

RESOLUTION NO.: Z-5—2019-20

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 John Schlimm, owner representative for the Catherine A. Schlimm
11 Revocable Living Trust, owner. The proposed rezoning is for all of parcel 110086203, totaling 54 acres,
12 from General Commercial to Industrial. This parcel is located south of CTH GV and east of CTH CB in
13 the Town of Greenville, Outagamie County, as depicted on the attached review and map, which by
14 reference are 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 May, 2019.

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

Keith Surprise

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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
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MEMORANDUM

TO: Outagamie County Agriculture, Extension Education, Zoning & Land Conservation Committee
FROM: Kara Homan, AICP, Director
DATE: May 3, 2019
RE: **Z-9-19; Schlimm Property; Rezoning Review & Recommendation**

Background & Analysis:

Applicant: John Schlimm, Owners Representative
Owner: Catherine A Schlimm Revocable Living Trust
Request: Rezoning From: General Commercial
To: Industrial
Location: Town of Greenville; Parcels: 110086203
Public Hearing: April 22, 2019, Greenville Town Hall

This proposed rezoning, totaling 54 acres, will allow for the development of a portion of the site (30 acres) for a future manufacturing facility. The property is located south of CTH GV and east of CTH CB (see Exhibit A). The neighboring zoning & land use in the immediate area is as follows:

	<i>Existing Zoning</i>	<i>Existing Land Use</i>
<i>North</i>	General Commercial	Commercial/Agriculture
<i>South</i>	Industrial	Agriculture
<i>East</i>	General Commercial	Agriculture
<i>West</i>	Industrial	Industrial

There is a navigable stream (and corresponding Legal Drain) that bounds the property to the northwest, and wetland indicator soils present on the site (wetland delineations have been conducted for the site). Per Wis. Stats. [66.1102](#), the county is required to notify the Outagamie County Drainage Board of proposed development activity within the drainage district that could impact the district; Copying the district on this memorandum meets this requirement.

There are no known cultural or historical attributes present.

The Town Plan Commission held a public hearing on April 22, 2019, and recommended to approve this rezoning request. The Town Board reviewed this same proposal on April 22, 2019, and voted to approve.

As part of their approval, the Town found this proposed rezoning to be consistent with the Town of Greenville Comprehensive Plan. The Town of Greenville has exercised village powers and 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 future land use map (which shows “Future Industrial” for this site), and the following goals found within the County Comprehensive Plan:

- Land Use Goal #3: Provide an adequate amount of land for future commercial and industrial development to support the economic development of the County.
- Land Use Goal #6: Encourage a development pattern that is efficient and utilizes public facilities where feasible.

Planning Staff Recommendation

Based on our review and the above analysis of this proposed rezoning, **County Planning Staff recommends to approve rezoning parcel #110086203 from General Commercial to Industrial, as requested.**

****LOCK IN REQUEST** due to the time sensitive nature of the proposed development, we request that this rezoning be locked in at the first County Board meeting where it is considered (anticipated to be May 28).**

Cc: Al Kramer, President & Nancy Christensen, Clerk; Outagamie County Drainage Board

EXHIBIT A – REZONING OVERVIEW MAP

