



**VILLAGE OF HOWARD
 STAFF REPORT**

REPORT TO: Burt R. McIntyre, President
 Village Plan Commission
 Village Board of Trustees

REPORT FROM: Dave Wiese, Executive Director of Community Development

REPORT WRITTEN: January 22, 2014

REPORT SUBJECT: Review and take action on Ordinance 2014-02 rezoning parcel VH-197 located at 3775 Glendale Avenue, parcel VH-200-3 located at 3827 Glendale Avenue, parcel VH-205 located at 3600 Spring Green Road, and that portion of parcel VH-200 located south of Glendale Avenue from Rural Estate (R-5) to Single Family (R-1.)

RECOMMENDATION:
 THE PLAN COMMISSION UNANIMOUSLY RECOMMENDED APPROVAL OF THE REZONING.

BACKGROUND

BASIC INFORMATION	
Project Name	Spring Green Estates
Applicant Name/Contact No.	Village of Howard
Consulting Planner and/or Engineer	Mau & Associates
Size of Parcel	+50 acres
Existing Zoning	R-5 Rural Residential
Requested Zoning	R-1 Residential Single Family
Abbreviated Legal	VH-197, VH-200-3, VH-205, & VH-200
Comprehensive Land Map Designation	Residential Neighborhood- Medium Density

ADJACENT LAND USE/ZONING MATRIX		
<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>
North	Agriculture/Rural Residential	R-5 / Village of Suamico
South	Rural Residential	R-5 Rural Estate Residential
East	Rural Residential/Agriculture	R-5 and A-1
West	Spring Green Park	R-5

BACKGROUND

The property is currently being rezoned to R-1 Residential Single Family. The property is designated as Neighborhood Residential in the current Comprehensive Plan. Trail connections are proposed to connect to Spring Green Park. Approximately 10 acres will be added to expand Spring Green Park in the future. The Village

purchased the property in order to address the shortage of single-family lots. The proposed Final Plat creates 63 single-family lots.

REZONING CRITERIA Section 17.20(9)(c) of the Zoning Ordinance requires that “Where the purpose and effect of the proposed ordinance amendment is to change the zoning district classification of a particular property, the Plan Commission shall make findings based upon evidence presented to it in each specific case with respect to the following matters:

1. Existing land uses within the general area of the property in question.
2. The zoning district classification of land within the general area of the property in question.
3. The suitability of the property in question to uses permitted under the existing zoning district classification.
4. The trend of development in the general area of the property in question, including recent changes, if any, in zoning district classification.”

EXECUTIVE ANALYSIS

1. **Zoning** The property is presently zoned Exclusive Agriculture (A-1). The Future Land Use Map shows the property as Residential neighborhood. Utilities will be extended up Glendale Avenue to Spring Green Road.
2. **Setbacks** Any new building constructed would need to meet the new requirements.
3. **Parking**
N/A
4. **Floodplain, Shoreland Zoning & Stormwater Management**
There are no floodplain areas mapped for the lot in question.
5. **Land Division**
No land division is being proposed in this request. Three ADP are being shown. If rezoned to R-1 a preliminary plat would be submitted in the future.
6. **Lighting**
All new lighting will be required to comply with Section 17.24 of the Zoning Ordinance (Exterior Lighting Regulations).
7. **Fire Protection**
The property is located approximately 3 miles from Fire Station #2

RECOMMENDED ACTION BY THE PLAN COMMISSION

The Plan Commission unanimously recommended approval of the rezoning. The proposal is consistent with the future land use map in the Comprehensive Plan.

ATTACHMENTS

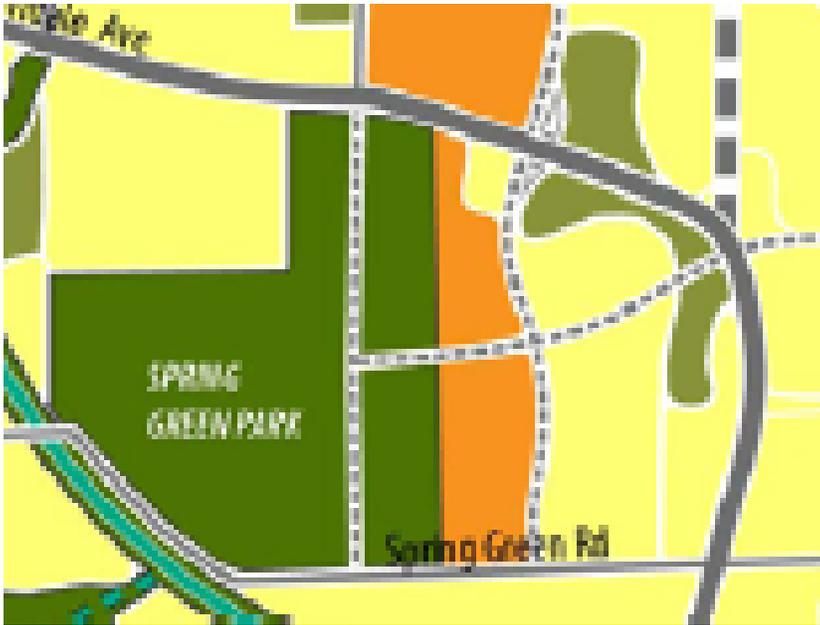
1. LOCATION MAP
2. COMPREHENSIVE PLAN TEXT AND LAND USE MAP
3. ORDINANCE 2014-02

ATTACHMENT II

Comprehensive Plan

Spring Green. This major residential development area on the north side of Howard is defined by Lineville, Pinecrest, and the Mountain Bay State Trail, and is served by the Akzo Nobel complex on the east and Spring Green Park on the west. Full development requires a collector street grid, with key corridors including an extended Red Oak Road from Lineville to Spring Green Road, and an east-west collector between Red Oak and Pinecrest. The concept recommends medium-density residential along Spring Green Park and low-density residential in other parts of the area.

***low density (1-4 units per acre), medium density (4-10 units per acre), and high density (over 10 units per acre). These gradients may incorporate a variety of housing types. For example, medium density development includes small-lot detached single family, attached single-family, duplexes, townhomes, and low-density multifamily forms.



ATTACHMENT III

ORDINANCE NO. 2014-02

AN ORDINANCE REZONING PARCEL VH-197 LOCATED AT 3775 GLENDALE AVENUE, PARCEL VH-200-3 LOCATED AT 3827 GLENDALE AVENUE, PARCEL VH-205 LOCATED AT 3600 SPRING GREEN ROAD, AND THAT PORTION OF PARCEL VH-200 LOCATED SOUTH OF GLENDALE AVENUE FROM RURAL ESTATE R-5 TO SINGLE FAMILY R-1

WHEREAS the Village Clerk published notices of public hearings regarding such proposed zoning changes and public hearings were held at the Village Hall on January 20, 2014., whereupon the Plan Commission heard all interested persons and/or their agents and attorneys; and

WHEREAS the Village Board of the Village of Howard has received a written recommendation and findings of the Village Plan Commission regarding the following proposed changes in the zoning district classification of the properties described below;

NOW THEREFORE the Village Board of the Village of Howard, Brown County, Wisconsin, does hereby ordain that the Zoning Ordinance be amended to read as follows:

SECTION 1 Article IV, Division 1, together with the zoning map referred to therein, is hereby amended by rezoning the following properties from Rural Estate Residential (R-5) to Residential Single Family (R-1):

- **VH-197 located at 3775 Glendale Avenue**
- **VH-200-3 located at 3827 Glendale Avenue**
- **VH-205 located at 3600 Spring Green Road**
- **VH-200 that portion located south of Glendale Avenue**

All such parcels located in the Village of Howard, Brown County, Wisconsin as identified on the plat map attached hereto and made part of this ordinance.

SECTION 2 All ordinances, or parts of ordinances, in conflict herewith are hereby repealed.

SECTION 3 This ordinance shall take effect upon its adoption and publication.

Approved and adopted this 27th day of January, 2014.

Burt McIntyre, Village President

ATTEST:

Christopher A. Haltom, Clerk

DATE OF PUBLICATION: 1/31/14

