



Meeting: Village Board
Meeting Date: 08/26/13
Agenda Item: 7b

Mission Statement

Delivering quality services in a courteous, cost-effective and efficient manner.

VILLAGE BOARD MEETING STAFF REPORT

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

REPORT FROM: Paul F. Evert, Village Administrator

AGENDA ITEM: Review and take action on the concept plan for the proposed Glen Acres Farm Subdivision

ACTION REQUESTED: __Ordinance __Resolution **X** Motion __Receive/File

POLICY ISSUE

Should the Village Board approve the attached concept plan for the proposed Glen Acres Farm subdivision?

BACKGROUND INFORMATION

Earlier this year the Village Board authorized the purchase of the Glen Acres Farm for the expansion of Spring Green Park and the development of single-family residential lots. Staff has worked with Mau & Associates to develop the attached layout. This layout does not include an additional 20 acres the Village obtained through this purchase. That land is immediately north of Glendale Avenue and is bordered by Lineville Road on the north.

The attached concept uses the 59.04 acres as follows: 10.31 acres are added to Spring Green Park, 1.44 acres are used for Glendale right of way, 7.13 acres are included in an environmental corridor that includes a storm water pond to serve the subdivision, and 40.16 acres are developed for single-family home lots.

The lots proposed vary in size. Corner lots are at least 110 feet by 110 feet; lots that back up to the park are 90 feet wide, and the remaining lots vary from 85' to 80'. When fully built, the subdivision would add 105 single-family lots to the Village, not including the land on the north side of Glendale. We are recommending that we proceed with opening the subdivision with an initial phase of 66 lots.

PRIOR ACTION/REVIEW

The board approved the purchase of 78 acres for the Glen Acres Subdivision on April 8, 2013.

FISCAL IMPACT:

- | | |
|------------------------------|----------------|
| 1. Is There A Fiscal Impact? | <u>Yes</u> |
| 2. Is it Currently Budgeted? | <u>2014</u> |
| 3. If Budgeted, Which Line? | <u>Capital</u> |

RECOMMENDED ACTION

Village staff recommends the Village Board approve the attached concept plan and direct staff to proceed to the design stage.

If the Village Board agreed with this action, the following motion could be used, "***Motion to direct staff to proceed to the design stage using the concept layout attached.***"

POLICY ALTERNATIVE(S)

The Village Board could take the following actions:

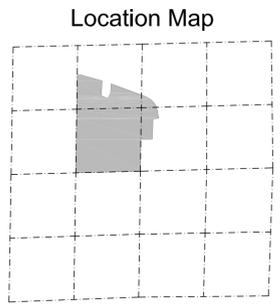
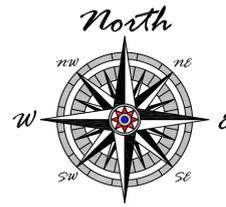
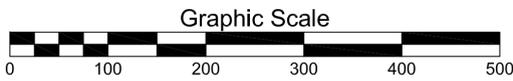
- Approve with revisions
- Deny the suggested motion
- Table the suggested motion and request additional information

ATTACHED INFORMATION

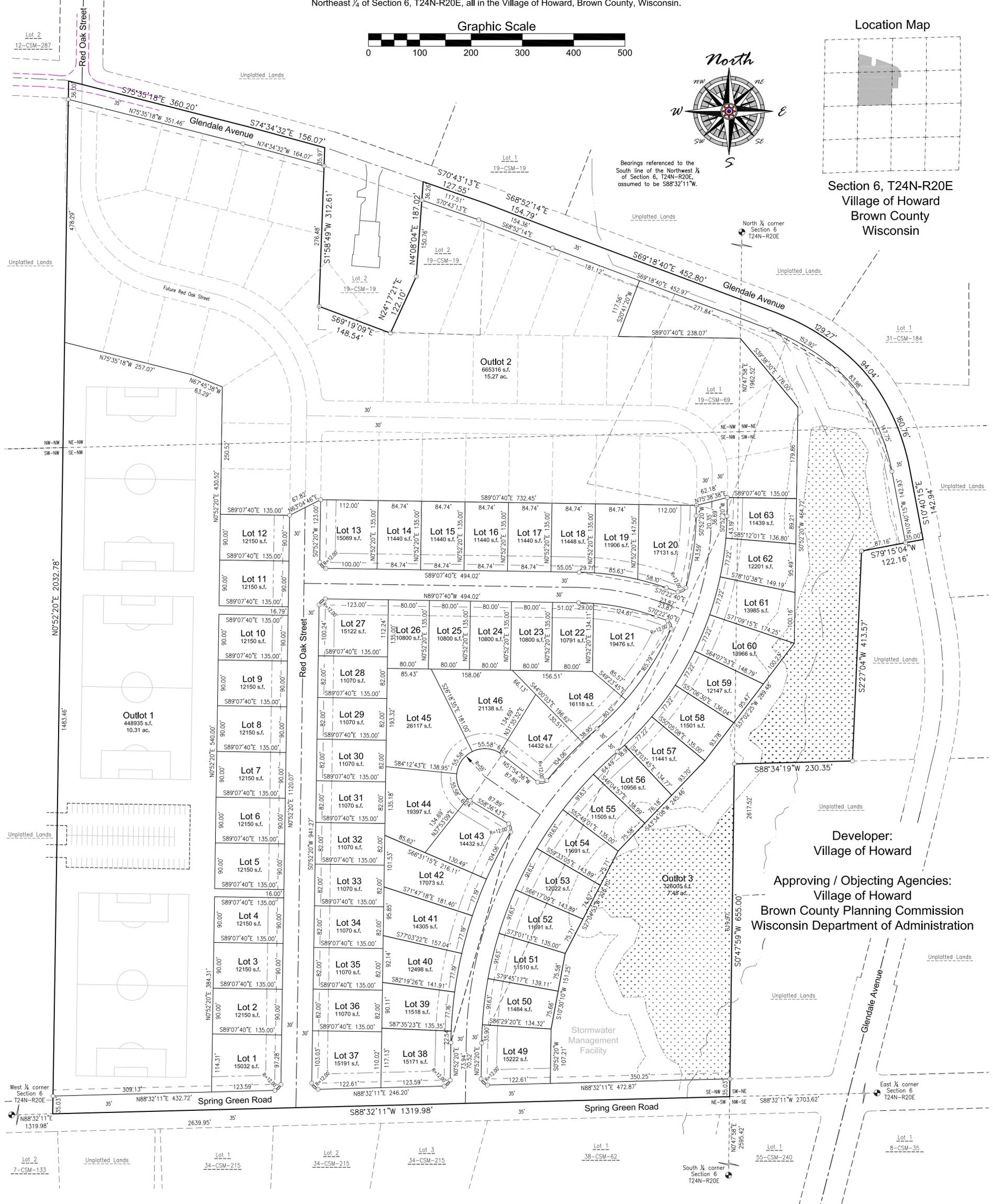
- I. Concept plan for the Glen Acres Farm Subdivision

~ Spring Green Heights ~

All of Lot 1, Volume 19, Certified Survey Maps, page 69, Brown County Records, part of Lot 2, Volume 19, Certified Survey Maps, page 19, Brown County Records, part of the Southeast 1/4 of the Northwest 1/4, the Northeast 1/4 of the Northwest 1/4, the Southwest 1/4 of the Northeast 1/4, and the Northwest 1/4 of the Northeast 1/4 of Section 6, T24N-R20E, all in the Village of Howard, Brown County, Wisconsin.



Section 6, T24N-R20E
Village of Howard
Brown County
Wisconsin



Developer:
Village of Howard

Approving / Objecting Agencies:
Village of Howard
Brown County Planning Commission
Wisconsin Department of Administration

PROJECT NO.
P-17503

SHEET NO.
1 of 1

DRAWING NO.
P-2191

Village of Howard

Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672

Preliminary Plat

TAX PARCEL NO. VH-200-3 & VH-205

File: P-17503PrePlat 082013.dwg

SCALE
1"=100'

DRAWN BY
BAR