

## **Report to Planning Commission**

**Agenda Item:** Concept Plan Denyon Homes Inc., 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:** February 17, 2025

**Referring Body:** Plan Commission

**Committee Contact:** Chris Voll

**Staff Contact:** Peter Wegner, CD/PZ Director

**Report Prepared by:** Peter Wegner, CD/PZ Director

**AGENDA ITEM:** Concept Plan Denyon Homes Inc., Vacant No Address, Kronenwetter, WI 54455.

**OBJECTIVE(S):** To review the revised Denyon Homes Inc. Concept Plan.

**HISTORY/BACKGROUND:** Denyon Homes Inc. is proposing a 109 lot, one 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 and provided comments. As a result, the applicant made the following revisions stated below.

“We were able to get a 1.5 acre piece that could be used for a park and future road extension to the South if needed. Then if the property to the Southeast is ever developed they could add onto the park if desired. We also removed the access to Pleasant since you had emailed that it is classified as a collector which means there is not the separation needed between CTH X and Pine to allow another street, so we have two access points out to Pine. We removed the stub road connection on the East side as well. I also reconfigured the lots and streets to make room for the park and shrunk some of the lots down to the minimum size so we now have 116 Lots (Including the 26 twin home lots...13 twin homes) not counting the outlot for the pond and the Dedicated area to the public for park and future road.”

**RECOMMENDED ACTION:** To review the proposed revised Concept Plan.

**ATTACHMENTS:** Revised Subdivision Concept Plan.