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Daniel Melchert

Debra VanderHeiden

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
www.outagamie.org

TO: Outagamie County Agriculture, Extension Education, Zoning & Land Conservation Committee
FROM: David Johnson, Principal Planner
DATE: August 7, 2018
RE: **Z-21-18; Rezoning Review & Recommendation**

Background & Analysis:

Applicant: Town of Greenville
Request: *Rezoning From: AGD (General Agriculture District)*
To: RSF (Residential Single Family)
Location: Town of Greenville
Parcels: Part of 110083600 and 110083804
Public Hearing: July 23, 2018, Greenville Town Hall

This proposal is requesting to rezone Lot 1 of a proposed CSM totaling 7.63 acres owned by Breyer Limited Partnership 1. This site is located along the east side of STH 76 (Municipal Drive) and 200’ south of School Road in the Town of Greenville (see attached map). The requested change is from the **General Agriculture District (AGD) to Residential Single Family District (RSF)**.

This location has access to public sewer and water for development. The neighboring zoning in the immediate area is residential two family to the north, residential single family to the south, and general agriculture to the east and west. The majority of the land use in the area is developed residential homes. The Town Comprehensive Plan shows this area being part of Neighborhood A in Tier 1.

There are identified wetlands on the property from a wetland delineation completed in May 2017. There are no navigable streams or floodplain present on the site. Additionally, there are no known cultural, ecological, historical or other restrictions present. This location is within the 10,000’ buffer zone of the County Airport Zoning Overlay District and is in the height limit area.

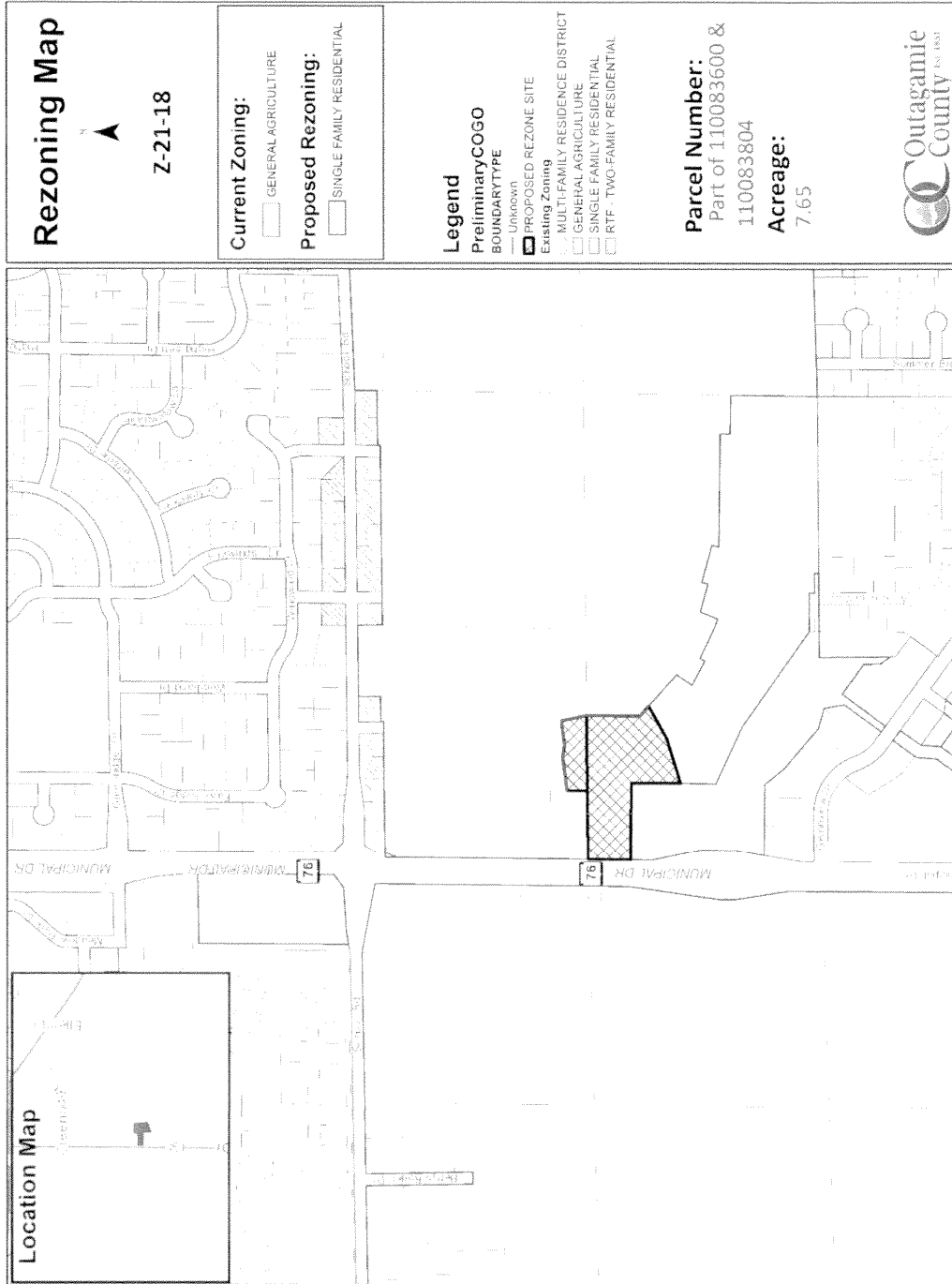
The Town Plan Commission held a public hearing on July 23, 2018, and recommended to approve this proposed rezoning request. The Town Board reviewed this same proposal on July 23, 2018, and also recommended for approval to rezone the property.

The Town of Greenville has adopted General Town Zoning; thus the County 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 compatible with the following goals and objectives found within the County Comprehensive Plan:

- Land Use Goal #6: Encourage a development pattern that is efficient and utilizes public facilities where feasible.
- Housing Goal #4: Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential uses.

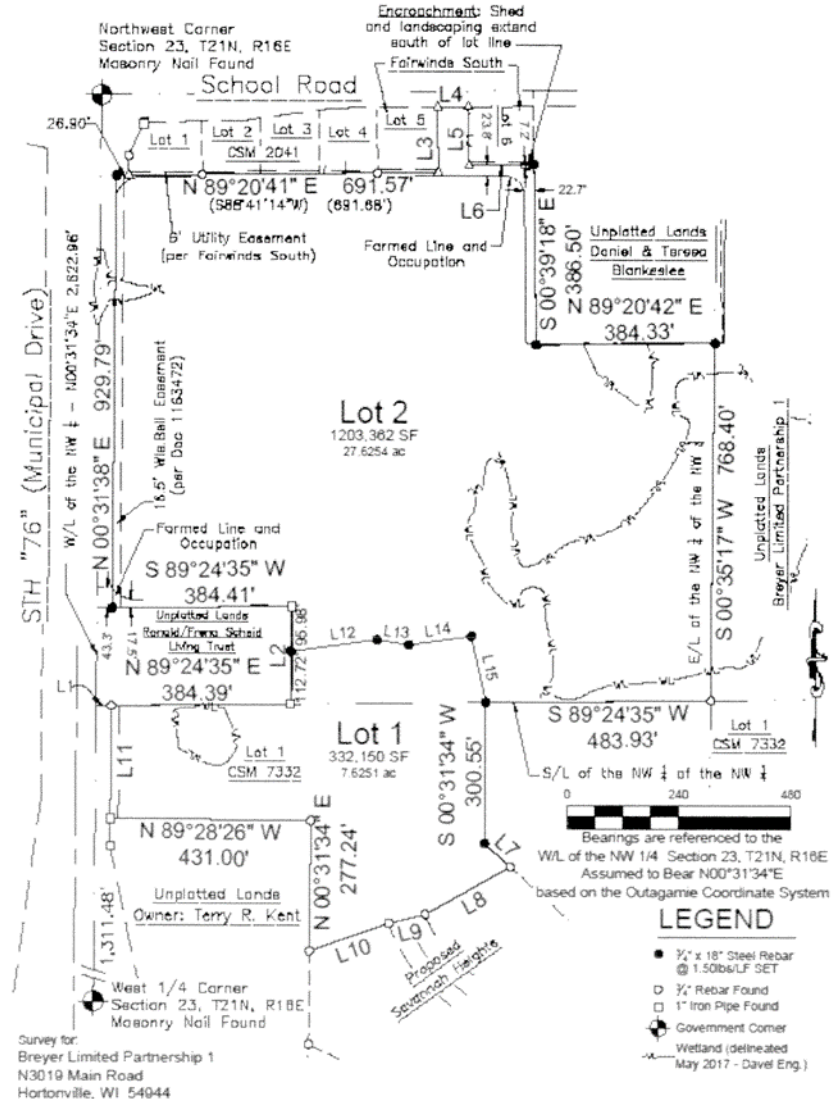
Planning Staff Recommendation

Based on our review and the above analysis of this proposed rezoning, **County Planning Staff recommends approval of rezoning Part of Parcels 110083600 and 110083804 totaling 7.63 acres (Lot 1 of proposed CSM) to Residential Single Family District, as requested.**



Certified Survey Map No. _____

Part of the Northwest 1/4 of the Northwest 1/4 and part of Lot 1, CSM 7332 being part of the Southwest 1/4 of the Northwest 1/4, Township 21 North, Range 18 East, Town of Greenville, Outagamie County, Wisconsin.



Survey for:
Breyer Limited Partnership 1
N3019 Main Road
Hortonville, WI 54044



James R. Sehloff Professional Land Surveyor No. S-2692 Date

- LEGEND**
- 3/4" x 18" Steel Rebar @ 1.50bs/LF SET
 - 3/4" Rebar Found
 - 1" Iron Pipe Found
 - ⊙ Government Corner
 - Wetland (delineated May 2017 - Davel Eng.)

File: 4541CSM4.dwg
Date: 05/06/2018
Drafted By: scott
Sheet: 1 of 5