

***RESOLUTION NO.: Z-6—2012-13***

TO THE HONORABLE, THE OUTAGAMIE COUNTY BOARD OF SUPERVISORS

LADIES AND GENTLEMEN:

***MAJORITY***

1           The Town Board of Grand Chute has adopted a comprehensive Zoning Ordinance  
2           separate from that of Outagamie County. Section 60.2(3) of the Wisconsin Statutes  
3           require that all zoning amendments made by the Town of Grand Chute be approved by  
4           Outagamie County before they are effective. Outagamie County Planning Department  
5           Rezoning Review recommends approval.  
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7           NOW THEREFORE, the undersigned members of the Agriculture, Extension Education, Zoning  
8           and Land Conservation Committee recommend adoption of the following resolution.

9           BE IT RESOLVED, that the Outagamie County Board of Supervisors does recommend approval  
10          of a proposed rezoning. The requested rezoning change for DG Feller Investments is from General  
11          Agriculture District to Residential Two-Family District. The property is 12.42 acres of land that is  
12          located at the southeast corner of Gillett Street and CTH JJ (Edgewood Drive) in the Town of Grand  
13          Chute, more fully described as Tax Key Parcel #10-1-0346-02, being part of the Northwest ¼ of the  
14          Northwest ¼ of Section 10, T21N-R17E, in the Town of Grand Chute, Outagamie, WI, as depicted on  
15          the attached review and map, which by reference is made a part hereof, and

16          BE IT FINALLY RESOLVED, that the Outagamie County Clerk be directed to forward a  
17          certified copy of this resolution to the Outagamie County Zoning Administrator and the Clerk of the  
18          Town of Grand Chute.

19          Dated this \_\_\_\_ day of January, 2013

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Respectfully Submitted,  
AGRICULTURE, EXTENSION  
EDUCATION, ZONING & LAND  
CONSERVATION COMMITTEE

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Carl Anthony

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Leroy Van Asten

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Mark Rahmlow

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Daniel Rettler

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Jeff Nooyen

Duly and officially adopted by the County Board on: \_\_\_\_\_

Signed: \_\_\_\_\_  
Board Chairperson

\_\_\_\_\_  
County Clerk

Approved: \_\_\_\_\_

Vetoed: \_\_\_\_\_

Signed: \_\_\_\_\_  
County Executive

**OUTAGAMIE COUNTY PLANNING DEPARTMENT  
REZONING REVIEW**

File Number:	Z-23-12
Applicant:	DG Feller Investments
Location:	Town of Grand Chute
Parcels:	10-1-0346-02

This proposed rezoning is a 12.42 acre parcel located at the southeast corner of Gillett Street and CTH JJ (Edgewood Drive) in the Town of Grand Chute. The requested zoning change is from a **General Agriculture District (AGD) to Residential Two- Family District (RTF)**.

This site does not have access to public facilities so any development will have use onsite sewer and water. The adjacent zoning in the area is industrial to the west with general agriculture to the north, east, and south, along with a small segment of residential to the south that fronts on Gillett Street. The Town comprehensive plan show this area developing as a suburban area and the County comprehensive plan shows the area remaining as a natural woodland area.

There are some environmental issues associated with this site. A stream delineation was done at this location by WDNR in 1995 and it was determined the stream was non-navigable. However there still are mapped wetlands and floodplain located on this property. Additionally, there are no known cultural, ecological, historical or other restrictions present.

The Town of Grand Chute Plan Commission held a public hearing on this request November 20, 2012 and recommended approval of this proposed rezoning. The Town Board reviewed the request on December 4, 2012 and accepted that recommendation.

**PLANNING STAFF RECOMMENDS APPROVAL** of this proposed rezoning as submitted. There are areas that are buildable on this proposed site, but any development will have to stay out the wetlands and the 50 foot buffer from the wetland edge. Any construction should be aware of the flood fringe that exists on this property. Future development will need to access onto Gillett Street to help keep traffic conflicts on CTH JJ (Edgewood Drive) to a minimum. This proposed rezoning has no conflict with the Town comprehensive plan, but the County will have to amend its comprehensive plan to remain consistent with this proposed rezoning.

Z-23-12 Sec 10 Grand Chute

