



REPORT TO PLANNING COMMISSION

ITEM NAME:	Update and Green Tree Trails Subdivision Preliminary Plat Application and possible action to rescind or amend prior recommendation
MEETING DATE:	9/21/2026
PRESENTING COMMITTEE:	Plan Commission
COMMITTEE CONTACT:	Chair Dan Lesniak
STAFF CONTACT:	Nathan Sandwick
PREPARED BY:	Nathan Sandwick

ISSUE:

The Village Board will have an opportunity, on September 28th, to take action on the proposed Green Tree Subdivision Preliminary Plat.

BACKGROUND:

The Plan Commission, in June of 2026, recommended approval of the preliminary plat provided agreements to address three issues (succinctly put): construction of the roadway to connect to Nick Rd. at seller's expense, roadway placement, and an easement to allow the Village access along a drainage corridor. Staff have been working with the applicant's representative and others to address these matters.

The plan Commission passed a motion June 15th recommending approval while identifying three matters yet to be addressed. Staff have since been in contact with the developer's representative and others to address those matters. Updates on the project have recently been requested by the plan commission chair.

Since the Plan Commission has already reviewed this proposal passed a recommendation, no action by the Plan Commission is necessary at this time. If the plan commission would like to further recommend any additional conditions in light of updates or new information, such action should begin as a motion to rescind or amend the prior recommendation.

BROADER OBSERVATIONS:

In lieu of a complete staff report, what I can share at this time are a few observations. The proposed development, to my knowledge, meets zoning and relevant standards within the developer's control. As the community development director I'd be remiss not to also observe that it is not fully-consistent with the comprehensive plan, long range plans for sewer expansion, and the Village's strategic plan that calls for quality infrastructure to support a growing community. To its credit, this proposal could allow for over sixty homes, which may help support a growing community. Of course the lack of infrastructure limits the growth potential at this time; and by responding accordingly, this proposal risks locking-in that limited potential forever. Development at the highest allowable density of homes on private well and septic systems brings a number of challenges. Siting and constructing wells and septic systems can be difficult and costly, and lack of hydrants constrains fire service ISO rating. Some communities address this issue by encouraging arrangements of homes, streets and easements to allow for re-subdivision of large to occur in the future, if and when sewer services can actually be extended. Some such arrangements might be worthwhile to consider in some parts of the proposed subdivision.

Access may remain limited to one point of public roadway connection to the existing network of streets. The latest concept discussed with staff has been for the seller to construct a narrow, gated roadway for emergency access only. That would not provide adequate access in the foreseeable future. The proposed emergency road could be inadequate if ever needed as the only way in or out of the subdivision. This approach does keep the Village's existing right-of-way intact for future expansion. Yet future expansion of that roadway may be challenging and costly. Access to this subdivision may someday be supplemented by use of the the proposed right-of-way near lot 48 that may eventually connect the roads of Green Tree Trails to any adjacent future development there. For my part, that possibility helps alleviate my concerns about access.

Four flagged wetland areas are identified within the site. The largest of these constrains placement of buildings on proposed lots 11-14. The proposed erosion plan is to include silt fences around Outlot 2, and around the flagged wetland located on proposed lots 28 and 29.

RECOMMENDED ACTION:

No formal action is necessary.

The commission may consider a motion to amend the prior recommendation to approve the preliminary plat to include the following conditions:

- clarify where future re-subdivision of parcels may occur on unwooded lots with sufficient frontage (such as in the southern portion yet excluding areas along Prairie Road or other areas where driveway access should remain limited) will be supported by the arrangement of houses, roads and future hydrants, sewer and water utility easements; and
- corresponding arrangements for "ghost platting" or "shadow platting" be recorded on each plat so that future re-subdivision can be enforced and coordinated with public sewer service expansion; and

ATTACHEMENTS

- Project Narrative. Provided by the applicant's representative, this addresses standard questions about the site and indicates what they will do to meet Village of Kronenwetter's standards and how they propose to address the outstanding issues that were identified by the Plan Commission.
- Sketch of an emergency access road proposed to connect the subdivision to Nick Rd.