Meeting Date: June 27, 2011
Agenda Item: #5g (i)

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

VILLAGE BOARD STAFF REPORT

REPORT TO: President Burt McIntyre and Village Board Members

REPORT FROM: Dave Wiese, Executive Director of Community Development

AGENDA ITEM: Approve Ordinance 2011-13 rezoning all of Outlots 2, 3, 4, 5, and 6 of the recorded plat of Spencer's Crossing parcels VH-2979, VH-2980, VH-2981, VH-2982, VH-2983 from (R-5) Rural Estate Residential to Residential Single Family (R-1).

ACTION REQUESTED: Approval of the rezoning.

POLICY ISSUE

Should the Village rezone the subject property from R-5 Rural Estate Residential to R-1 Residential Single Family in order to allow the creation of new single family lots?

POLICY ALTERNATIVE(S)

The Village Board could take the following action:

- Approve the request.
- Deny the request.
- Table the request until a later meeting date.

RECOMMENDED ACTION BY THE PLAN COMMISSION

The Plan Commission held a public hearing on June 20, 2011. The Plan Commission unanimously recommended approval of the rezoning.

BACKGROUND

The property is designated as Neighborhood Residential in the current and draft Comprehensive Plan. The rezoning would allow the continuation of the Spencers Crossing subdivision. The road would extend (Spencers Crossing) approximately 1300 feet north. The property is currently zoned R-5 Rural Estate Residential. The property needs to be rezoned to R-1 Residential Single Family in order to proceed with the development.

BASIC INFORMATION	
Project Name	Spencers Crossing 1st Addition
Applicant Name	Keith Garot ------Landmark Real Estate
Consultant	Mau & Associates-----920-434-9670
Size of Parcel	11.43 Acres
Existing Zoning	R-5 Rural Estate Residential
Requested Zoning	R-1 Residential Single Family
Property Location	Adjacent to Mill Centre Park
Comprehensive Plan Designation	Neighborhood Residential

ADJACENT LAND USE/ZONING MATRIX		
Direction	***Land Use***	***Zoning***
North	Vacant- Rural Residential Homes	R-5
South	1st Phase Spencers – Single Family Homes	R-1
East	Vacant Land	R-5
West	Village Park	A-1

EXECUTIVE ANALYSIS

1. **Zoning.**
   The current zoning is R-5. The proposed area is larger than 25,000 square feet and does have more than 200 feet of frontage. A zoning change is necessary.
2. **Lot & Width Area**.
   The proposed lots would meet the 90 feet of street frontage and 12,150 square feet of lot area requirements of the zoning code.
3. **Floodplain, Shoreland Zoning & Stormwater Management**.
   On site stormwater management would need to be provided and approved by the Village of Howard Engineering Department before building permits are issued.
4. **Fire Protection**
   This property is currently served by the municipal water system and is located one-half mile from the nearest fire station.

REZONING CRITERIA 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 Village Board 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."

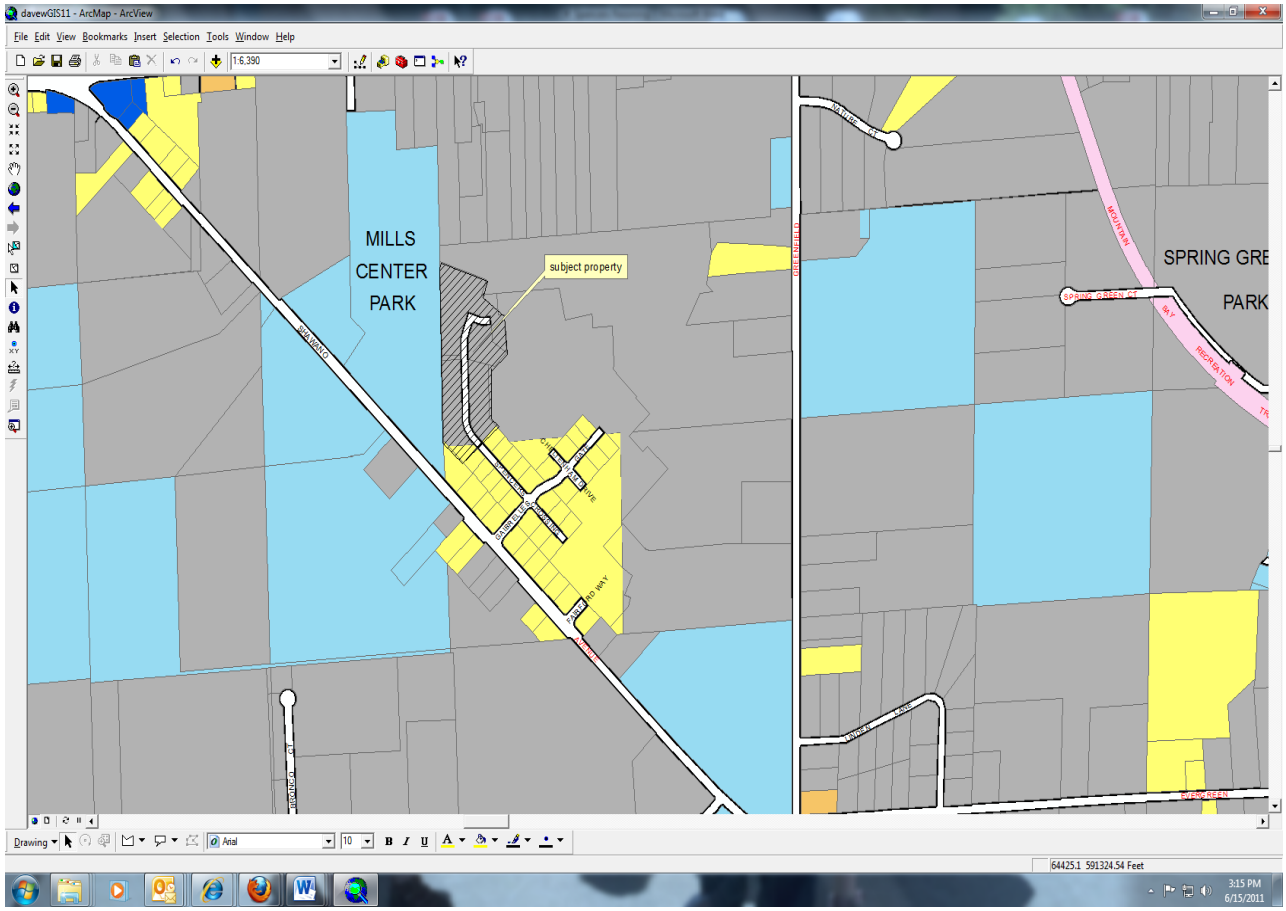
ATTACHMENTS

I. Existing Zoning Map
II. Ordinance 2011- 13

COPIES EMAILED TO

Mau & Associates

ATTACHMENT I



ATTACHMENT II

ORDINANCE NO. 2011-13

AN ORDINANCE REZONING PARCELS VH-2979, VH-2980, VH-2981,VH-2982, AND VH-2983, DESCRIBED AS OUTLOTS 2, 3, 4, 5 AND 6 OF THE RECORDED PLAT OF SPENCERS CROSSING, VILLAGE OF HOWARD, BROWN COUNTY WISCONSIN, 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 June 20, 2011 at 6:35 P.M., 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 Section 50-317, together with the zoning map referred to therein, is hereby amended by rezoning the following property from Rural Estate R-5) to Single Family (R-1):

Parcels VH-2929, VH-2930, VH-2981, VH-2982 and VH-2983 Described as Outlots 2, 3, 4, 5, and 6, of the recorded plat of Spencers Crossing, 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 June, 2011.

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Burt McIntyre, Village President

ATTEST:

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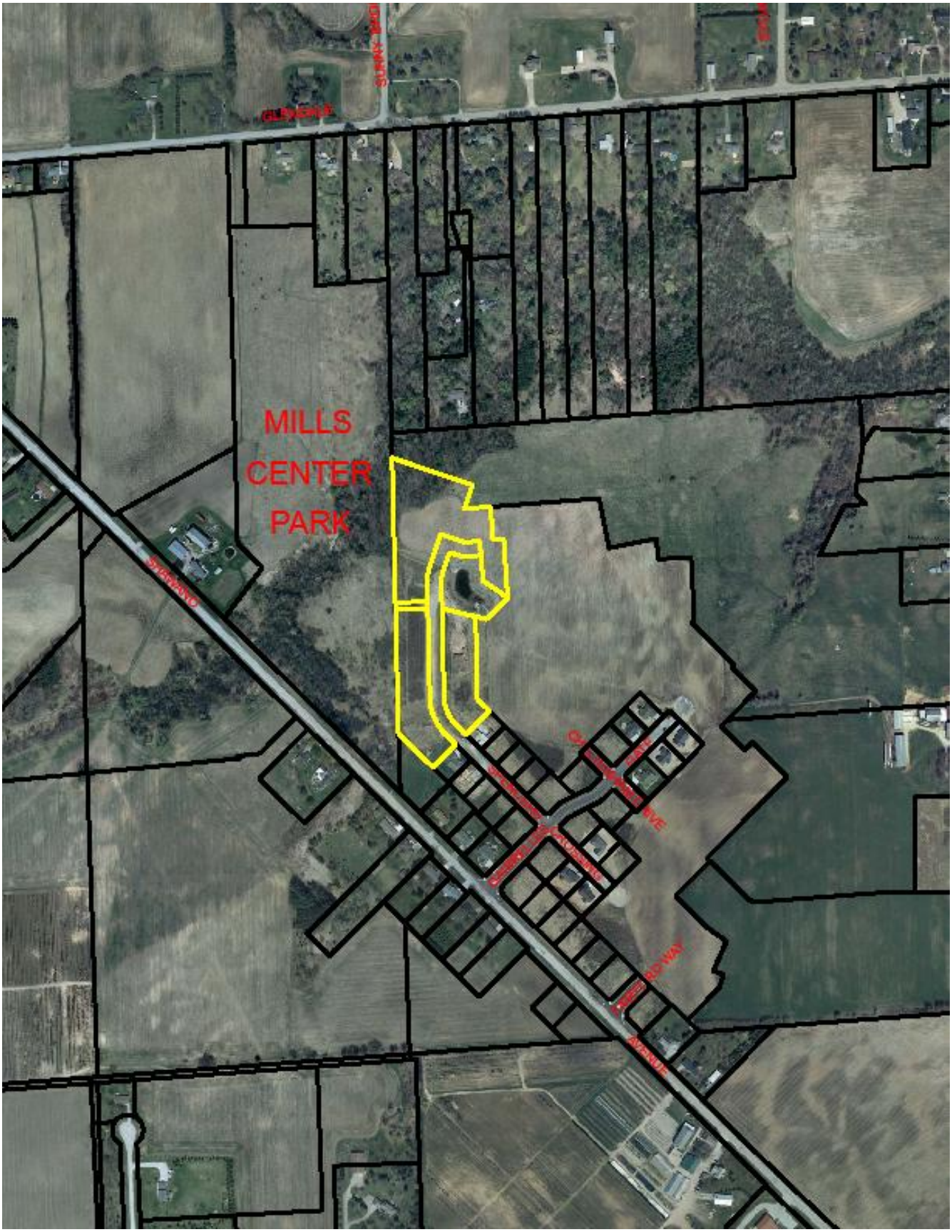
RobertBartelt, Administrator/Clerk

DATE OF PUBLICATION: 7/1/2011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