



Meeting Date: 2/15/2011
Agenda Item: # 8 & 9

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

VILLAGE PLAN COMMISSION STAFF REPORT

REPORT TO: President Burt McIntyre & Village Plan Commission **REVIEWED BY:**

REPORT FROM: Dave Wiese, Executive Director of Community Services

AGENDA ITEM: Action on a request from Meacham Family Business II to rezone 4183 Shawano Avenue, parcel VH-13, from R-5 Rural Estate Residential to R-1 Residential Single Family

ACTION REQUESTED: Approval of the rezoning.

POLICY ISSUE

Should the Village rezone VH-13 from R-5 Rural Estate Residential to R-1 Residential Single Family?

RECOMMENDED ACTION BY PLAN COMMISSION

The Plan Commission should review the applicant’s request and, if satisfied with the proposal, recommend approval to the Village Board.

POLICY ALTERNATIVE(S)

The Plan Commission could take the following action:

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

<u>BASIC INFORMATION</u>		<u>ADJACENT LAND/ZONING MATRIX</u>		
Project Name	Meacham Family II Rezoning	LAND USE		ZONING
Applicant	Debbie Meacham	North	Single Family/Rural	R-5, R-1
Phone	920-494-4557	South	Residential/Agriculture	R-5, A-1
Consultant / Engineer	Mau & Associates 434-9670	East	Agriculture/Rural Res.	R-5
Parcel Size	35.68 acres	West	Rural	A-1
Existing Zoning	R-5 Rural Estate Residential		Residential/Agriculture	
Proposed Zoning	R-1 Residential Single Family			
Land Map Designation	Agriculture- Plan is being updated			

BACKGROUND

The subject property is currently located on Shawano Avenue west of Fire Station #2. The property was occupied by the Meacham Family Nursery. Several older farm buildings and a converted home occupy the property. Sewer needs to be extended on part of the property. Water is available but laterals would need to be installed. The property is currently zoned R-5 Rural Estate Residential. The applicant is requesting the property be rezoned to R-1 in order to create lots that would front on Shawano Avenue (approximately 10.) A couple of preliminary layouts have been attached as part of the staff report. If the zoning changed is approved, a preliminary and final plat would need to be approved in order to create the lots.

EXECUTIVE ANALYSIS

1. **Zoning** The property is presently zoned R-5. A rezoning is necessary.
2. **Setbacks** A 35-foot setback to Shawano Avenue.
3. **Parking** N/A
4. **Floodplain, Shoreland Zoning & Stormwater Management** Stormwater would need to be provided on site and approved by the Village of Howard Engineering Department.
5. **Land Division** A Preliminary and Final Plat would need to be done in order to create the lots.
6. **Lighting** N/A
7. **Fire Protection** Directly Adjacent

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 Plan Commission 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.”

RECOMMENDED ACTION BY THE PLAN COMMISSION

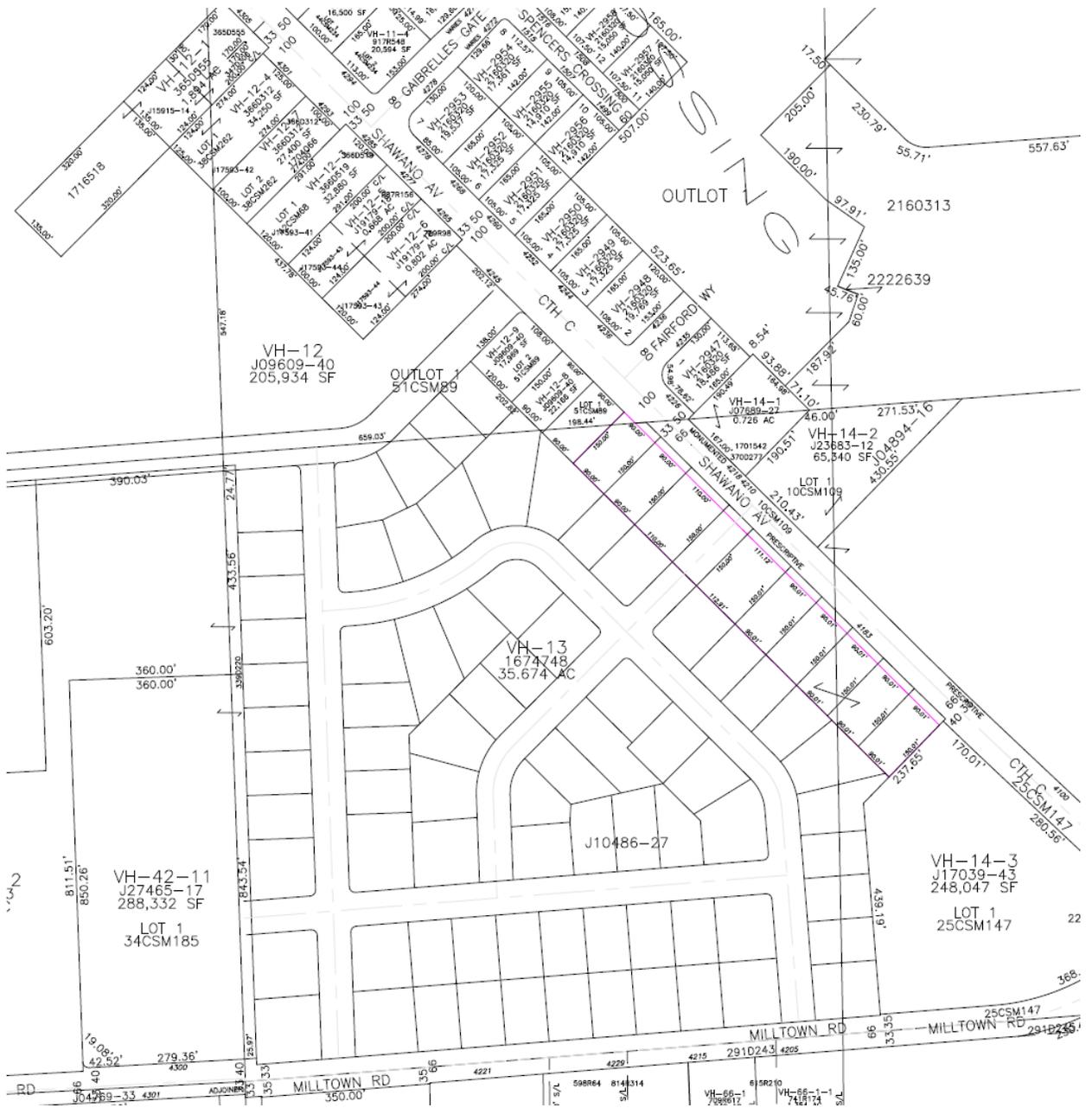
It is requested that the Village of Howard Plan Commission open the public hearing, receive comments, and recommend approval or denial of the proposed rezoning. The proposed request is not consistent with the future land use map in the Current Comprehensive Plan. The Comprehensive Plan is currently being updated. The Plan Commission has the following options:

1. Approve the request as submitted.
2. Modify the request by either recommending another more restrictive district or rezoning less area.
3. Deny the request.
4. Table the request until the Village’s consultant can review the area prior to the Design Studio that is being completed in March. The design studio will be focusing in on the future land use patterns in that area.

ATTACHMENTS

- I Zoning map
- II Proposed Lot Layout

COPIES EMAILED TO dchrouser@mau-associates.com



VH-12
J09609-40
205,934 SF

OUTLOT 1
81CSM89

VH-13
1674748
35.674 AC

J10486-27

VH-42-11
J27465-17
288,332 SF
LOT 1
34CSM185

VH-14-3
J17039-43
248,047 SF
LOT 1
25CSM147

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RD J04259-33 4301 ADJOINING 315 313 311 309 307 305 303 301 299 297 295 293 291 289 287 285 283 281 279 277 275 273 271 269 267 265 263 261 259 257 255 253 251 249 247 245 243 241 239 237 235 233 231 229 227 225 223 221 219 217 215 213 211 209 207 205 203 201 199 197 195 193 191 189 187 185 183 181 179 177 175 173 171 169 167 165 163 161 159 157 155 153 151 149 147 145 143 141 139 137 135 133 131 129 127 125 123 121 119 117 115 113 111 109 107 105 103 101 99 97 95 93 91 89 87 85 83 81 79 77 75 73 71 69 67 65 63 61 59 57 55 53 51 49 47 45 43 41 39 37 35 33 31 29 27 25 23 21 19 17 15 13 11 9 7 5 3 1