

RESOLUTION NO.: Z-7—2012-13

TO THE HONORABLE, THE OUTAGAMIE COUNTY BOARD OF SUPERVISORS

LADIES AND GENTLEMEN:

MAJORITY

1 The Town Board of Freedom has adopted a comprehensive Zoning Ordinance separate
2 from that of Outagamie County. Section 60.2(3) of the Wisconsin State Statutes require
3 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.
6

7 NOW THEREFORE, the undersigned members of the Agriculture, Extension Education, Zoning
8 and Land Conservation Committee bring forward the following ordinance change for the Board's
9 consideration.

10 BE IT RESOLVED, that the Outagamie County Board of Supervisors does recommend approval
11 of a proposed rezoning. The requested rezoning change for DGI Freedom, LLC is from General
12 Agriculture District to Local Commercial District. The property is 2.48 acres of land which is located
13 approximately 2,000 feet south of the intersection of State Trunk Highway (STH) 55 and County Trunk
14 Highway E on the west side of STH 55 in the Town of Freedom, more fully described as Tax Key Parcel
15 #09-0-0410-00, being part of the Northeast ¼ of the Southeast ¼ of Section 15, Township 22 North,
16 Range 18 East, in the Town of Freedom, Outagamie, WI, as depicted on the attached review and map,
17 which by reference is made a part hereof, and

18 BE IT FINALLY RESOLVED, that the Outagamie County Clerk be directed to forward a
19 certified copy of this resolution to the Outagamie County Zoning Administrator and the Clerk of the
20 Town of Freedom.

21 Dated this ____ day of February, 2013

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

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Carl Anthony

Leroy Van Asten

Mark Rahmlow

Daniel Rettler

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-1-2013
Applicant:	DGI- Freedom LLC
Location:	Town of Freedom
	Parcels 09-0-0410-00

This proposed rezoning is a 2.48 acre parcel of land located approximately 2000 feet south of the intersection of State Trunk Highway (STH) 55 and County Trunk Highway E on the west side of STH 55 in the Town of Freedom. The requested zoning change is from a **General Agriculture District (AGD) to Local Commercial District (COM)**. According to the applicant the reason for this proposed rezoning is to build a 9,300 square foot retail store.

This site does have access to public facilities for sewer and water for development. The adjacent zoning in the area is both residential and industrial to the east across the highway, with general agriculture to the south and west. To the north is also general agriculture zoning for a 100 feet then the zoning changes to commercial. The Town of Freedom comprehensive plan shows this area along STH 55 developing as commercial and the County comprehensive plan show this area remaining in agriculture.

This location has no environmental issues at this location dealing with streams, wetlands, and floodplain. Additionally, there are no known cultural, ecological, and historical or other restrictions present.

The Town Board reviewed this proposed rezoning on November 28, 2012 and recommended to approve.

PLANNING STAFF RECOMMENDS APPROVAL of this proposed rezoning as submitted. The Wisconsin Department of Transportation will have to be contacted to obtain a commercial access onto STH 55. According to the Trip Generation statistics by the Institute of Transportation Engineers (ITE) a 9,300 square foot store will generate on average over 650 vehicle trips a day, which will create more traffic congestion in the area. This proposed rezoning fits with the Town comprehensive plan having commercial development along the west side STH 55. However, the County will have to amend its comprehensive plan to reflect this proposed commercial rezoning.

Z-1-13 Sec 15 Freedom

