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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-2-14
Applicant:	Martinwood LLC and Keystone Development LLC
Location:	Town of Grand Chute
	Parcel 10-1-1186-11

This proposed rezoning is Lot 2 of certified survey map 4698 and is 6.15 acres in size. The subject site is located near the southwest corner of Wheeler Road and Westhill Boulevard in the Town of Grand Chute. The requested zoning change is from the **Commercial Regional District (CR) to Multi-Family Residential (R4)**. According to the applicant, the reason for this proposed rezoning is to construct 48 townhomes in four buildings at this location.

There is existing water and sewer in the area for development at this location to tie into. The current zoning for the neighboring properties is commercial on all sides. The County comprehensive plan has this location developing as commercial and the Town plan shows this area developing as an urban area.

As for environmental conditions in the area, County mapping shows no wetlands located in the area. However, there is a stream on the property that creates the west property boundary of this subject site and the stream has floodway and flood fringe associated with it. Development can build in the flood fringe, but must remain outside the floodway boundary. Additionally, there are no known cultural, ecological, and historical or other restrictions present.

The Grand Chute Plan Commission held a public hearing on this proposed rezoning on December 3, 2013 and voted unanimously to approve. The Town Board reviewed this same request on December 17, 2013 and also recommended to approve this proposed rezoning.

Based on this review of this proposed rezoning, the **COUNTY PLANNING STAFF DOES RECOMMEND APPROVAL**. Development will need to stay 75 feet back from the normal high-water mark of the stream and out of the floodway. Conditional use and erosion control permits will be needed prior to develop to help protect the stream corridor. Also, traffic volume will need to be addressed in the area. Each housing unit can be expected to generate on average ten trips a day adding to an already heavy traffic load area with its close proximity to USH 41, STH 96 and all the existing retail of the area. The County will also need to amend its comprehensive plan so this proposed rezoning will match its future land use.

