

***RESOLUTION NO.: Z-8--2017-18***

TO THE HONORABLE, THE OUTAGAMIE COUNTY BOARD OF SUPERVISORS

LADIES AND GENTLEMEN:

***MAJORITY***

1 The Town Board of Buchanan 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 Buchanan 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 Chris Perreault from the General Agriculture District (AGD) and  
11 Local Commercial District (CL) to entirely the Local Commercial District (CL). The proposed rezoning  
12 is for parcel 03-0-0738-01. The request is to rezone 2.4 acres located at the northwest corner of CTH  
13 CE and CTH N intersection, in the Town of Buchanan, Outagamie, WI, as depicted on the attached  
14 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 Buchanan.

18 Dated this \_\_\_\_ day of March, 2018.

19 Respectfully Submitted,  
20 AGRICULTURE, EXTENSION  
21 EDUCATION, ZONING & LAND  
22 CONSERVATION COMMITTEE  
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26 \_\_\_\_\_  
27 Daniel Rettler

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27 Keith Surprise

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Daniel Melchert

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Debra VanderHeiden

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BJ O'Connor-Schevers

Duly and officially adopted by the County Board on: \_\_\_\_\_

Signed: \_\_\_\_\_  
Board Chairperson

\_\_\_\_\_  
County Clerk

Approved: \_\_\_\_\_

Vetoed: \_\_\_\_\_

Signed: \_\_\_\_\_  
County Executive



Planning and Zoning Administration

410 S. Walnut St. | Appleton, WI 54911  
Administration Building, 3rd Floor  
Phone: 920-832-5255 | Fax: 920-832-4770  
www.outagamie.org

TO: Outagamie County Agriculture, Extension Education, Zoning & Land Conservation Committee  
FROM: Dave Johnson, Principal Planner  
DATE: March 2, 2018  
RE: **Z-7-18; Rezoning Review & Recommendation**

**Background & Analysis:**

*Applicant:* Chris Perreault  
*Location:* Town of Buchanan  
Parcel 030073801, new split to create addition of 030073811  
*Public Hearing:* February 12, 2018 Buchanan Town Hall

This proposal is requesting to rezone 2.4 acres of parcel 030073801 originally part of certified survey map 97 lot 1. On February 22, 2018 a certified survey map (CSM 7497 document 2127154) on this property was recorded with the County Register of Deeds Office splitting the site into two parcels. This property is located at the northwest corner of CTH CE and CTH N intersection in the Town of Buchanan (see attached map). The requested change is from a **General Agriculture District (AGD) and Local Commercial District (CL) to Local Commercial District (CL)**, within the Town of Buchanan general zoning code.

This site has access to existing public facilities for sewer and water that serve this location. The neighboring zoning in the immediate area is agriculture to the north, two Family Residential to the west and single family residential across the highway east and south. Both the Town and County Comprehensive Plans show this location being commercial.

There are no environmental concerns at this location dealing with DNR mapped wetlands, navigable streams, or hydric soils. However, there is identified FEMA Floodplain located along the eastern edge of the site. Additionally, there are no known cultural, ecological, historical or other restrictions present.

The Town Plan Commission held a public hearing for this proposal on February 12, 2018 and recommended to rezone this property. The Town Board reviewed this same proposal February 13, 2018 and also recommended for approval.

Because the Town of Buchanan has adopted/administers General Town Zoning, the Department of Development and Land Services is not statutorily obligated to document consistency with the County Comprehensive Plan, pursuant to Sec. 66.1001(3). However, we do concur that this proposed rezoning is appropriate and compatible with both the Town and County Comprehensive Plans.

**Planning Staff Recommendation**

Based on our review of this proposed rezoning, **County Planning Staff Recommends For Approval**. This property is currently developed and rezoning the property will bring the whole site into conformance with the Town Comprehensive Plan and match the existing land use under a single zoning district.

# Z-7-18 Buchanan

