



REPORT TO VILLAGE BOARD

ITEM NAME:	Green Tree Trails Subdivision Preliminary Plat Application
MEETING DATE:	9/28/2026
PRESENTING COMMITTEE:	Plan Commission
COMMITTEE CONTACT:	Chair Dan Lesniak
STAFF CONTACT:	Nathan Sandwick
PREPARED BY:	Nathan Sandwick

ISSUE:

The Plan Commission, on 6/15/2026, recommended the proposed Green Tree Trails Subdivision Preliminary Plat for approval. Approval will allow the applicant to proceed to the next step of submitting the preliminary plat to the State of Wisconsin for review by agencies. A final plat may follow those reviews.

BACKGROUND:

The Plan Commission, on June 15th 2026, recommended approval of the preliminary plat provided agreements to address three issues (succinctly put): construction of the roadway to connect to Nick Ave. at the applicant's expense (developer or seller), 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 received recent updates and staff recommendations on 9/21/2026. The commission's prior recommendation to approve the preliminary plat still stands upon having received these updates, including the applicant's project narrative that notes how issues identified by the Plan Commission will be addressed, and the applicant's choice to pay the Village's fee in lieu of park land dedication.

FINDINGS:

The proposed development meets zoning and relevant standards within the developer's control. The proposed development appears to meet requirements of applicable village and county ordinances and regulations.

Land suitability: The proposed subdivision is not located in a floodplain, or near a water body. Wetland areas within the subdivision are identified and will not be built upon. (The largest wetland constrains placement of buildings on proposed lots 11-14.) The proposed erosion plan includes silt fences around Outlot 2, and around the flagged wetland located on proposed lots 28 and 29. Soil information and preliminary testing results were used to inform the design of the proposed subdivision. A combination of ditches and a retention pond are proposed to manage stormwater. The subdivider shall make reasonable efforts to protect and retain existing trees and vegetation as required by ordinance (§ 460-7(F)).

Consistency with Village comprehensive plan and plan components: Law requires that, to be approved, subdivisions must be consistent with village comprehensive plan and plan components (§ 460-6 (A)(6)). Consistency with comprehensive plan and other Village plans is an important criteria for review of proposed subdivisions. Prior subdivision concept plans that had called for long-range planned municipal water and sewer service at this site could not advance through the approval process due in part to unavailability of those services with no definite commitments to expansion to date. Given that history for this site, the finding here is that this proposal is sufficiently consistent with the comprehensive plan for approval. As a residential development, this is generally consistent with future land use (residential). The proposed subdivision connects to existing and planned transportation corridors to the extent practical at this time. The notable area of inconsistency with the

comprehensive plan and strategic goals is that no municipal sewer and water will be extended to serve the subdivision at this time; this is beyond this applicant's control. Accordingly all proposed lots will need private wells and septic systems, will meet the minimum lot size applicable to unsewered areas, and are more than twice as large as the minimum for our single family zoning district. This subdivision would allow for development of over sixty homes, which helps support a growing community. 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 the lack of hydrants constrains fire service ISO rating. As noted, the Plan Commission unanimously recommends approval of this subdivision preliminary plat as proposed. Some communities address the unavailability of costly infrastructure in transition areas by allowing large-lot subdivisions with private well and septic systems, while also encouraging the specific arrangement of homes and easements to facilitate and not preclude *potential* future re-subdivision of some of the large lots to occur in the distant future (if ever sewer services can or must be extended). As there was not much discussion of this idea at the plan commission, it is not among recommended actions proposed in this report at this time.

Street, road and lot design: The proposal appears to meet roadway width and the general standards that new streets be located in relation to existing and planned streets, and dedicated along with future road right-of-way and utilities where necessary. Lots meet frontage requirements. Curvilinear streets are integrated with the existing system of thoroughfares and dedicated rights-of-way to the extent practical with respect to physical conditions. Grading and curves are gradual. Overall design appears consistent with general block size and lot design standards. Short of adjacent development or external roadway improvements, access may remain limited to one point of connectivity to the existing network of streets. Proposed for a second point of access is for the seller to construct a narrow, gated roadway for emergency access only. Connectivity to this subdivision may also be improved, someday, by way a proposed right-of-way near lot 48 that may eventually connect the roads of Green Tree Trails to an adjacent undeveloped property.

RECOMMENDED ACTION:

Approval of the preliminary plat.

The Plan Commission has also unanimously recommended approval.

ADDITIONAL MATERIALS:

- Application Form
- Project Narrative.
- Subdivision maps and designs

LOCATION OF REQUEST: Vacant No Address, Kronenwetter, WI 54455 (See Map1)



2020 AERIAL PHOTO
(SOURCE DATA: MARATHON CO. GIS)

Current Zoning: SF (Single Family Residential)

Future Land Use Map: Residential