

RESOLUTION NO.: Z-6--2016-17

TO THE HONORABLE, THE OUTAGAMIE COUNTY BOARD OF SUPERVISORS

LADIES AND GENTLEMEN:

MAJORITY

1 The Town Board of Greenville 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 Greenville be approved by Outagamie
4 County before they are effective. The Outagamie County Planning Department Rezoning
5 Review Board recommends approval.
6

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 the proposed rezoning request for Green Ridge Estates from the General Agricultural District to the
11 Single Family Residential District. The proposed rezoning is for parcels 11-0-0641-00 and
12 11-0-0643-00, comprised of a total of 68.6 acres. It is located at the northwest corner of the intersection
13 of State Road 76 (Municipal Drive) and School Road in the Town of Greenville, Outagamie, WI, as
14 depicted on the attached review and map, which by reference is made a part hereof, and

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

18 Dated this ____ day of August, 2016.

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

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Daniel Rettler

Keith Surprise

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Daniel Melchert

Debra VanderHeiden

BJ O'Connor-Schevers

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-14-16
Applicant:	Green Ridge Estates
Location:	Town of Greenville
	Parcels 11-0-0641-00, 11-0-0643-00

This proposed rezoning is comprised of two parcels totaling 68.6-acres located at the northwest corner of the intersection of State Road 76 (Municipal Drive) and School Road in the Town of Greenville. The requested change is from the **General Agricultural District to Single Family Residential District** for a 79 lot development called Green Ridge Estates.

This site does have access to public facilities for water and sewer. The current zoning for the neighboring properties in the area is residential to the north and across Hwy 76 to the east and the remaining area is zoned agriculture. This location has quite a bit of developed residential land use in the immediate area with commercial business at the southeast corner and a YMCA to the south across School Road. This site is partially within the 10,000 foot radius of the County Airport (Appleton International) that has restrictions for storm water ponds and structural height limits. The Town of Greenville shows this area developing as a mixed use neighborhood according to their comprehensive plan; the County Comprehensive Plan shows area remaining in agriculture.

There are no environmental sensitive areas located at this location dealing with navigable streams, wetlands, floodplain, and hydric soils according to County mapping. There is an identified geological karst feature a ½ mile to the south that will need to be addressed if storm water is pushed in that direction. Additionally, there are no known cultural, ecological, historical, or other restrictions present.

The Town of Greenville Plan Commission held a public hearing on this request June 27, 2016 and recommended approval of this proposed rezoning. The Town Board reviewed the request on July 11, 2016 and accepted that recommendation.

Based on this review of this proposed rezoning, the **PLANNING STAFF RECOMMENDS APPROVAL**. This proposal is consistent with the development pattern of the area having a number of residential developments in immediate area serviced by public utilities. However, County Planning Staff does have concerns the with the increased traffic load that will be created at the intersections Greenridge Drive and School Road with of State Road 76 (Municipal Drive). The increased traffic pressure at these intersections will require upgraded intersections with improved traffic controls that will also need to include the trail crossing on school road. The County will need to amend its comprehensive plan to reflect this proposed rezoning.

Z-14-16 Sec.15 Greenville

