

***RESOLUTION NO.: Z-15--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 60.62 (3) of the Wisconsin State Statutes  
3 requires that all zoning amendments made by the Town of Greenville be approved by  
4 Outagamie County before they are effective. The Outagamie County Planning Staff and  
5 Zoning Committee recommend 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 Dercks Dewitt, LLC. The proposed rezoning is for all of parcel  
11 110083400 and part of parcel 110083500, totaling 29.48 acres, from General Agriculture District to R-1  
12 Single Family Residential District. These parcels are located to the north of Design Drive in the Town  
13 of Greenville, Outagamie County, as depicted on the attached review and map (Exhibit A and Exhibit  
14 B), 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 January, 2019.

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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Keith Suprise

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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  
www.outagamie.org

TO: Outagamie County Agriculture, Extension Education, Zoning & Land Conservation Committee  
FROM: Kara Homan, AICP, Director  
DATE: December 7, 2018  
RE: **Z-30-18; Lot 2 of a proposed CSM; Rezoning Review & Recommendation**

**Background & Analysis:**

*Applicant:* Dercks Dewitt, LLC  
*Owner:* Breyer Limited Partnership 1  
*Request:* Rezoning From: General Agriculture District  
To: R-1 Single Family Residential District  
*Location:* Town of Greenville; – Lot 2 of a proposed CSM  
Parcels: all of 110083400; part of 110083500  
*Public Hearing:* November 26, 2018, Greenville Town Hall

This proposal is requesting to rezone all of Lot 2 of a proposed Certified Survey Map (29.48 acres; see Exhibit B), which encompasses the proposed Savannah Heights 3 Plat (note, the proposed CSM is required to allow for timely transfer of ownership prior to finalization of the proposed subdivision plat). The property is located to the north of Design Drive in the Town of Greenville (see Exhibit A). The requested change is from the **General Agriculture District to R-1 Single Family Residential District.**

This location has access to public sewer and water for development. The neighboring zoning in the immediate area is R-1 Residential Single Family to the south and west, with General Agriculture to the north and east. The majority of the land use in the area is developed and developing residential neighborhoods, with remnant agricultural uses.

There are no navigable streams or floodplains present on the site; a wetland delineation dated May 2018 identified small pockets of wetlands in the north central portion of subject 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 November 26, 2018, and recommended to approve this proposed rezoning request. The Town Board reviewed this same proposal on November 26, 2018, and approved to rezone the property.

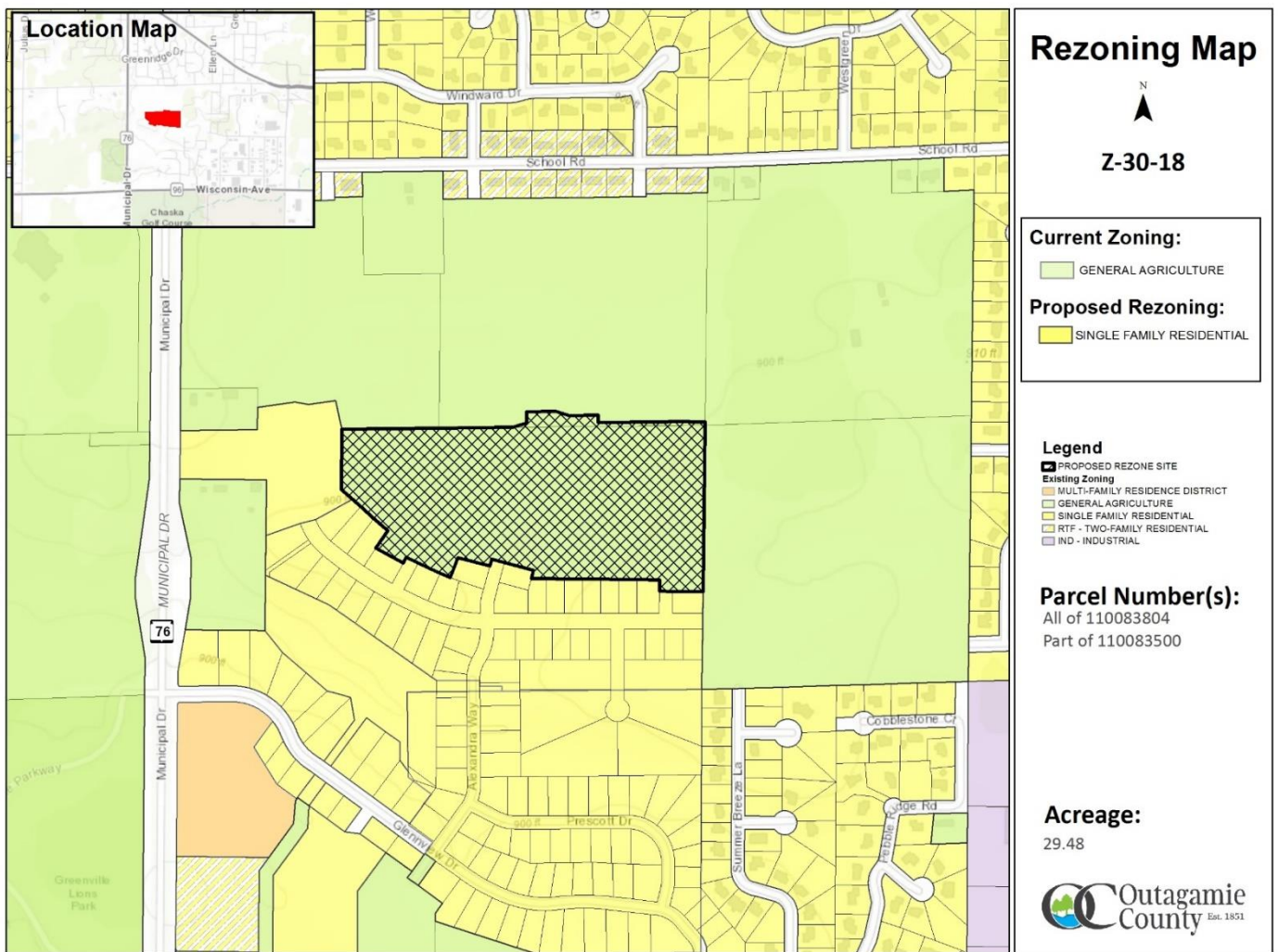
As part of their recommendation to approve, the Town found this proposed rezoning to be consistent with the Town of Greenville Comprehensive Plan. The Town of Greenville has adopted General Town Zoning; as such, the County is not statutorily obligated to document consistency with the County Comprehensive 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 to rezone all of Lot 2 of a proposed CSM (all of parcel 110083400, and part of parcel 110083500, totaling 29.48 acres, as depicted in Exhibit A), from General Agriculture District to R-1 Single Family Residential District; as requested.**

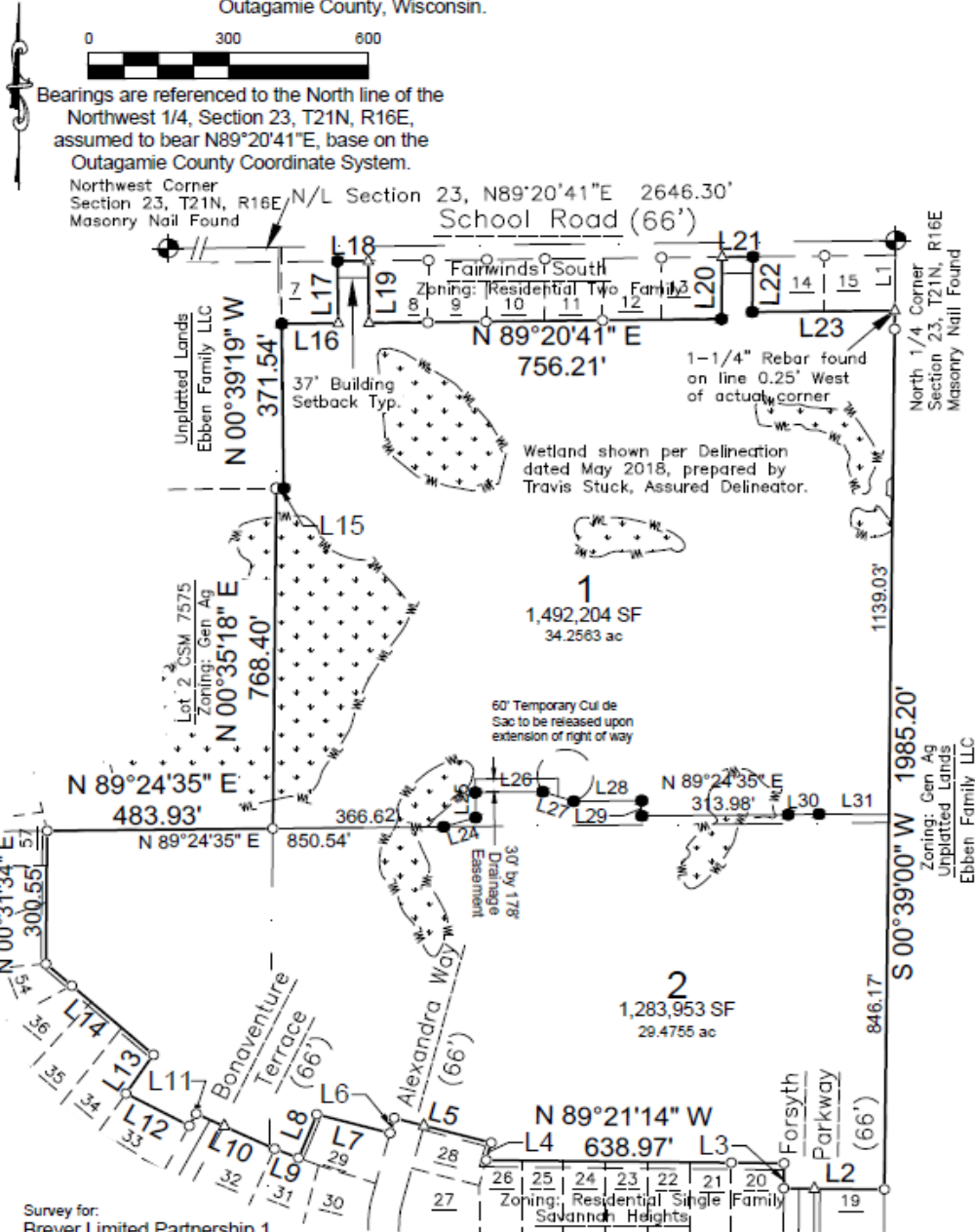
**EXHIBIT A – REZONING OVERVIEW MAP**



**EXHIBIT B: PROPOSED**

**Certified Survey Map No. \_\_\_\_\_**

Part of the Northeast 1/4 of the Northwest 1/4 and part of Lot 2 of Certified Survey Map 7332 being located in the Southwest 1/4 of the Northwest 1/4 and Southeast 1/4 of the Northwest 1/4 all located in Section 23, Township 21 North, Range 16 East, Town of Greenville, Outagamie County, Wisconsin.



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

File: 4541CSM5.dwg  
Date: 11/01/2018  
Drafted By: jim  
Sheet: 1 of 4