



Meeting Date: 2/25/2013
Agenda Item: #4f

Mission Statement
 Provide quality services in a modern, courteous and cost-efficient manner.

**HOWARD VILLAGE BOARD
 STAFF REPORT**

REPORT TO: Village Board of Trustees

REPORT FROM: Dave Wiese, Director of Community Development

REPORT WRITTEN: February 20, 2013

REPORT SUBJECT: Agenda Item
 Approve the Final Plat for Valley Brooke Heights 2nd Addition, VH-208

PLAN COMMISSION RECOMMENDATION

The Plan Commission unanimously recommended approval of the Final Plat for Valley Brooke Heights 2nd Addition, VH-208.

BACKGROUND

BASIC INFORMATION	
Project Name	Valley Brooke Condominiums
Applicant Name/Contact No.	Pat Kaster, River City Realtors, 920-497-5090
Consulting Planner and/or Engineer	Mach IV Engineering & Surveying LLC
Size of Parcel	26 Acres
Existing Zoning	Planned Development District
Requested Zoning	N/A
Comprehensive Land Map Designation	Residential

BACKGROUND Valley Brooke Heights is the former Robert and Judy Poels Farm. It was developed into a residential neighborhood in 1997. Valley Brooke Heights was approved as a Planned Development District. Of the 93 acres, 33 acres are planned to be kept in an undeveloped natural state. So far all of the development has occurred on individual lots with single-family homes. Lot 34 was originally shown to develop with condominiums in the original Valley Brooke proposal from the developers. The last phase of development (VH-208) was never completed because a sewer extension was needed from Evergreen Avenue. The topography of the land does not allow the sewer to be gravity fed from the existing Valley Brooke development. The Village is proposing to construct the sewer extension from Evergreen Avenue at this time. The plat creates 36 Single family lots. It also dedicates green space (10 Acres) and provides trail connections. The lots that are being proposed would meet today's single-family residential standards.

EXECUTIVE ANALYSIS

1. **Zoning** The property is presently zoned with an overlay of a Planned Development District.
2. **Setbacks** The proposal includes setbacks that are currently allowed on conventional single family lots.
3. **Parking** N/A
4. **Floodplain, Shoreland Zoning & Stormwater Management** Stormwater management will be handled with a dedicated stormwater pond. Wetlands will not be impacted by the development.
5. **Lighting** The applicant has not submitted information regarding proposed exterior lighting for the proposed buildings. All new lighting will be required to comply with Section 17.24 of the Zoning Ordinance (Exterior Lighting Regulations).
6. **Fire Protection** This property will be served by the municipal water system. Hydrants will need to be extended. Property turning radii will need to be met.

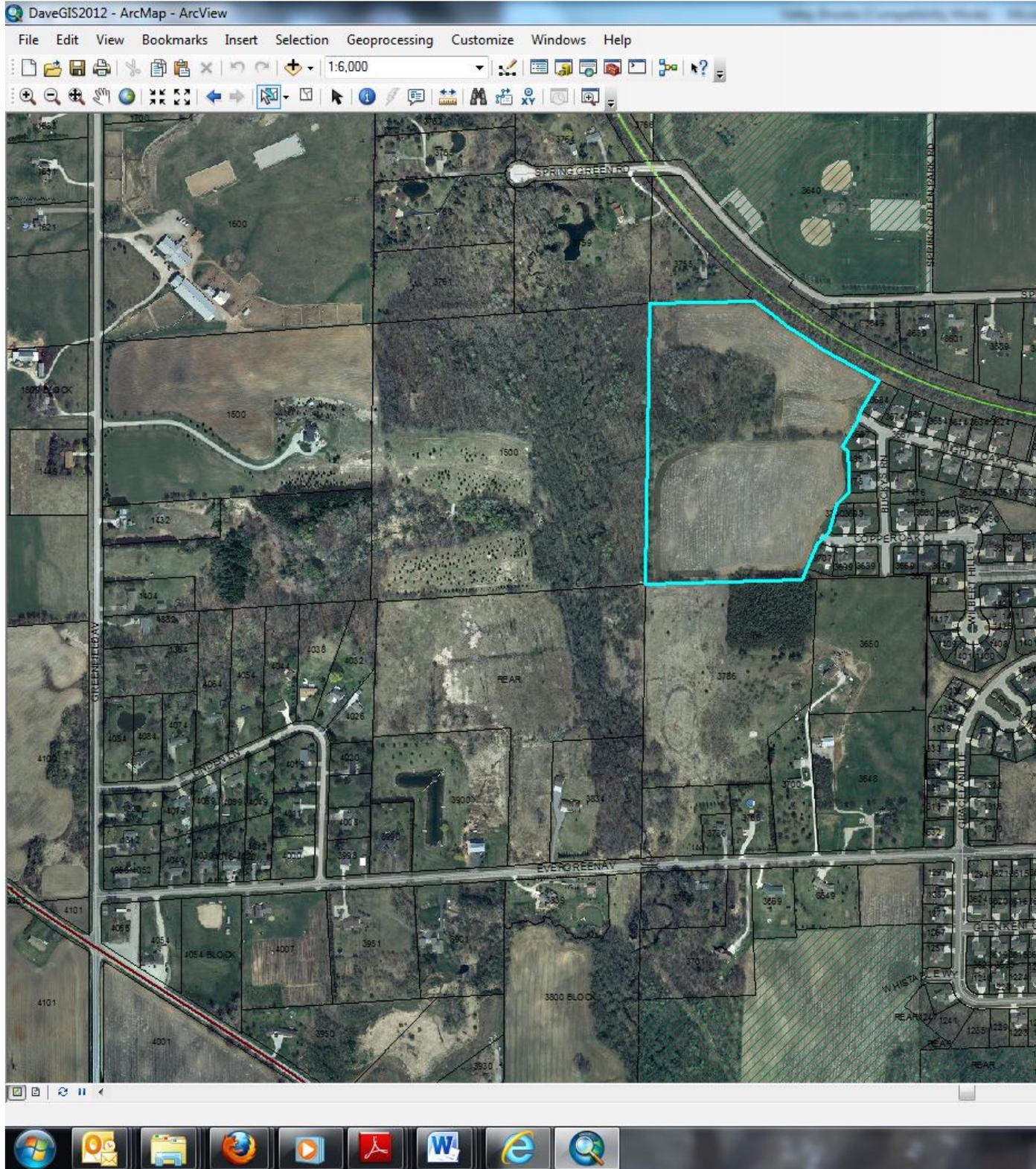
ACTION REQUESTED

Approve the Final Plat of Valley Brooke Heights 2nd Addition.

ATTACHMENTS

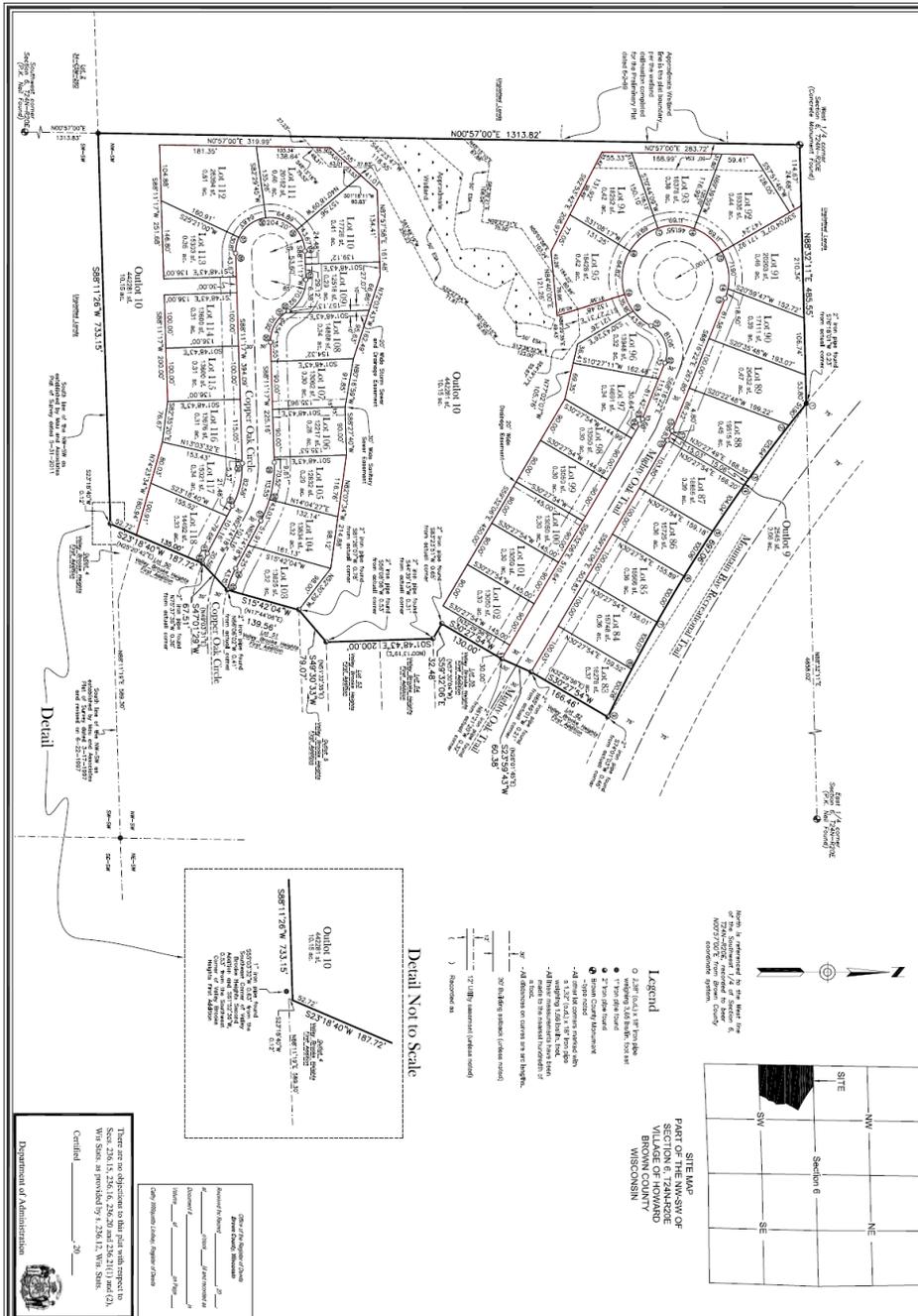
- I. Area Map
- II. Proposed Plat

ATTACHMENT I



VALLEY BROOKE HEIGHTS SECOND ADDITION

Part of Northwest 1/4 of the Southwest 1/4, Section 6, T24N-R20E,
Village of Howard, Brown County, Wisconsin.



Department of Administration
 This plat has been examined and found to conform to the requirements of the Wisconsin Statutes, Chapter 231, Wisconsin Administrative Code, Chapter DHS 100, and the Wisconsin Surveying Act, Chapter 231, Wisconsin Statutes, and the Wisconsin Surveying Act, Chapter DHS 100, Wisconsin Administrative Code. The Wisconsin Department of Administration is not responsible for the accuracy of the information provided by the applicant.

NO.	REVISION DESCRIPTION
1	

Valley Brooke Heights LLC.
 Valley Brooke Heights
 Second Addition
 FINAL PLAT
 Tax Parcel Number: VH-208

Mach IV
 Engineering & Surveying LLC
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