  - Removing approximately 29 acres (extent of the non-metallic mining efforts) of the full 35.6 acres from future development reduces the overall traffic impacts influence on the local infrastructure system
- ***parking***
  - No parking required upon the completion of the reclamation project
- ***public improvements***
  - Minimal impact on public improvements at the completion of the project
  - No sewer/water required for the non-metallic mining effort
  - Hauling of earthen materials will be limited to those roads constructed for heavy vehicle traffic
  - The parcel is currently served by a right-in/right-out access point. Full access to the site requires a break in the median. This median break is being requested with this application. Previous discussions with the Village team were favorable for the median break.
- ***public property or rights-of-way***
  - The parcel is currently served by a right-in/right-out access point.
  - Full access to the site requires a break in the median.

- This median break is being requested with this application.
- Previous discussions with the Village team were favorable for the median break

- ***other matters affecting the public health*, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this chapter, the Comprehensive Plan, or other plan, program, map or ordinance adopted by the Village?**
  - The proposed plan is in concert with the 2019 Comprehensive Plan
  - The positive impacts of visual open spaces and sight lines are a positive impact to the traveling public
  - There are no public water supply sources near the proposed excavation
  - Site dust controls, wooded buffer, and the elevation of the excavation will limit impacts to the adjacent land or traveling public
  - The subject land is located within TID #1 which is a financially distressed TID. Development of the subject land to support the TID plan has been out of reach due to the excessive costs to fill the land above the flood protection elevation (2-feet above the flood plain elevation). The ability to create an on-site non-metallic mine provides the ability to offset the earthmoving costs to develop the remainder of the property providing valued tax incremental development.
  - The existing tax burden within TID #1 will fall on the shoulders of the Kronenwetter residents if tax increment within TID #1 is not created at the end of the TID plan year. The proposed plan provides a path forward to create the needed tax increment potentially relieving the citizens of Kronenwetter of this burden.

3.) Does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?

- The proposed land use provides support for TID #1 and development of commercial/industrial development through the creation of the non-metallic mine. The existing site conditions create the need for 1 to 7 -feet of earthen fill to bring the site to a suitable development grade meeting the flood protection elevation as required by Village of Kronenwetter Code 520-49. Importing earthen fill material has been proven to be too costly as potential land users have attempted to develop the parcel but backed away due to the earth moving costs over more than 20 years. A stark realization of this factor can be witnessed when comparing the Village of Weston Industrial Park progress versus the progress of TID #1 over the same period.

4.) Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements,

facilities, utilities, or services provided by public agencies serving the subject property?

- The area can adequately be served utility services
- Sanitary Sewer and Water were installed on the adjacent parcel to the west
- Easements are not in place allowing the subject property to access the utilities
- The Village has been asked to obtain easements over the existing sanitary sewer and watermain since 2004 allowing service to extend onto the subject property.

5.) Does the potential public benefits of the proposed conditional use outweigh potential adverse impacts of the proposed conditionals use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts?

- The following factors provide public benefit to support the conditional use approval:
- Supports the financially distressed TID #1 to assist with removing/reducing the debt burden by cost effectively creating building pads for future development
- Creates a visual amenity upon completion of the excavation/reclamation efforts
- Creates an attractive open space and buffer from Interstate 39
- Increases the assessed value of the parcel post final excavation reclamation
- Provides for future development sites for job creation within our community
- Provides for future development sites adjacent to Interstate 39 keeping commercial/industrial traffic from the local roadway network
- Creates wildlife habitat

See the attached plan sheet identifying adjacent structures and the approximate distance to the excavation. No buildings are proposed under this conditional use. Proposed buildings will be provided to the Village for review and approval under the land division and site plan review process.

There are no public utilities on the subject parcel. Sanitary sewer and watermain are located on the adjacent parcel to the west. See the response to question #4 for further detail.

RECLAMATION PLANS FOR:

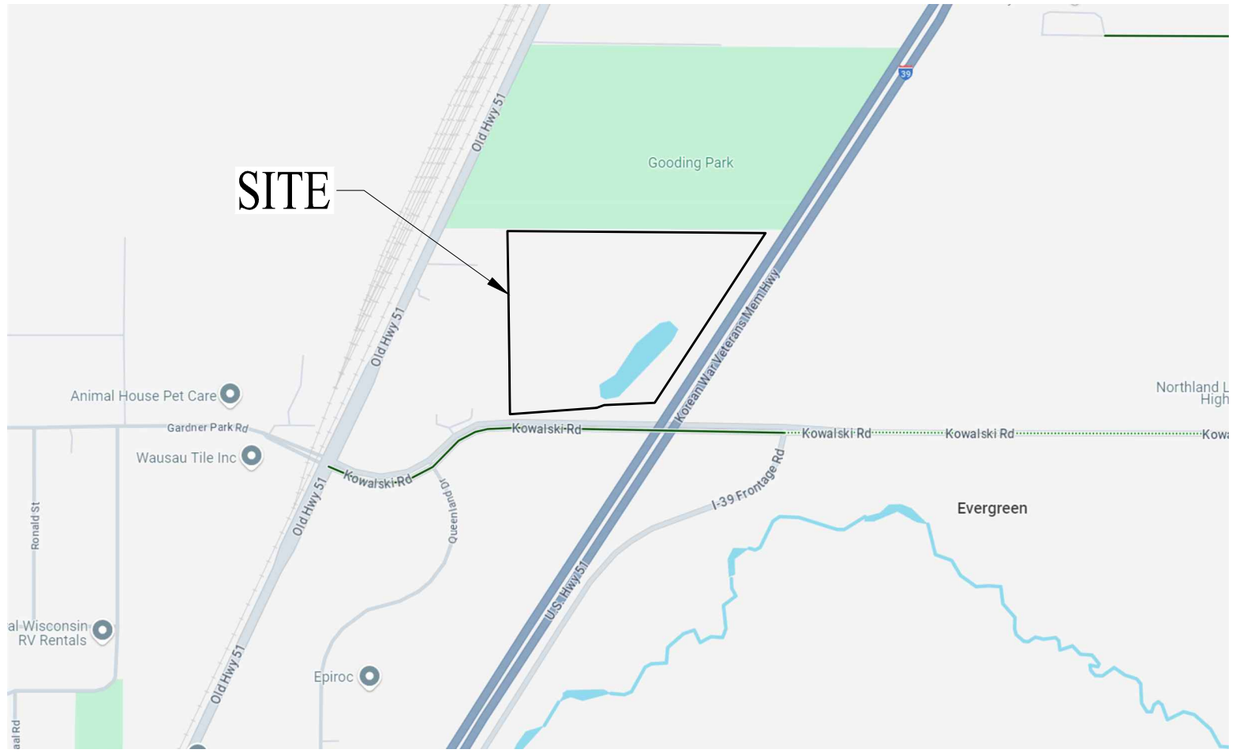
EAU CLAIRE RIVER, LLC

VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN

INDEX OF SHEETS

SHEET 001	TITLE SHEET
SHEET 010	EXISTING SITE CONDITIONS
SHEET 020	RESERVOIR FLOOD STORAGE
SHEET 100	SITE PLAN
SHEET 200	GRADING & EROSION CONTROL PLAN
SHEET 250	RECLAMATION PLAN
SHEET 810	EROSION CONTROL DETAILS
SHEET 900	SITE SPECIFICATIONS

TOTAL SHEETS = 8



811 Know what's below. Call before you dig.

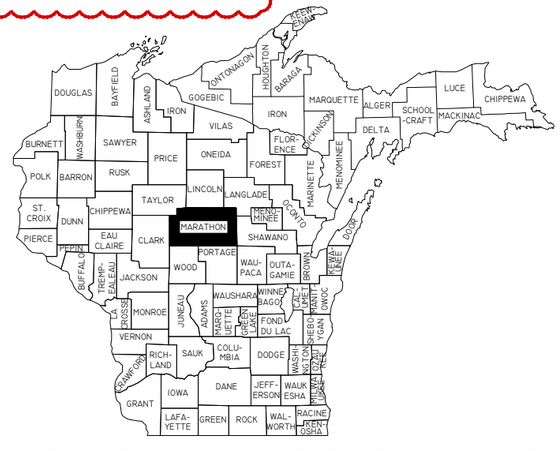
DIGGERS HOTLINE

TOLL FREE: 811 OR (800) 242-8511
HEARING IMPAIRED: TDD (800)542-2289
EMERGENCY ONLY: (877) 500-9592
WWW.DIGGERSHOTLINE.COM

TITLE WORK REQUIRED
TITLE WORK FOR THE PROJECT SITE WAS NOT PROVIDED TO REI FOR REVIEW, THEREFORE REI WAS UNABLE TO VERIFY THE EXISTENCE OF EASEMENTS OR USE ENCUMBRANCES.

INFORMATION SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES IS BASED ON INFORMATION AND DATA FURNISHED BY THE OWNER OF SUCH UNDERGROUND FACILITIES. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXACT LOCATIONS OF ALL UNDERGROUND FACILITIES PRIOR TO COMMENCING ANY WORK. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITY FACILITIES.

NOT FOR CONSTRUCTION



OWNER:
EAU CLAIRE RIVER, LLC

SURVEYOR:
REI ENGINEERING, INC.
4080 N. 20TH AVENUE
WAUSAU, WI 54401
(715) 675-9784

ENGINEER:
REI ENGINEERING, INC.
4080 N. 20TH AVENUE
WAUSAU, WI 54401
(715) 675-9784
PROJECT MANAGER
DAN D. DETERT

APPROVING AUTHORITIES:
VILLAGE OF KRONENWETTER
MARATHON COUNTY
WDNR

LIST OF STANDARD ABBREVIATIONS

&	AND
AB	AUGER BORING
ADT	AVERAGE DAILY TRAFFIC
BC	BOTTOM OF CURB
BM	BENCHMARK
BOC	BACK OF CURB
BR	BOTTOM OF RAMP
BS	BOTTOM OF STEPS
BW	BOTTOM OF WALL
CB	CATCH BASIN
CMAC	CORRUGATED METAL ARCH CULVERT
CMBC	CORRUGATED METAL BOX CULVERT
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC.	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
DGB	DENSE GRADED BASE
DIP	DUCTILE IRON PIPE
D/S	DOWNSTREAM
(E)	EAST
ELEV.	ELEVATION
EOG	EDGE OF GRAVEL
FFE	FINISHED FLOOR ELEVATION
FG	FINISH GRADE
F.O.	FIBER OPTIC
INL	INLET
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HMA	HOT MIX ASPHALT
HP	HIGH POINT
IE	INVERT ELEVATION
LF	LINEAL FEET
LP	LOW POINT
MEG	MATCH EXISTING GRADE
MH	MANHOLE
(N)	NORTH
(NE)	NORTHEAST
(NW)	NORTHWEST
OH	OVERHEAD
PC	POINT OF CURVATURE
PE	POLYETHYLENE PIPE
P/L	PROPERTY LINE
PP	POWER POLE
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE PIPE
RCB	REINFORCED CONCRETE BOX CULVERT
RCP	REINFORCED CONCRETE PIPE
RR	RAIL ROAD
R/W	RIGHT OF WAY
(S)	SOUTH
SAN	SANITARY SEWER
SB	SOIL BORING
SS	STORM SEWER
STM	STORM
(SW)	SOUTHWEST
TC	TOP OF CURB
TBR	TO BE REMOVED
TLE	TEMPORARY LIMITED EASEMENT
TNH	TOP NUT FIRE HYDRANT
TP	TEST PIT
TR	TOP OF RAMP
TYP.	TYPICAL
TS	TOP OF STEPS
TW	TOP OF WALL
U/S	UPSTREAM
VAR.	VARIES
(W)	WEST

LEGEND

- BENCHMARK
- I" IRON BAR
- EXISTING MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING STORM SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING WATER SHUTOFF
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- EXISTING GAS VALVE
- EXISTING CURB INLET
- EXISTING WELL
- TEST PIT LOCATION
- SOIL BORING
- EXISTING AIR CONDITIONING UNIT
- EXISTING GAS METER
- EXISTING ELECTRIC METER
- EXISTING UTILITY PEDESTAL
- EXISTING RAILROAD TRACKS
- EXISTING TREE LINE
- EXISTING GUY POLE
- EXISTING CABLE TV
- EXISTING FIBER OPTIC CABLE
- EXISTING UNDERGROUND GAS
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- EXISTING OVERHEAD UTILITIES
- EXISTING WATER MAIN
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING PROPERTY LINE
- PROPOSED HANDICAP PARKING
- PROPOSED CURB STOP
- PROPOSED HYDRANT
- PROPOSED WATER VALVE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED FORCE MAIN
- PROPOSED SANITARY SEWER LATERAL
- PROPOSED WATER LATERAL
- PROPOSED WATER MAIN
- PROPOSED PUMP STATION
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED CURB INLET
- PROPOSED CATCH BASIN
- PROPOSED CLEANOUT
- PROPOSED DRAINAGE FLOW
- 3% PROPOSED SLOPE
- PROPOSED CURB & GUTTER
- PROPOSED REJECT CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- 1178 EXISTING GROUND CONTOUR(INTERVAL-1 FT.)
- 1180 PROPOSED GROUND CONTOUR(INTERVAL-1 FT.)
- 1256.50 / 1256.00 PROPOSED SPOT ELEVATION (TOP OF CURB) / PROPOSED SPOT ELEVATION (BOTTOM OF CURB)
- PROPOSED SILT FENCE
- PROPOSED INLET PROTECTION
- PROPOSED RIPRAP
- PROPOSED EROSION MAT
- PROPOSED SAWCUT
- PROPOSED DRAINAGE SWALE

REI Engineering, INC.
4080 N. 20TH AVENUE
WAUSAU, WISCONSIN 54401
PHONE: 715.675.9784,FAX: 715.675.4060
EMAIL: MAIL@REIENGINEERING.COM

REI **CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING**

NO SCALE

DATE	REVISION	BY	CHKD

SURVEYED BY:	DESIGNED BY:GSW	SURVEY DATE:
SURVEY CHKD BY:	CIVIL CHKD BY:JJB	CIVIL DATE: 5/7/2026
SURVEY APVD BY:	CIVIL APVD BY:JJB	DRAWN BY: TAW

TITLE SHEET
EAU CLAIRE RIVER, LLC
1320 KOWALSKI ROAD
KRONENWETTER, WI

REI No. 11280
SHEET 001

DRAWING FILE: Q:\11200-11299\11280 - PGA - KOWALSKI ROAD\DRAWING\PLANS\PLANS-2026\11280-C001-TITLE-2026.DWG LAYOUT: 001
PLOTTED: MAY 07, 2026 - 11:58AM PLOTTED BY: TODDW



NOTES

1. EXISTING CONTOURS WERE DERIVED FROM COUNTY LIDAR DATA.
2. AERIAL OBTAINED FROM GOOGLE EARTH DATED 05/14/23.

REI Engineering, INC.
4080 N. 20TH AVENUE
WAUSAU, WISCONSIN 54401
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REI **CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING**

SCALE 0 100 200

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DATE	REVISION	BY	CHKD

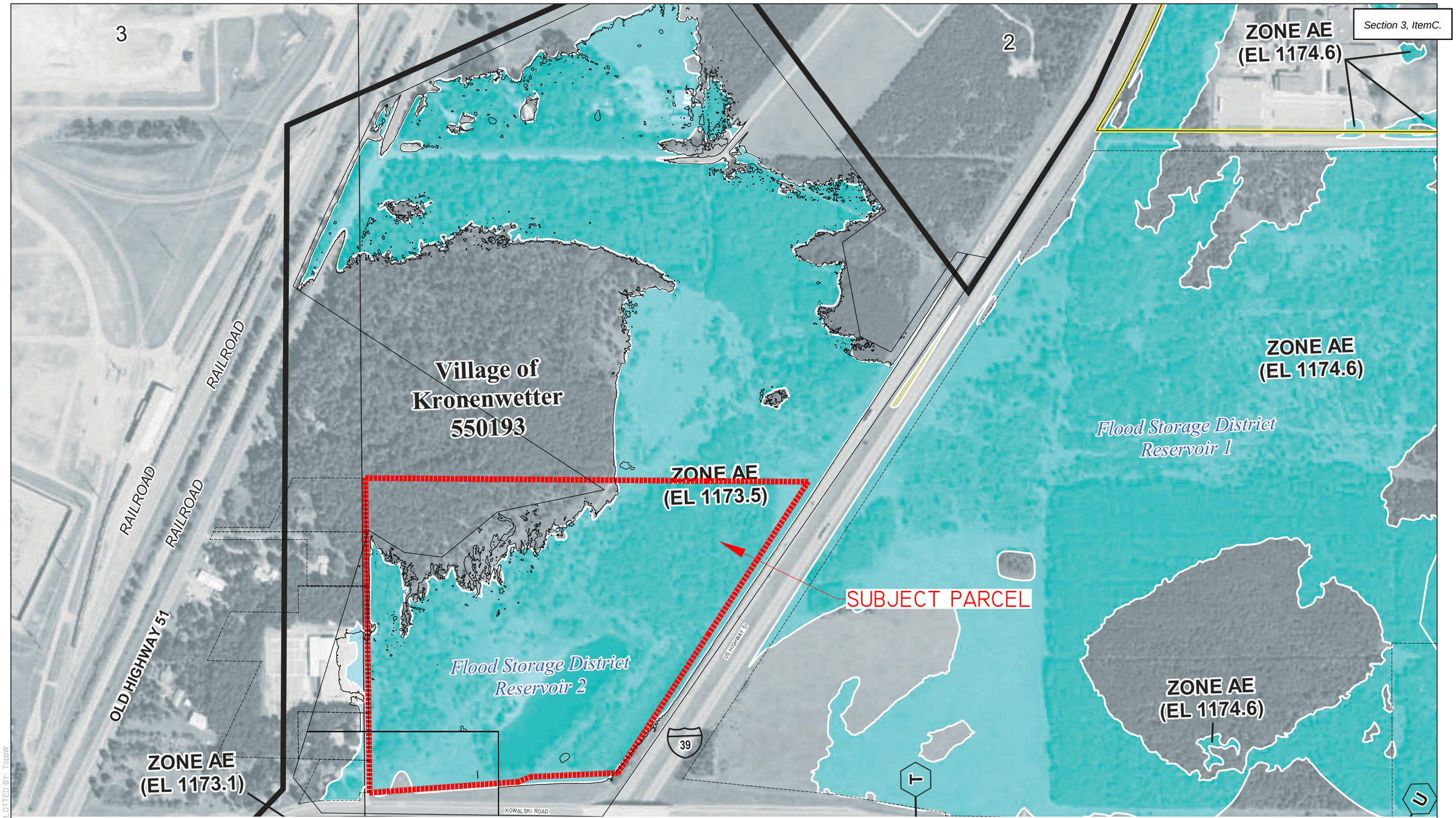
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SURVEY CHKD BY:	CIVIL CHKD BY: JJB	CIVIL DATE: 5/7/2026
SURVEY APVD BY:	CIVIL APVD BY: JJB	DRAWN BY: NAP

EXISTING SITE CONDITIONS

EAU CLAIRE RIVER, LLC
1320 KOWALSKI ROAD
KRONENWETTER, WI

REI No. 11280
SHEET 010

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Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
Reservior 2 Flood Storage	1.000	1.000	4936593.07 Sq. Ft.	140900.58 Cu. Yd.	347769.14 Cu. Yd.	206868.55 Cu. Yd.<Fill>
Totals			4936593.07 Sq. Ft.	140900.58 Cu. Yd.	347769.14 Cu. Yd.	206868.55 Cu. Yd.<Fill>

RESERVOIR 2 FLOOD STORAGE
347,769 CY / 1613.333 = 215.56 AC-FT

REI Engineering, INC.
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WAUSAU, WISCONSIN 54401
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EMAIL: MAIL@REIENGINEERING.COM

REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE 0 177 353

N

DATE	REVISION	BY	CHKD

SURVEYED BY:	DESIGNED BY:GSW	SURVEY DATE:
SURVEY CHKD BY:	CIVIL CHKD BY:JJB	CIVIL DATE: 5/7/2026
SURVEY APVD BY:	CIVIL APVD BY:JJB	DRAWN BY: GSW

RESERVOIR FLOOD STORAGE
EAU CLAIRE RIVER, LLC
1320 KOWALSKI ROAD
KRONENWETTER, WI

REI No. 11280
SHEET 020

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PLOTTED: MAY 07, 2026 - 12:00PM PLOTTED BY: TODDW

MAINTAIN 25' WIDTH MIN. LANDSCAPE BUFFER OF EXISTING VEGETATION ALONG PROPERTY LINE

25' BUFFER

EARTHEN BERM FOR SITE ACCESS CONTROL AND NOISE REDUCTION

PROPOSED STAGING AREA

PROPOSED STOCKPILE LOCATION

PIT BOTTOM ELEV = 1075.0

PROPOSED 10:1 SAFETY SHELF

MAINTAIN 25' WIDTH MIN. LANDSCAPE BUFFER OF EXISTING VEGETATION ALONG PROPERTY LINE

US HIGHWAY 51

25' BUFFER

WASH POND

EQUIPMENT STORAGE, MACHINE FUELING LOCATION, EMPLOYEE PARKING, AND SCALE LOCATION.

10 PARKING STALLS

SEDIMENT TRAP

SEDIMENT TRAP

PROPOSED MINING LIMITS

MAINTAIN 25' WIDTH MIN. LANDSCAPE BUFFER OF EXISTING VEGETATION ALONG PROPERTY LINE

SITE ACCESS CONTROL FENCE AND GATE

PROPOSED ACCESS POINT

RELOCATED LIGHT POLE

KOWALSKI ROAD

EXISTING LIGHT POLE TO BE RELOCATED

REI Engineering, INC.
4080 N. 20TH AVENUE
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PHONE: 715.675.9784 FAX: 715.675.4060
EMAIL: MAIL@REIENGINEERING.COM

REI **CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING**

SCALE 0 100 200

N

DATE	REVISION	BY	CHKD

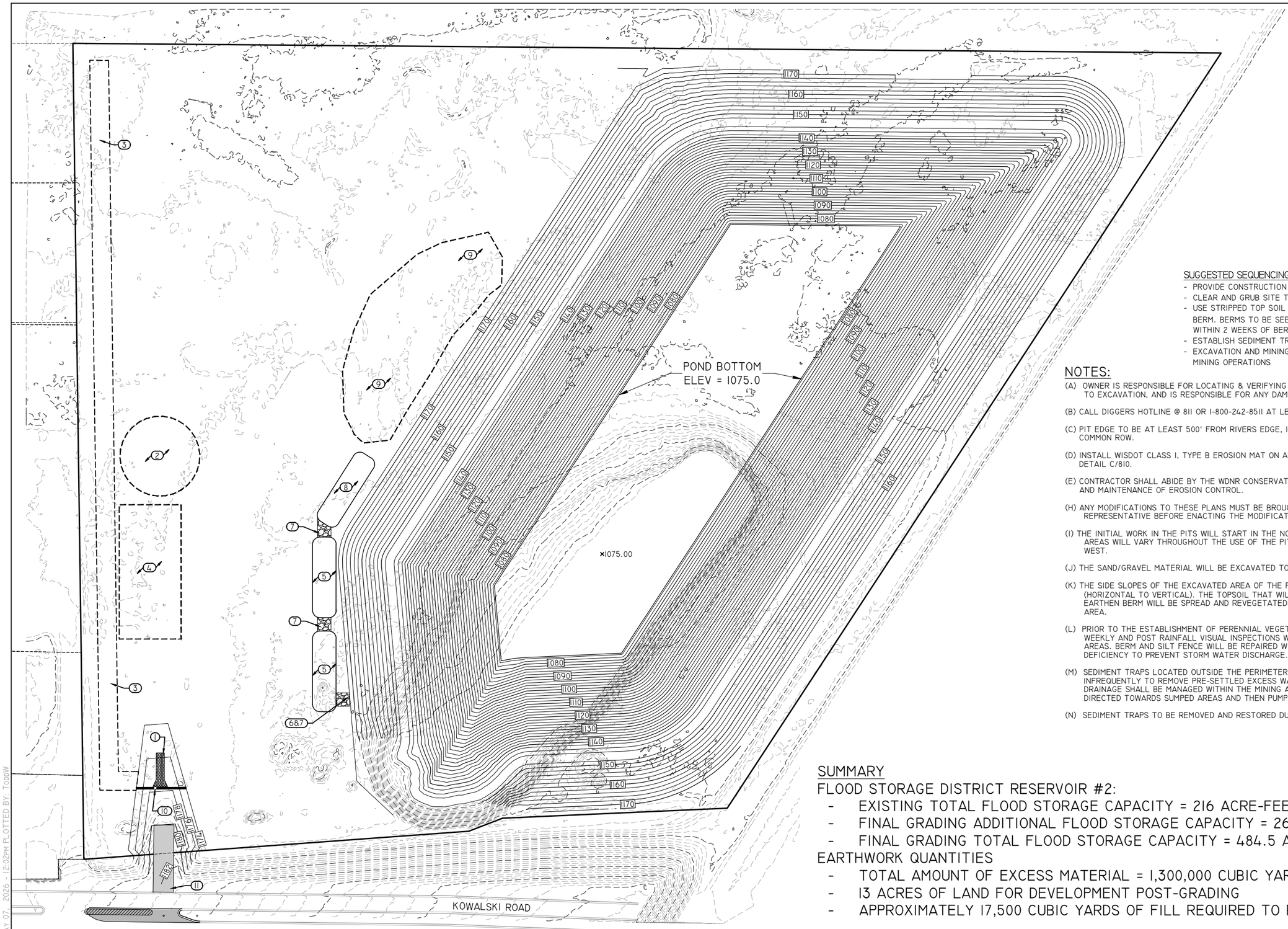
SURVEYED BY:	DESIGNED BY: GSW	SURVEY DATE:
SURVEY CHKD BY:	CIVIL CHKD BY: JJB	CIVIL DATE: 5/7/2026
SURVEY APVD BY:	CIVIL APVD BY: JJB	DRAWN BY: TAW

SITE PLAN

EAU CLAIRE RIVER, LLC
1320 KOWALSKI ROAD
KRONENWETTER, WI

REI No. 11280
SHEET 100

DRAWING FILE: Q:\11200-11299\11280 - PGA - KOWALSKI ROAD\DRAWING\PLANS\PLANS-2026\11280-C100-SITE-2026.DWG LAYOUT: 100
PLOTTED: MAY 07, 2026 - 12:01PM PLOTTED BY: TaddW



KEYED NOTES

1. TEMPORARY CONSTR… ENTRANCE/EXIT. SE…
2. STAGING AREA.
3. INSTALL EARTHEN BERM AROUND THE PERIMETER OF ANY SURFACE EXPOSED FOR MINING. SEE DETAIL B/810.
4. EQUIPMENT STORAGE, MACHINE FUELING LOCATION, EMPLOYEE PARKING, AND SCALE LOCATION.
5. CONSTRUCT TEMPORARY SEDIMENT TRAPS (APPROXIMATE LOCATION DEPICTED). SEE DETAIL E/810 AND DETAIL F/810.
6. SEDIMENT TRAP STONE OUTLET AND OVERFLOW WEIR. SEE DETAIL D/810.
7. LIGHT RIPRAP ON TYPE R FABRIC. SEE DETAIL D/810.
8. PROPOSED WASH POND LOCATION.
9. PROPOSED STOCKPILE LOCATIONS.
10. ACCESS GATE.
11. PAVED ROAD. (30'x100')

SUGGESTED SEQUENCING:

- PROVIDE CONSTRUCTION ACCESS
- CLEAR AND GRUB SITE TO FACILITATE OPERATIONS
- USE STRIPPED TOP SOIL FROM EACH PHASE TO CREATE EARTHEN BERM. BERMS TO BE SEEDED AND MULCHED (WHERE NECESSARY) WITHIN 2 WEEKS OF BERM CREATION.
- ESTABLISH SEDIMENT TRAP
- EXCAVATION AND MINING RECLAMATION FOLLOWING COMPLETION OF MINING OPERATIONS

NOTES:

(A) OWNER IS RESPONSIBLE FOR LOCATING & VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING EXCAVATION.

(B) CALL DIGGERS HOTLINE @ 811 OR 1-800-242-8511 AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATING.

(C) PIT EDGE TO BE AT LEAST 500' FROM RIVERS EDGE, 10 FEET FROM WETLANDS, AND 30 FEET FROM COMMON ROW.

(D) INSTALL WISDOT CLASS I, TYPE B EROSION MAT ON ALL REVEGETATED SLOPES 4:1 OR GREATER. SEE DETAIL C/810.

(E) CONTRACTOR SHALL ABIDE BY THE WDNR CONSERVATION PRACTICE STANDARDS FOR INSTALLATION AND MAINTENANCE OF EROSION CONTROL.

(H) ANY MODIFICATIONS TO THESE PLANS MUST BE BROUGHT TO THE ATTENTION OF THE WDNR REPRESENTATIVE BEFORE ENACTING THE MODIFICATIONS.

(I) THE INITIAL WORK IN THE PITS WILL START IN THE NORTHEAST CORNER. STAGING AND STORAGE AREAS WILL VARY THROUGHOUT THE USE OF THE PIT. WORK WILL CONTINUE TO THE SOUTH AND WEST.

(J) THE SAND/GRAVEL MATERIAL WILL BE EXCAVATED TO APPROXIMATE ELEVATION OF 1075.

(K) THE SIDE SLOPES OF THE EXCAVATED AREA OF THE PIT WILL BE FINISHED AT 4:1 MAXIMUM SLOPES (HORIZONTAL TO VERTICAL). THE TOPSOIL THAT WILL BE STRIPPED AND USED TO CREATE THE EARTHEN BERM WILL BE SPREAD AND REVEGETATED WITH GRASSES THAT ARE NATURAL TO THE AREA.

(L) PRIOR TO THE ESTABLISHMENT OF PERENNIAL VEGETATION ON THE EARTHEN BERM AT THE SITE, WEEKLY AND POST RAINFALL VISUAL INSPECTIONS WILL BE CONDUCTED TO IDENTIFY ANY PROBLEM AREAS. BERM AND SILT FENCE WILL BE REPAIRED WITHIN 24 HOURS OF THE DISCOVERY OF THE DEFICIENCY TO PREVENT STORM WATER DISCHARGE.

(M) SEDIMENT TRAPS LOCATED OUTSIDE THE PERIMETER OF THE MINING AREA WILL BE UTILIZED INFREQUENTLY TO REMOVE PRE-SETTLED EXCESS WATER FROM THE INTERIOR MINING AREA. DRAINAGE SHALL BE MANAGED WITHIN THE MINING AREA BY CREATING TEMPORARY SWALES DIRECTED TOWARDS SUMPED AREAS AND THEN PUMPED INTO THE SEDIMENT TRAPS.

(N) SEDIMENT TRAPS TO BE REMOVED AND RESTORED DURING RECLAMATION.

SUMMARY

FLOOD STORAGE DISTRICT RESERVOIR #2:

- EXISTING TOTAL FLOOD STORAGE CAPACITY = 216 ACRE-FEET
- FINAL GRADING ADDITIONAL FLOOD STORAGE CAPACITY = 268.5 ACRE-FEET
- FINAL GRADING TOTAL FLOOD STORAGE CAPACITY = 484.5 ACRE-FEET

EARTHWORK QUANTITIES

- TOTAL AMOUNT OF EXCESS MATERIAL = 1,300,000 CUBIC YARDS
- 13 ACRES OF LAND FOR DEVELOPMENT POST-GRADING
- APPROXIMATELY 17,500 CUBIC YARDS OF FILL REQUIRED TO REACH THE 1173.5 GRADE

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REI — CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE 0 70 140

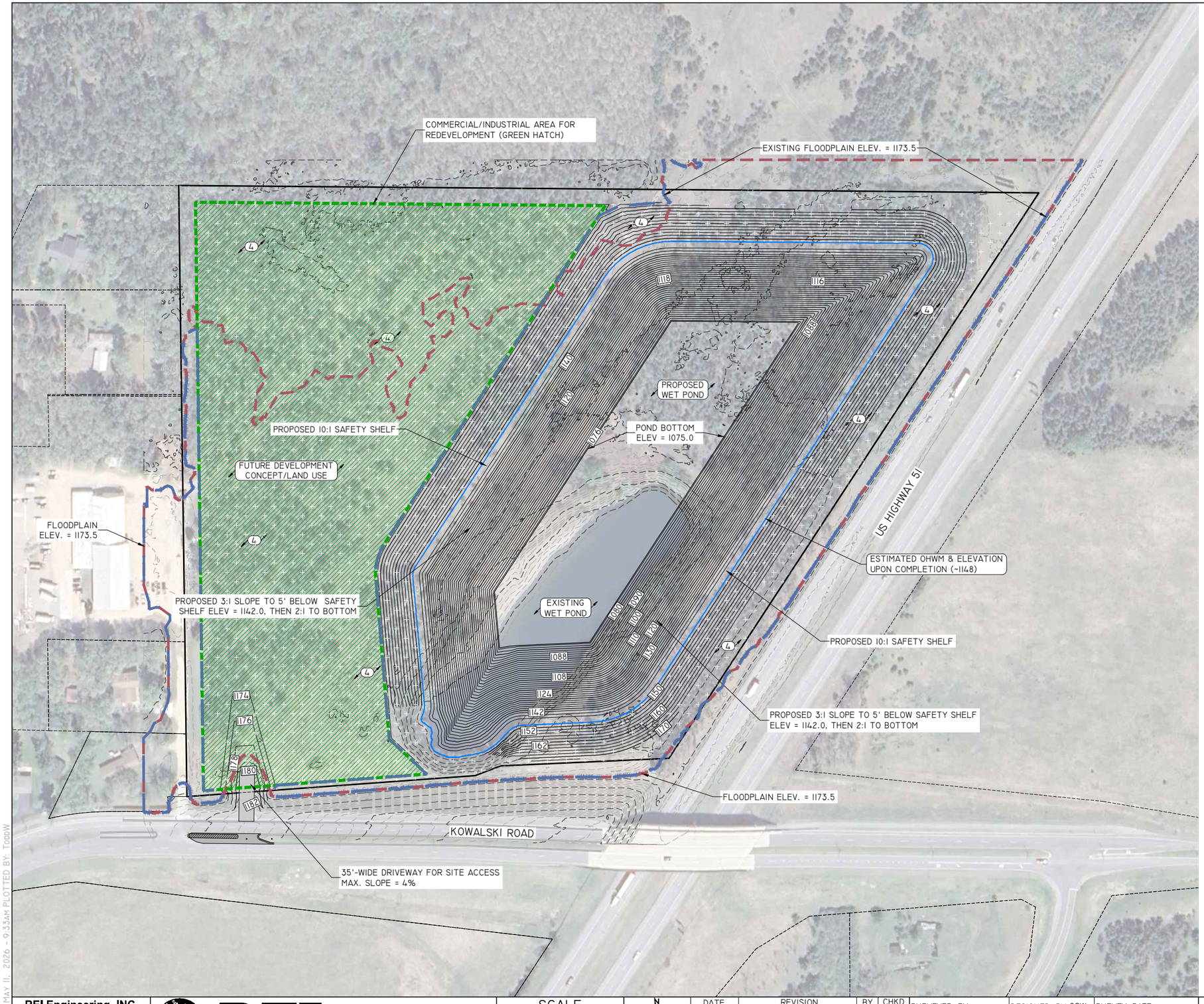
DATE	REVISION	BY	CHKD

SURVEYED BY:	DESIGNED BY:GSW	SURVEY DATE:
SURVEY CHKD BY:	CIVIL CHKD BY:JJB	CIVIL DATE: 5/7/2026
SURVEY APVD BY:	CIVIL APVD BY:JJB	DRAWN BY: TAW

GRADING & EROSION CONTROL PLAN
EAU CLAIRE RIVER, LLC
1320 KOWALSKI ROAD
KRONENWETTER, WI

REI No. 11280
SHEET 200

DRAWING FILE: Q:\11200-11299\11280 - PGA - KOWALSKI ROAD\DRAWING\PLANS\PLANS-2026\11280-C200-GRADING-EC-2026.DWG LAYOUT: 200
PLOTTED: MAY 07, 2026 - 12:02PM PLOTTED BY: TODDW



NOTES:

1. THE INITIAL WORK IN THE PITS WILL START ADJACENT TO THE STAGING AREA. STAGING AND STORAGE AREAS WILL VARY THROUGHOUT THE USE OF THE PIT.
2. THE SAND/GRAVEL MATERIAL WILL BE EXCAVATED TO APPROX. ELEVATION OF 1075.
3. ALL EXCAVATED SAND/GRAVEL AREA SIDE SLOPES WILL BE FINISH GRADED TO A MAXIMUM OF 3:1. THE NATIVE TOPSOIL THAT WILL BE STRIPPED AND USED TO CREATE ANY EARTHEN BERMS AND/OR STOCKPILED WILL BE SPREAD AT 3"-4" DEPTH OVER ALL DISTURBED AREAS TO BE REVEGETATED. IMPORTED TOPSOIL (NATIVE TO THE AREA) MAY BE REQUIRED IF ADDITIONAL IS REQUIRED. APPROXIMATELY 8,000 CY OF TOPSOIL WILL BE NEEDED FOR FINAL RECLAMATION BETWEEN WHAT IS CURRENTLY EXISTING ON SITE AND POTENTIAL IMPORT.
4. ALL DISTURBED AREAS (~20 ACRES) INTENDED TO BE REVEGETATED SHALL BE SEEDED WITH THE FOLLOWING MIX (OR EQUIVALENT SUBSTITUTE): PRAIRIE NURSERY, EROSION CONTROL MIX FOR DRY SOILS, APPLY GLYPHOSATE HERBICIDE TO AREA WHEN MAJORITY OF WEEDS ARE 2"-3" TALL. WAIT 10 DAYS THEN FINELY TILL THE SOIL ONLY 1"-2" DOWN AND PLANT IMMEDIATELY BY HAND BROADCASTING OR UTILIZING BRILLION SEED DRILL AT A RATE OF 10 LBS/ACRE (NO HYSROSEEDING PRAIRIE SEEDS). RAKE OR DRAG AREA LIGHTLY, COVERING THE SEED WITH ABOUT $\frac{1}{4}$" TO $\frac{1}{2}$" OF SOIL. ROLL AREA FIRMLY AFTER RAKING. MULCH PRAIRIE SEEDED AREAS LESS THAN 4:1 SLOPE WITH 1" OF WEED FREE STRAW MULCH. APPLY WISDOT NET-FREE CLASS I, URBAN TYPE B EROSION MAT ON SLOPING AREAS STEEPER THAN 4:1. *REFER TO PRAIRIE NURSERY'S "GUIDE TO ESTABLISHING A NATIVE SEED MIX" FOR DETAILED INSTRUCTIONS/GUIDELINES FOR SUCCESSFUL NATIVE SEED ESTABLISHMENT AND MANAGEMENT.
5. PRIOR TO THE ESTABLISHMENT OF THE NATIVE PERENNIAL VEGETATION, WEEKLY AND POST RAINFALL VISUAL INSPECTIONS WILL BE CONDUCTED TO IDENTIFY ANY PROBLEM AREAS. ANY REQUIRED SILT FENCE & EROSION CONTROL MEASURES WILL BE REPAIRED IN A TIMELY MANNER TO PREVENT STORM WATER DISCHARGE. REFER TO THE GRADING AND EROSION CONTROL PLAN FOR EROSION CONTROL TREATMENT. RAINFALL INSPECTIONS WILL BE CONDUCTED UNTIL PLANT MATERIALS IN NEWLY RESTORED AREAS VISIBLY MEET 70% ESTABLISHMENT.
6. THE POST-MINING LAND USE IS INTENDED TO ESTABLISH A PERMANENT WET POND (ESTIMATED WATER ELEVATION OF 1148±) WITH THE SHORELINE ENVIRONMENT REVERTING BACK TO NATURAL/NATIVE WISCONSIN HABITAT ABOVE THE NATURAL WATER ELEVATION. NATURAL/NATIVE HABITAT IS TO BE ACHIEVED THROUGH THE ESTABLISHMENT OF NATIVE SEED MIXES AND NATURAL SOWING OF NATIVE TREE/SHRUB SPECIES AROUND THE PERIPHERY. THE FUTURE PLAN FOR THE WEST PORTION OF THE PROPERTY IS CONCEPTUALLY REPRESENTED AND INTENDED TO BE DEVELOPED WITH AN ACCESS R.O.W. SERVING THE DEVELOPMENT FROM THE SOUTH. THIS DEVELOPMENT WILL UTILIZE THE POND AND NATIVE AREAS FOR OUTDOOR RECREATIONAL ACTIVITIES.
7. ALL POST-MINING INFRASTRUCTURE WILL BE CONSTRUCTED ALONG WITH BUILDING PADS AT AN ELEVATION OF 1175± (±2' ABOVE THE 100-YR FLOOD ELEVATION)

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DATE	REVISION	BY	CHKD

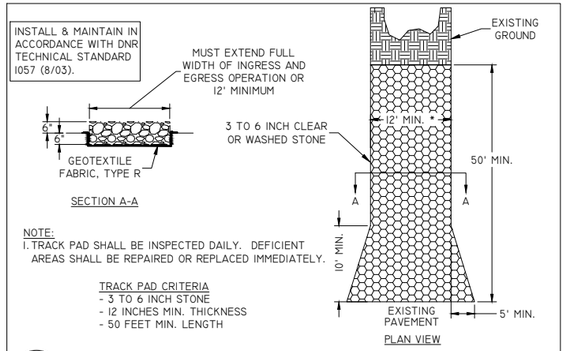
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SURVEY CHKD BY:	CIVIL CHKD BY:JJB	CIVIL DATE: 5/7/2026
SURVEY APVD BY:	CIVIL APVD BY:JJB	DRAWN BY: TAW

RECLAMATION PLAN

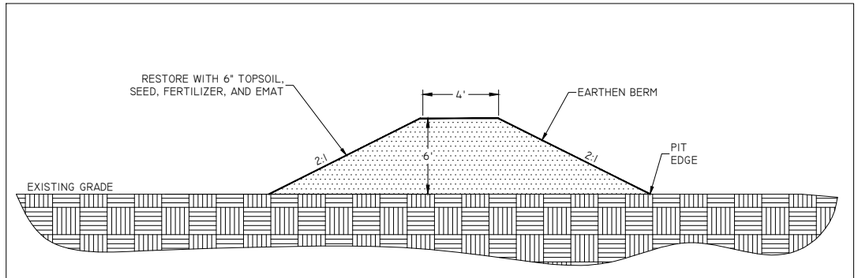
EAU CLAIRE RIVER, LLC
1320 KOWALSKI ROAD
KRONENWETTER, WI

REI No. 11280
SHEET 250

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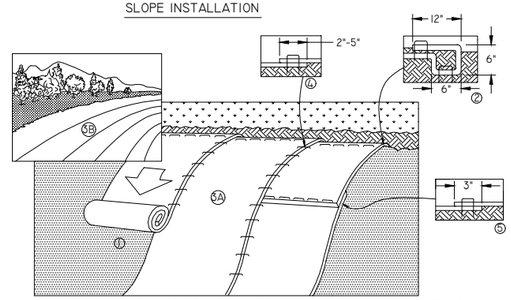
A 810 TEMPORARY CONSTRUCTION ENTRANCE/EXIT
NTS FOR CONSTRUCTION EGRESS POINTS



B 810 EARTHEN BERM
NTS

NOTES:
1. PLACE MULCH ON BERMED AREAS ADJAENT TO WETLANDS TO MINIMIZE RUNOFF POTENTIAL.

SLOPE INSTALLATION



1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.

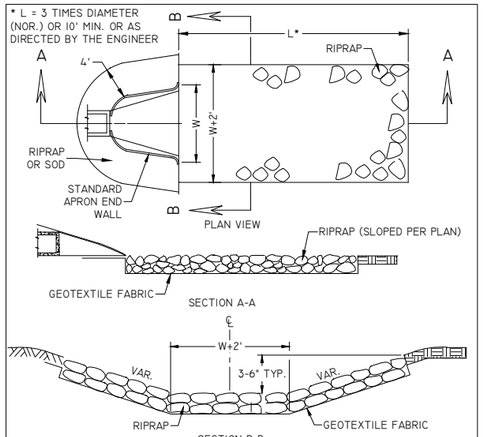
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP's IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF RECP's EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP'S WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP's BACK OVER SEED AND COMPACTED SOIL. SECURE RECP's OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECP's.

3. ROLL THE RECP's (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. RECP's WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP's MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM (TM), STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.

4. THE EDGES OF PARALLEL RECP's MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5 CM - 12.5 CM) OVERLAP DEPENDING ON RECP's TYPE.

5. CONSECUTIVE RECP's SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE RECP's WIDTH. NOTE: *IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP's.

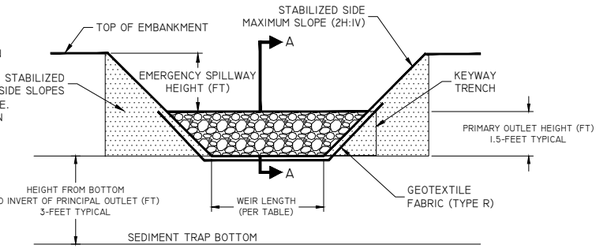
C 810 EROSION MAT
NTS



MINIMUM RIPRAP THICKNESS	AVERAGE DIMENSION RANGES FOR EACH RIPRAP GRADE					
	EX-LIGHT RIPRAP (INCH)	LIGHT RIPRAP (INCH)	MEDIUM RIPRAP (INCH)	HEAVY RIPRAP (INCH)	EX-HEAVY RIPRAP (INCH)	IN-PLACE VOLUME OF STONES
LIGHT RIPRAP = 12 INCHES	>10	>16	>20	>25	>30	0%
MEDIUM RIPRAP = 18 INCHES	7 - 9	11 - 13	14 - 16	18 - 20	22 - 25	10% - 14%
	5 - 7	9 - 11	11 - 14	14 - 18	18 - 22	15% - 21%
HEAVY RIPRAP = 24 INCHES	2 - 5	4 - 9	5 - 11	6.5 - 14	8 - 18	20% - 28%
	<2	<4	<5	<6.5	<8	5% - 7%
	<1	<1	<1	<1	<1	2% OR LESS

D 810 RIPRAP & GEOTEXTILE FABRIC
NTS

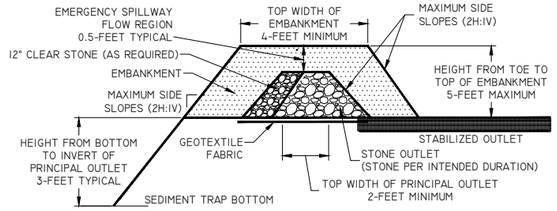
NOTES:
1. SIDE SLOPES AND FACES OF EARTHEN EMBANKMENT AROUND OUTLET SHALL BE ARMORED WITH RIPRAP OR STABILIZED WITH EROSION MAT SUFFICIENT TO HANDLE FLOWS FROM THE 10-YEAR STORM.
2. STONE (SHORT DURATION): 3-6" WELL GRADED ANGULAR CLEAR STONE.
3. STONE (6+ MONTHS): COMBINATION OF LIGHT RIPRAP WITH 12"-THICK LAYER OF 1" ANGULAR CLEAR STONE.
4. REFER TO WDNR TECH STD 1063 FOR ADDITIONAL INFORMATION.



CROSS-SECTION VIEW OF PRINCIPAL OUTLET

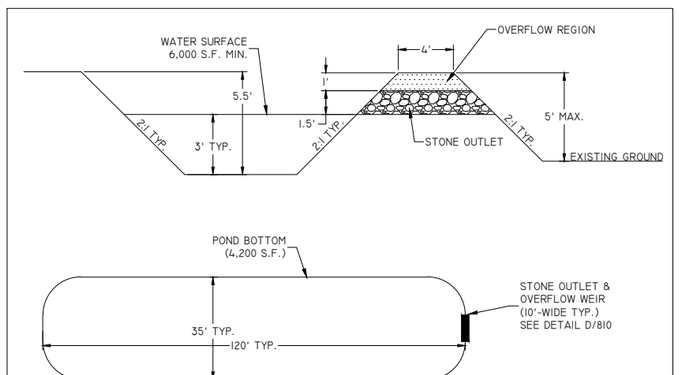
AS = 625 X ADR (COARSE GRAINED SOILS + SANDS)
AS = 1560 X ADR (MEDIUM GRAINED SOILS + LOAMS,SILTS)
AS = 5300 X ADR (FINE GRAINED SOILS + CLAYS)

ADR (AC)	WEIR LENGTH (FT)
1	4
2	6
3	8
4	10
5	12



VIEW A-A OF PRINCIPAL OUTLET

E 810 SEDIMENT TRAP DETAIL
NTS



F 810 TYPICAL SEDIMENT TRAP DIMENSIONS
NTS

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PLOTTED: MAY 07, 2026 - 12:03PM PLOTTED BY: TODDW

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CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

NO SCALE

DATE	REVISION	BY	CHKD

SURVEYED BY:	DESIGNED BY:GSW	SURVEY DATE:
SURVEY CHKD BY:	CIVIL CHKD BY:JJB	CIVIL DATE: 5/7/2026
SURVEY APVD BY:	CIVIL APVD BY:JJB	DRAWN BY: NAP

EROSION CONTROL DETAILS
EAU CLAIRE RIVER, LLC
1320 KOWALSKI ROAD
KRONENWETTER, WI

REI No. 11280
SHEET 810

GENERAL NOTES/SPECIFICATIONS

1. OWNER SHALL KEEP ALL PUBLIC ROADS CLEAN DURING THE MINING OPERATION.
2. ALWAYS FOLLOW WRITTEN DIMENSIONS. DO NOT SCALE. IF DISCREPANCY EXISTS, CONTACT THE ENGINEER.
3. REMOVE ALL TREES WITHIN THE GRADING LIMITS, INCLUDING ROOT STRUCTURES, EXCEPT THOSE SPECIFICALLY NOTED TO REMAIN AND THOSE ON PROPERTY LINES. DO NOT CLEAR SITE PRIOR TO COORDINATING WITH THE OWNER TO LOCATE ALL TREES TO REMAIN.
4. PROTECT TREES, UTILITY POLES, ABOVE AND BELOW GRADE UTILITIES, AND OTHER FEATURES THAT ARE TO REMAIN. THE REPAIR OF ANY DAMAGE TO FEATURES TO REMAIN IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR WITH NO PAYMENT DUE FOR SUCH REPAIRS.
5. PROTECT ABOVE AND BELOW GRADE UTILITIES THAT ARE TO REMAIN.
6. PROTECT BENCHMARKS, REFERENCE SURVEY POINTS AND OTHER PROVIDED CONSTRUCTION STAKES.
7. CALL DIGGER'S HOTLINE @ 811 OR 1-800-242-8511 AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATING.
8. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.
9. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES AND COORDINATING ALL PROPOSED UTILITY RUNS, INSTALLATIONS, AND RELOCATIONS.
10. NOTIFY ELECTRIC UTILITY AT LEAST ONE WEEK PRIOR TO WORKING IN AREAS WHERE UTILITY POLES EXIST. UTILITY COMPANY WILL PROTECT POLES AS NECESSARY.
11. DURING CONSTRUCTION THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR INSPECTION AND MAINTENANCE OF THE EROSION CONTROL DEVICES.
12. EROSION CONTROL DEVICES SHALL ABIDE BY THE WDNR CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL STANDARDS. HTTP://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML
13. AFTER FINAL STABILIZATION, ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF LEGALLY OFFSITE.
14. AT A MINIMUM RESTORE SITE BY SEEDING & MULCHING ALL DISTURBED AREAS TO BE VEGETATED AND ENSURE ESTABLISHMENT OF ADEQUATE VEGETATION.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND LEGALLY DISPOSING OF ALL EXCESS AND UNUSED MATERIALS FROM THE SITE FOLLOWING COMPLETION OF THEIR WORK.

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PLOTTED: MAY 07, 2026 - 12:04PM PLOTTED BY: TODDW

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REI **CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING**

DATE	REVISION	BY	CHKD

SURVEYED BY:	DESIGNED BY: GSW	SURVEY DATE:
SURVEY CHKD BY:	CIVIL CHKD BY: JJB	CIVIL DATE: 5/7/2026
SURVEY APVD BY:	CIVIL APVD BY: JJB	DRAWN BY: NAP

SITE SPECIFICATIONS
EAU CLAIRE RIVER, LLC
1320 KOWALSKI ROAD
KRONENWETTER, WI

REI No. 11280
SHEET 900



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REI **CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING**

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SURVEYED BY:	DESIGNED BY:CCS	SURVEY DATE:
SURVEY CHKD BY:	CIVIL CHKD BY:JJB	CIVIL DATE: 01/12/24
SURVEY APVD BY:	CIVIL APVD BY:JJB	DRAWN BY: NAP

LEFT TURN LANE CONCEPT OPTION 2

KOWALSKI ROAD ACCESS
ROTHSCHILD, WISCONSIN

REI No. 11280
SHEET LT1

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PLOTTED: JAN 16, 2024 - 11:07AM PLOTTED BY: LOGANZ

In Excess of 2,000 feet to the Active Cemetery

MAINTAIN 25' WIDTH MIN. LANDSCAPE BUFFER OF EXISTING VEGETATION ALONG PROPERTY LINE

25' BUFFER

Donna Robbins Residence

+-800 feet

Gary Champine Residence

EARTHEN BERM FOR SITE ACCESS CONTROL AND NOISE REDUCTION

PROPOSED STAGING AREA

PROPOSED STOCKPILE LOCATION

+- 670 feet

PIT BOTTOM ELEV = 1075.0

PROPOSED 10:1 SAFETY SHELF

MAINTAIN 25' WIDTH MIN. LANDSCAPE BUFFER OF EXISTING VEGETATION ALONG PROPERTY LINE

25' BUFFER

Bauers Mega Storage, LLC

WASH POND

US HIGHWAY 51

EQUIPMENT STORAGE, FUELING LOCATION, EMPLOYEE PARKING, AND SCALE LOCATION

+-505 feet

10 PARKING STALLS

SEDIMENT TRAP

PROPOSED MINING LIMITS

MAINTAIN 25' WIDTH MIN. LANDSCAPE BUFFER OF EXISTING VEGETATION ALONG PROPERTY LINE

+-510 feet

Jeff/Casandra Zalar Residence

SEDIMENT TRAP

25' BUFFER

+-500 feet

SITE ACCESS CONTROL FENCE AND GATE

Dale Champine Residence

PROPOSED ACCESS POINT

RELOCATED LIGHT POLE

KOWALSKI ROAD

EXISTING LIGHT POLE TO BE RELOCATED

Sanitary Sewer and Watermain on Adjacent Lands - Approx. Location and Length

Adjacent Structures

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REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

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DATE	REVISION	BY	CHKD

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SURVEY CHKD BY:	CIVIL CHKD BY: JJB	CIVIL DATE: 5/7/2026
SURVEY APVD BY:	CIVIL APVD BY: JJB	DRAWN BY: TAW

EAU CLAIRE RIVER, LLC
1320 KOWALSKI ROAD
KRONENWETTER, WI

REI No. 11280
SHEET 100

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