



Report to Planning Commission

Agenda Item: Concept Plan Glacier Meadows, Vacant No Address, Kronenwetter, WI 54455. PARCEL # 145-2708-051-0985, 145-2708-051-0988, 145-2708-051-0987 AND 145-2708-051-0989.

Meeting Date: June 16, 2025

Referring Body: Plan Commission

Committee Contact: Dave Baker

Staff Contact: Peter Wegner, CD/PZ Director

Report Prepared by: Peter Wegner, CD/PZ Director

AGENDA ITEM: Concept Plan Glacier Meadows, Vacant No Address, Kronenwetter, WI 54455.

OBJECTIVE(S): To review the revised Glacier Meadows Concept Plan.

HISTORY/BACKGROUND: Denyon Homes Inc. originally proposed a 116 lot, two outlot subdivision on an 82.9acre parcel located off of Pine and Pleasant Road. On January 20, 2025 the Planning Commission reviewed the concept plan, which included twin home lots and provided comments. As a result, the applicant revised the concept plan to address access and room for a park. On February 17, 2025, the Plan Commission reviewed the revised concept plan, which included 26 twin home lots (Zero-Lot-Line residences).

At that same meeting, February 17, 2025, the Plan Commission held a public hearing to consider proposed Zero-Lot-Line language. A motion passed 6:0 to forward an Ordinance Amendment to the Village Board for Approval. On February 24, 2025, the Village Board passed a motion 5:2 NOT to approve the proposed ordinance amendment to allow Zero-Lot-Line residences.

As a result, the Glacier Meadows Concept plan has been revised, removing the twin home lots and replacing them with proposed duplexes instead of zero-lot-line homes.

RECOMMENDED ACTION: To review the proposed revisions to the Glacier Meadows Concept Plan.

ATTACHMENTS: Concept 8 Duplex Lots, Glacier Meadows Concept Plan.