

ORDINANCE NO.: Z-12—2017-18

TO THE HONORABLE, THE OUTAGAMIE COUNTY BOARD OF SUPERVISORS

LADIES AND GENTLEMEN:

MAJORITY

1 AN ORDINANCE TO AMEND THE OUTAGAMIE COUNTY ZONING
2 ORDINANCE. The subject matter of the ordinance having been duly referred and
3 considered by the Outagamie County Agriculture, Extension Education, Zoning and Land
4 Conservation Committee and public hearing having been held after giving requisite
5 notice of said hearing, and a recommendation as required by Section 59.69 of the
6 Wisconsin State Statutes.

7
8 Outagamie County Department of Development and Land Services Rezoning Review
9 recommends approval. Agriculture, Extension Education, Zoning and Land Conservation
10 Committee recommends approval.

11
12 NOW THEREFORE, the undersigned members of the Agriculture, Extension Education, Zoning
13 and Land Conservation Committee bring forward the following ordinance change for the Board's
14 consideration.

15 BE IT ORDAINED, that the Outagamie County Board of Supervisors does recommend adoption
16 of the petition by Ryan and Misty Griffin for rezoning parcel 16-0-0130-00 from IND (Industrial) and
17 AGD (General Agricultural District) to RTF (Residential Two-Family District), which is .877 acres.

18 The rezoning will also impact the following parcels as requested by the Town of Maple Creek:

19 Parcels 16-0-0128-00 and 16-0-0127-00 from IND (Industrial) & AGD (General Agriculture
20 District) to RSF (Single Family Residential District)

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22 Parcels 16-0-0110-00 and 16-0-0111-00 from CL (Local Commercial District) to RSF (Single
23 Family Residential District)

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25 Parcels 16-0-0112-00 and 16-0-0108-00 from CL (Local Commercial District) & AGD (General
26 Agriculture District) to RSF (Single Family Residential District)

27
28 Parcel 16-0-0105-00 from AGD (General Agriculture District) to RSF (Single Family
29 Residential District)

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31 Parcel 16-0-0104-01 from CL (Local Commercial District) & AGD (General Agriculture
32 District) to AGD (General Agriculture District)

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Parcel 16-0-0107-00 from CL (Local Commercial, IND Industrial & AGD General Agriculture District) to AGD (General Agriculture District)

Parcels 16-0-0107-01 and 16-0-0107-02 from IND (Industrial) to AGD (General Agriculture District)

The total of the requested rezoning is approximately 19.27 acres located on the north and south side of CTH WW, and east of its intersection with Church Street in the Town of Maple Creek, Outagamie County, WI, as depicted on the attached review and map, which by reference is made a part hereof, and

BE IT FURTHER ORDAINED, that this ordinance shall be in full force and effect in the Town of Maple Creek upon approval by the Outagamie County Board of Supervisors, publication per State Statute 59.14 and 66.0103, and the execution and recording of the above stated deed covenants, and

BE IT FINALLY ORDAINED, that the Outagamie County Clerk be directed to forward a certified copy of this ordinance to the Town of Maple Creek Clerk, the Outagamie County Zoning Administrator and the Municipal Code Corporation for inclusion in the Outagamie County Code of Ordinances.

Dated this ____ day of February, 2018.

Respectfully Submitted,

AGRICULTURE, EXTENSION
EDUCATION, ZONING & LAND
CONSERVATION COMMITTEE

Daniel Rettler

Keith Suprise

Daniel Melchert

BJ O'Connor-Schevers

Debra Vander Heiden

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Duly and officially adopted by the County Board on: _____

Signed: _____
Board Chairperson County Clerk

Approved: _____ Vetoed: _____

Signed: _____
County Executive



Department of Development and Land Services
 Zoning Administration
 410 S. Walnut St | Appleton, WI 54911
 Administration Building, 3rd Floor
 Phone: 920-832-5255 | Fax: 920-920-832-4770
 www.outagamie.org

TO: Outagamie County Agriculture, Extension Education, Zoning & Land Conservation Committee
 FROM: Dave Johnson, Principal Planner
 DATE: January 23, 2018
 RE: **Z-1-18; Comprehensive Plan Amendment & Recommendation**

Background & Analysis:

Applicant: Ryan and Misty Griffin and Town of Maple Creek
Request: Rezoning

- Parcel 160013000* From: *IND (Industrial) & AGD (General Agriculture District)*
 To: *RTF (Residential Two-Family District)*
- Parcel 160012800, 160012700* From: *IND (Industrial) & AGD (General Agriculture District)*
 To: *RSF (Single Family Residential District)*
- Parcel 160011000, 160011100* From: *CL (Local Commercial District)*
 To: *RSF (Single Family Residential District)*
- Parcel 160011200, 160010800* From: *CL (Local Commercial Dist.) & AGD (General Agriculture Dist.)*
 To: *RSF (Single Family Residential District)*
- Parcel 160010500* From: *AGD (General Agriculture District)*
 To: *RSF (Single Family Residential District)*
- Parcel 160010401* From: *CL (Local Commercial Dist.) & AGD (General Agriculture Dist.)*
 To: *AGD (General Agriculture District)*
- Parcel 160010700* From: *CL (Local Commercial, IND Industrial, & AGD General Agriculture District)*
 To: *AGD (General Agriculture District)*
- Parcel 160010701, 160010702* From: *IND (Industrial)*
 To: *AGD (General Agriculture District)*

Hearing Notice: Published in the Appleton Post Crescent, January 19, 2018
 Public Hearing: February 13, 2018

This proposal is requesting to rezone 12 parcels totaling 19.27 acres. The properties are located along County Road WW and Church Street (Sugar Bush Area) in the Town of Maple Creek (see attached map). The requested change was initiated by the Griffins proposing to rezone their one acre property (parcel 160013000) from a combination of **Industrial District (IND) and General Agriculture District (AGD) to a Residential Two-Family District (RTF)**. The County also decided to take this opportunity to better align the zoning with the land use of the area. County staff met with the Town Board on January 8, 2018 to discuss the possibility of amending the County Comprehensive Plan and rezoning the Sugar Bush area in Maple Creek. Refer to the parcels above to see all properties being proposed for rezoning by both the County and Town.

The above mentioned parcels have no access to public facilities for sewer and water and are serviced by onsite septic and wells. The neighboring zoning in the immediate area is general agriculture and exclusive agriculture with one commercial property along the county line on the south side of CTH WW.

There are no environmental concerns at this location dealing with DNR wetlands, navigable streams, and FEMA floodplain. Additionally, there are no known cultural, ecological, historical, or other restrictions present.

The Town Board convened on January 9, 2018 and recommended to the County to amend the County Comprehensive Plan and rezone said properties. The Town of Maple Creek general zoning is administered by the County and the Development and Land Services Department is statutorily obligated to document consistency with the County Comprehensive Plan, pursuant to Sec. 66.1001(3) Wis. Stats. Please reference the Z-2-18 Comprehensive Plan Amendment & Recommendation Memo for details pertaining to the history of this development and Comprehensive Plan consistency analysis/amendment recommendation.

Planning Staff Recommendation

PLANNING STAFF RECOMMENDS APPROVAL OF THE REQUEST BY RYAN AND MISTY GRIFFIN, TO REZONE PARCEL #16-0-0130-00 TO RESIDENTIAL TWO-FAMILY TO ALLOW FOR REDEVELOPMENT OF THE PROPERTY. ALSO AS PART OF THIS REZONING PROPSAL, THE COUNTY AND TOWN BOTH RECOMMEND TO REZONE THE 11 NEIGHBORING PROPERTIES OF THE AREA TO BETTER ALIGN THEIR LAND USE AND ZONING. This recommendation is both consistent with County Comprehensive Plan (Z-2-18 amendment) and is an appropriate fit for Sugar Bush. The six properties recommended to be rezoned to residential all have existing homes on the property and the other four parcels are used for agriculture.

Z- 1 -18 Maple Creek Sugar Bush

