



**VILLAGE OF HOWARD PLAN COMMISSION  
STAFF REPORT**

**REPORT TO:** Village Plan Commission

**REPORT FROM:** Dave Wiese, Director of Community Development

**REPORT WRITTEN:** February 13, 2013

**REPORT SUBJECT:** Agenda Item #11  
Review and take action on Final Plat for Valley Brooke Heights 2<sup>nd</sup>  
Addition VH-208

**BACKGROUND**

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

Review and take action on Final Plat of Valley Brooke Heights 2<sup>nd</sup> Addition.

### **ATTACHMENTS**

- I. Area Map
- II. Proposed Plat





