

***RESOLUTION NO.: Z-1--2018-19***

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 Terry Reese. The proposed rezoning is for parcel 11-0-0913-00;  
11          which is 0.81 acres, currently zoned General Agriculture District (AGD), to be rezoned to General  
12          Commercial District (COM). This parcel is located on the north side of Spencer Street and 500 feet east  
13          of CTH CB in the Town of Greenville, Outagamie, WI, as depicted on the attached review and map,  
14          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 April, 2018.

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

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Daniel Rettler

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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



Department of Development and Land Services  
Planning & Zoning | GIS & Land Information  
320 S. Walnut St | Appleton, WI 54911  
Administration Building, 3rd Floor  
Phone: 920-832-5255 | Fax: 920-920-832-4770  
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TO: Outagamie County Agriculture, Extension Education, Zoning & Land Conservation Committee  
FROM: David Johnson, Principal Planner  
DATE: March 28, 2018  
RE: **Z-9-18; Rezoning Review & Recommendation**

**Background & Analysis:**

*Applicant:* Terry Reese  
*Request:* *Rezoning From: AGD (General Agriculture District)*  
*To: COM (General Commercial)*  
*Location:* Town of Greenville  
Parcel: 110091300  
*Public Hearing:* January 22, 2018 Greenville Town Hall

This proposal is requesting to rezone a 0.81 acre property with an existing home on the site. The location of the property is on the north side of Spencer Street and 500' east of CTH CB in the Town of Greenville (see attached map). The requested change is from a **General Agriculture District (AGD) to General Commercial District (COM)**.

This site has access to public facilities for sewer and water to serve this location. The neighboring zoning in the immediate area is commercial with general agriculture across the road to the south. The Town Comprehensive Plan shows this area being part of its business/technology park. The County Comprehensive Plan has this parcel situated within a business corridor bounded by STH 96 (north) and CTH CA (south), from CTH CB (west) to McCarthy Road (east) the depicts a future land use zone consisting of a mixture of industrial and commercial uses.

There is no mapped DNR Wetlands, FEMA Floodplain, or navigable streams at this site. However, most of the site is covered with hydric soils which are wetland indicators. Any development may require a wetland delineation on the site. Additionally, there are no known cultural, ecological, historical or other restrictions present. This location is part of the Appleton Airport zoning overlay district 2B that has restrictions on the type of development along with height limits.

The Town Plan Commission held a public hearing on January 22, 2018 and recommended to approve the proposed rezoning. The Town Board reviewed this same proposal on February 12, 2018 and also recommended for approval to rezone the property.

The Town of Greenville has adopted General Town Zoning; the County is not statutorily obligated to document consistency with the County Comprehensive Plan, pursuant to Sec. 66.1001(3), as the consistency test occurs at the town level. However, we do concur that this proposed rezoning is compatible with the County Comprehensive Plan.

**Planning Staff Recommendation**

Based on our review of this proposed rezoning, **COUNTY PLANNING STAFF RECOMMENDS APPROVAL.** The existing commercial zoning of the area and compatible future land use designations makes this proposal a good fit for the area. The developer will need to contact County Zoning staff to determine if their proposal is a compatible use in Airport Overlay District 2B.

Z-9-18 Greenville

