

ORDINANCE NO.: Z-13—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 Planning Department Rezoning Review recommends approval.
9 Agriculture, Extension Education, Zoning and Land Conservation Committee
10 recommends approval.

11
12 NOW THEREFORE, the undersigned members of the Agriculture, Extension Education, Zoning
13 and Land Conservation Committee recommend adoption of the following ordinance.

14 BE IT ORDAINED, that the Outagamie County Board of Supervisors does recommend the
15 attached proposed Amendment to the Outagamie County Comprehensive Plan for parcel numbers
16 16-0-0130-00 (currently listed in the land use classification as Future Commercial Zoning, to be
17 amended as Future Residential), and 16-0-0104-01, 16-0-0107-00, 16-0-0107-01, and 16-0-0107-02
18 (currently listed in the land use classification as Future Residential, to be amended as Future
19 Agriculture), located in the Town of Maple Creek, as reflected in the review and map, which by
20 reference is made a part hereof, and

21 BE IT FURTHER ORDAINED, that this ordinance shall be in full force and effect in Outagamie
22 County upon approval by the Outagamie County Board of Supervisors, publication per State Statute
23 59.14 and 66.0103, and

24 BE IT FINALLY ORDAINED, that the Outagamie County Clerk be directed to forward a copy
25 of this ordinance to the Outagamie County Department of Development and Land Services Director.

26 Dated this ____ day of February 2018
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Respectfully Submitted,

AGRICULTURE, EXTENSION
EDUCATION, ZONING & LAND
CONSERVATION COMMITTEE

Daniel Rettler

Keith Suprise

Daniel Melchert

Debra Vander Heiden

BJ O'Connor-Schevers

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 11, 2018
RE: **Z-2-18; Comprehensive Plan Amendment & Recommendation**

Background & Analysis:

Applicant: Ryan and Misty Griffin
Request: *Comprehensive Plan Future Land Use Map Amendment:*
From: *Future Commercial*
To: *Future Residential*
From: *Future Residential*
To: *Future Agriculture*
Location: Town of Maple Creek Parcel: 160013000, 160010401, 160010700, 160010701, 160010702
Hearing Notice: Published in the Appleton Post Crescent, December 23, 2017
Public Hearing: January 23, 2018

The proposed Comprehensive Plan amendment request is being pursued by Ryan and Misty Griffin to allow for a rezoning to proceed from *Future Commercial* to *Future Residential*, totaling one acre. Also as part of this application the Town and County are taking this opportunity to clean up other properties in the “Sugar Bush” area of Maple Creek, which includes changing four parcels from *Future residential* to *Future Agriculture* (see attached map). The proposal is for a former commercial one acre site to be rezoned for Two-Family Residential. The other four parcels are being changed to agriculture to better align them with their current use. More details on the development can be found in the Rezoning Review & Recommendation Memo (Z-1-18), which will be presented for consideration at the February 13th Zoning Committee agenda.

In 2008, the County adopted its Comprehensive Plan, as required by 66.1001 Wis. Stats. In 2010, the “consistency” requirement (66.1001(3)) took effect, requiring that all zoning changes must be “consistent” with the County’s comprehensive plan.

Comprehensive Plan Consistency Analysis. When the development was initially proposed, Planning Staff informed the applicant that the proposal was found to be “inconsistent” with the County’s Comprehensive Plan, as the proposal required a rezoning from Commercial to Residential-Two Family. This determination was based on the following analysis:

Future Land Use Map Designation. The County’s future land use map currently designates this location as “*Future Commercial*”; the proposed redevelopment requires a rezoning to a Residential Two-Family District (RTF), which would require the future land use map to reflect “*Residential*” to be deemed “consistent”.

Plan Goals & Objectives. In addition to reviewing the future land use map, the Comprehensive Plan contains the follow goals & objectives that support the proposed development:

- Land Use Goal 6: “Encourage a development pattern that is efficient and utilizes public facilities where feasible.”

Planning Staff advised that a County Comprehensive Plan amendment would be required to legally rezone the property and allow the redevelopment to proceed. Upon receipt of the request, all required steps to amend the Comprehensive Plan (per state statute) were put into motion, including notifications, public notices, and scheduling of the required public hearing.

Planning Staff Recommendation

PLANNING STAFF RECOMMENDS APPROVAL OF THE REQUEST BY RYAN AND MISTY GRIFIN, TO AMEND THE OUTAGAMIE COUNTY COMPREHENSIVE PLAN'S FUTURE LAND USE MAP FROM: FUTURE COMMERCIAL TO: FUTURE RESIDENTIAL FOR PARCEL # 160013000; ADDITIONALLY FOUR OTHER PROPERTIES (PARCEL #S 160010401, 160010700, 160010701, AND 160010702) SHOULD BE AMENDED FROM FUTURE RESIDENTIAL TO: FUTURE AGRICULTURE. This recommendation is being made to allow for redevelopment of a commercial property that has existing residential development in the immediate area to the east and north; and adjust the future land use map for the "Sugar Bush" area of the Town of Maple Creek to align with existing uses

Z-2-18 Maple Creek

