



Meeting Date: July 16, 2012
 Agenda Item: # 13

**VILLAGE OF HOWARD PLAN COMMISSION
 STAFF REPORT**

REPORT TO: Village Plan Commission

REPORT FROM: Dave L. Wiese Director of Community Development

REPORT WRITTEN: July 11, 2012

REPORT SUBJECT: Review concept plan from Dave Toonen for a multi-family development on parcel VH-68.

| BASIC INFORMATION | |
|---|--------------------------------|
| Applicant Name/Contact No. | Steve Bieda, 920-434-9670 |
| Consulting Planner and/or Engineer | Steve Bieda 920-434-9670 |
| Size of Parcel | 26.98 acres |
| Existing Zoning | Rural Estate (R-5) |
| Required Zoning | Residential Multi-Family (R-4) |
| Abbreviated Legal | VH-68 |
| Comprehensive Land Map Designation | Medium Density Residential |

| ADJACENT LAND USE/ZONING MATRIX | | |
|--|----------------------------|-----------------------|
| <i>Direction</i> | <i>Land Use</i> | <i>Zoning</i> |
| North | Ag and Single Family Homes | Rural Estate (R-5) |
| South | Ag and Single Family Homes | Rural Estate (R-5) |
| East | Ag and Single Family Homes | Exclusive Agriculture |
| West | Ag and Single Family Homes | Exclusive Agriculture |

BACKGROUND

The subject property is currently zoned R-5 Rural Estate Residential. The applicant is requesting the Plan Commission review the concept plan for parcel VH-68 to determine if an apartment development may be appropriate for the area. Municipal services would need to be extended to the property. This will be taking place in the near future (late 2012 or 2013) when the C.T.H. F/S.T.H. 29 interchange is built.

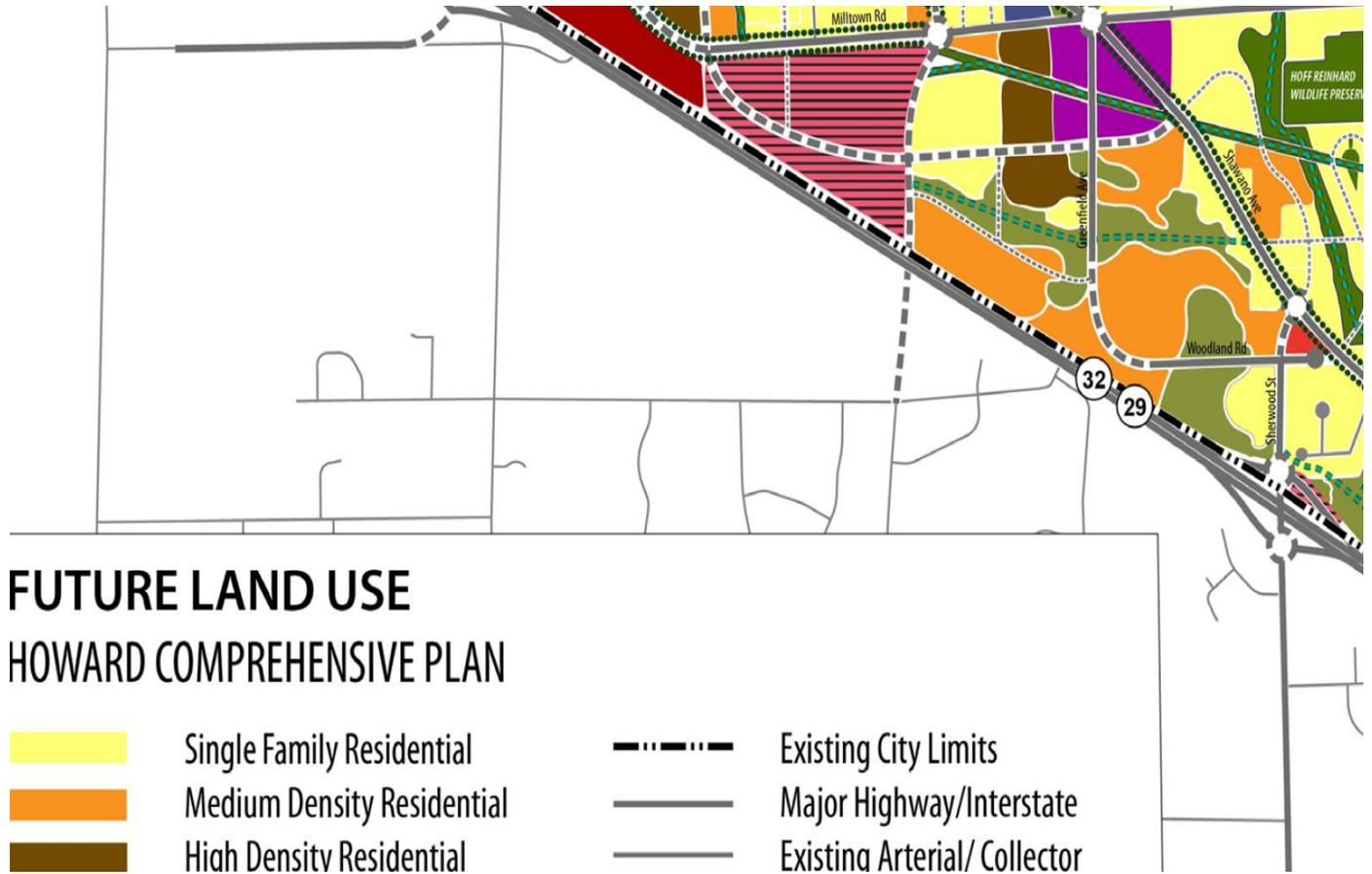
ACTION REQUESTED

It is requested that the Plan Commission provide input on the type of development they would like to see in this area. The Comprehensive Plan targets the area for Medium Density.

ATTACHMENTS

- I Future land use map
- II Medium Density Description from the Comprehensive Plan
- III Concept plan

ATTACHMENT I



ATTACHMENT II

HOWARD COMPREHENSIVE PLAN

| | | |
|-----------------------------------|---|---|
| Medium Density Residential | <ul style="list-style-type: none">• Restrictive land uses, emphasizing housing.• May incorporate a mix of housing types, including single-family detached, single-family attached, and townhouse uses.• Limited multi-family development may be permitted with special review and criteria• Civic uses are generally allowed, with special permission for higher intensity uses. | <ul style="list-style-type: none">• Applies to established neighborhoods of the village which have diverse housing types, and in developing areas that incorporate a mix of development.• Developments should generally have articulated scale and maintain identity of individual units.• Tend to locate in clusters, but should include linkages to other aspects of the community. Appropriate locations include sites in and around activity focuses such as parks, schools, and mixed use centers; along significant community corridors, including trails; and at points of relatively easy access to urban transportation and services.• Typical maximum density is 4 to 12 units per acre, typically in a middle range that averages 6-8 units per acre. Lower-density multi-family developments may be included in the medium-density range.• Innovative design should be encouraged in new projects.• Projects at this density may be incorporated in a limited way into single-family neighborhoods.• May be incorporated into mixed use projects and planned areas. |
| High Density Residential | <ul style="list-style-type: none">• Allows multi-family and compatible civic uses• Allows integration of office and supporting commercial within primarily residential areas. Increasingly found as part of mixed use projects. | <ul style="list-style-type: none">• Locate at sites with good access to major amenities, retail services, activity centers, and/or community transportation facilities.• Should be integrated into the fabric of nearby residential areas, while avoiding adverse traffic and visual impacts on lower density uses• Traffic should have direct access to collector or arterial streets to avoid overloading local streets. Larger developments should be planned with multiple access options,• May develop along major transportation corridors with adequate mitigation of environmental effects. Densities and scale may increase along corridors.• Requires Planned Unit Development designation when developed near lower intensity uses.• Developments should avoid creation of compounds. Design and landscape standards should be applied• Typical density is in excess of 10 units per acre• Very appropriate in mixed use projects and planned areas, that include combinations of retailing, employment, and open space within relatively walkable distances. |

ATTACHMENT III



Site Plan

Part of the Northeast 1/4 - Southeast 1/4,
 Section 12, T24N-R19E, Village of
 Howard, Brown County, Wisconsin,
 more fully described as follows:



Total = 232 Units
 Ten 12 Units = 120 Units
 Four 10 Units = 40 units
 Nine 8 Units = 72 Units
26.98 Acres
8.6 Units per Acre



| | | | | | | | |
|------------------------------|----------------------------|-------------------------------------|--|--------------------------------------|--|--|--|
| DRAWING NO. S-2105 | SHEET NO. 1 of 1 | PROJECT NO. TEST TEMPLATE | SCALE: 1" = 60' TEST PARCEL NO. _____ DRAWN BY: SMB File: TEST TEMPLATE.dwg | Site Plan Toonen Companies | STATE OF THIS DOCUMENT All data including copyright information are the property of Mau & Associates, Inc. The user shall not reproduce or transmit this information in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of Mau & Associates, Inc. | STATE OF THIS DOCUMENT All data including copyright information are the property of Mau & Associates, Inc. The user shall not reproduce or transmit this information in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of Mau & Associates, Inc. | Mau & Associates LAND SURVEYING & PLANNING CIVIL & WATER RESOURCE ENGINEERING 400 Security Boulevard • Green Bay, Wisconsin 54313 Phone: 920-434-9670 Fax: 920-434-9672 |
| | | | PROJECT NO. TEST TEMPLATE | | | MAU & ASSOCIATES, INC. 400 SECURITY BOULEVARD GREEN BAY, WISCONSIN 54313 PHONE: 920-434-9670 FAX: 920-434-9672 | |