

ORDINANCE NO.: Z-14—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.

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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 04-0-0940-10 and 04-0-0940-05 currently listed in the land use classification as Future Agriculture to be
17 amended as Future Commercial, located in the Town of Center, as reflected in the review and map,
18 which by reference is made a part hereof, and

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

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

24 Dated this ____ day of March, 2018

25 Respectfully Submitted,
26 AGRICULTURE, EXTENSION
27 EDUCATION, ZONING & LAND
28 CONSERVATION COMMITTEE
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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: February 15, 2018
RE: **Z-4-18; Comprehensive Plan Amendment & Recommendation**

Background & Analysis:

Applicant: Rick Mueller, Wanderick Properties
Request: *Comprehensive Plan Future Land Use Map Amendment:*
From: *Future Agriculture*
To: *Future Commercial*
Location: Town of Center Parcel: 040094010 and 040094005
Hearing Notice: Published in the Appleton Post Crescent, February 12, 2018
Public Hearing: March 13, 2018

The proposed Comprehensive Plan amendment is being requested by Rick Mueller, Wanderick Properties, to allow for a rezoning to proceed from an Agriculture District (AGD) to a Commercial District (COM), totaling 4.335 acres, lot 2 of a proposed certified survey map currently under review by both the County and Town (see attached map). The proposal is to split off existing storage units from the balance of the property. The neighboring two acre parcel located at the corner STH 47 and Broadway Drive has an existing commercial business on site and is currently zoned commercial. More details on the development can be found in the Rezoning Review & Recommendation Memo (Z-5-18), that will be presented to this committee at the March 13, 2018 meeting.

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 developer that the proposal was found to be “inconsistent” with the County’s Comprehensive Plan’s “Future Land Use Map”, as the proposal required a rezoning from AGD to COM. 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 Agriculture”; the proposal requires a rezoning to COM, which would require the future land use map to reflect “Commercial” to be deemed “consistent”.

Plan Goals & Objectives. In addition to reviewing the future land use map, the Comprehensive Plan contains the following 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; “Future Land Use Map” amendment would be required to legally rezone the property and allow the development 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. The Town of Center Comprehensive Plan shows this area as future commercial.

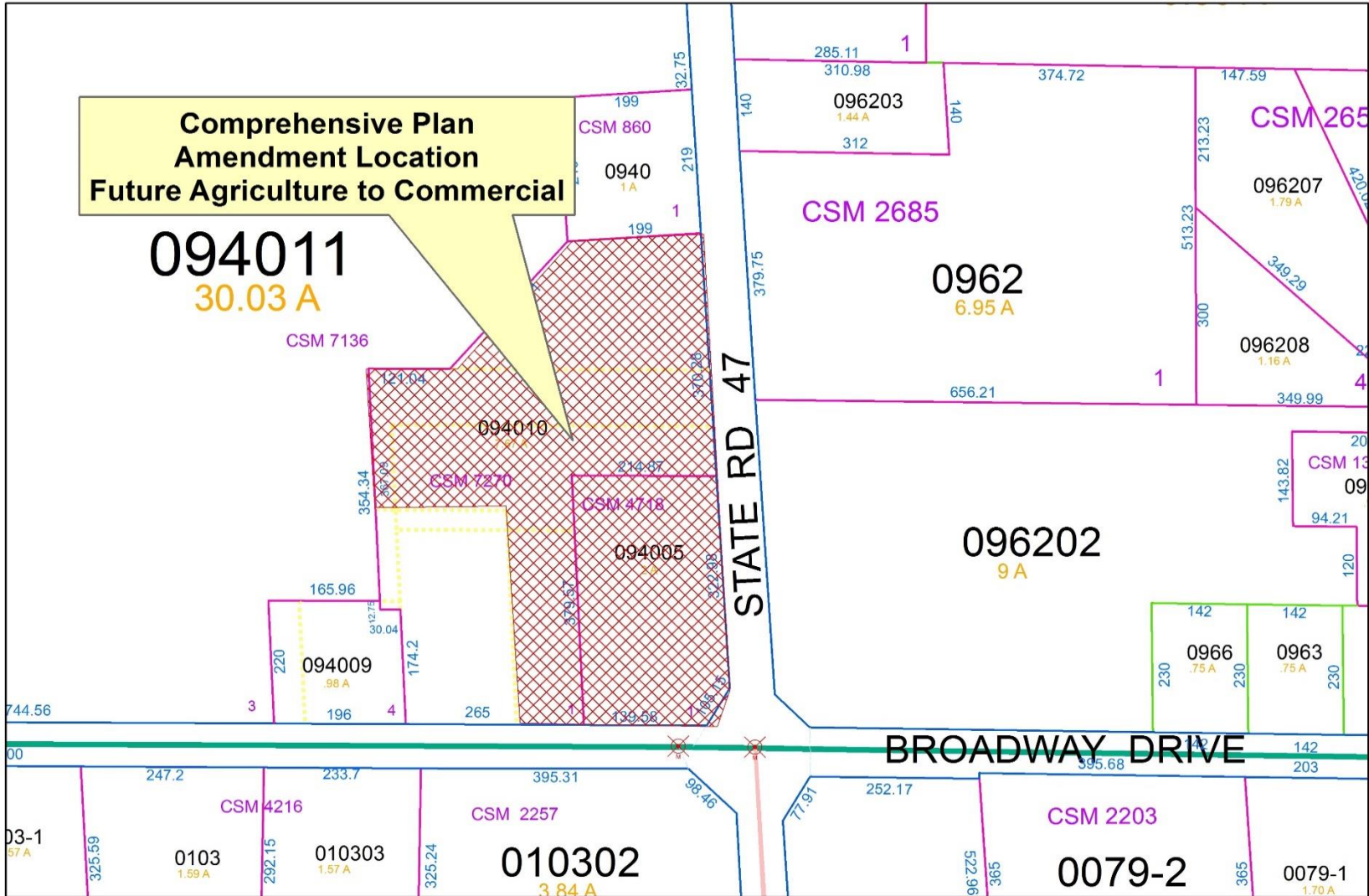
Planning Staff Recommendation

Planning Staff recommends approval of the request by the Rick Mueller Wanderick Properties for parcel 040094010, and additionally include parcel 040094005 to amend the Outagamie County Comprehensive Plan’s Future Land Use map from: “Future Agriculture” to: “Future Commercial”. This recommendation is being made to adjust the future land use map of this area in the Town of Center to align with existing uses.

Z-4-18 Town of Center

**Comprehensive Plan
Amendment Location
Future Agriculture to Commercial**

094011
30.03 A



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