

RESOLUTION NO.: Z-8—2019-20

TO THE HONORABLE, THE OUTAGAMIE COUNTY BOARD OF SUPERVISORS

LADIES AND GENTLEMEN:

MAJORITY

1 The Town of Buchanan has adopted a comprehensive Zoning Ordinance separate from that
2 of Outagamie County. Section 60.62 (3) of the Wisconsin State Statutes require that all
3 zoning amendments made by the Town of Buchanan be approved by Outagamie County
4 before they are effective. The Outagamie County Planning Department and Zoning
5 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 Civil Fox Engineering, LLC, agent for R. Industries, LLC. The
11 proposed rezoning is for parcel 030063200, totaling 9.37 acres, from General Agriculture (AGD) to
12 Industrial (IND). The parcel is located north of County Road KK between Debruin Road and State Park
13 Road in the Town of Buchanan, Outagamie County, 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 copy
16 of this resolution to the Outagamie County Zoning Administrator and the Clerk of the Town of
17 Buchanan.

18 Dated this ____ day of October 2019

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

27 Daniel Rettler

28 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
 320 S. Walnut St | Appleton, WI 54911
 Administration Building, 3rd Floor
 Phone: 920-832-5255 | Fax: 920-920-832-4770
 www.outagamie.org

MEMORANDUM

TO: Outagamie County Agriculture, Extension Education, Zoning & Land Conservation Committee
 FROM: Isaac Uitenbroek, Senior Planner
 DATE: September 19, 2019
 RE: **PL201900202; R Industries, LLC; Rezoning Review & Recommendation**

Background & Analysis:

Applicant: Clark Fox, P.E., Civil Fox Engineering, LLC, owner’s agent
Owner: R Industries, LLC
Request: Rezoning From: General Agriculture (AGD) To: Industrial (IND)
Location: Town of Buchanan; Parcel: 030063200
Public Hearing: September 9, 2019, Town of Buchanan Town Hall

This proposed rezoning, totaling 9.37 acres, will allow for future industrial uses (R Industries and three industrial build-to-suit buildings) to be located on the above referenced property. The property is located north of County Road KK between Debruin Road and State Park Road (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 Agriculture	Agriculture
<i>South</i>	Village of Harrison	Agriculture
<i>East</i>	General Agriculture	Agriculture – Non Active
<i>West</i>	General Agriculture	Agriculture – Exst. Orchard

The subject property contains a navigable stream, wetlands (delineation completed) and mapped FEMA floodplain. Proposed development of the site (see Exhibit B) will be located outside of these areas and will meet all applicable setbacks and permitting requirements. There are no known cultural or historical attributes present.

The Town Plan Commission held a public hearing on September 9, 2019, and recommended to approve this rezoning request. The Town Board reviewed this same proposal on September 17, 2019, and voted to approve.

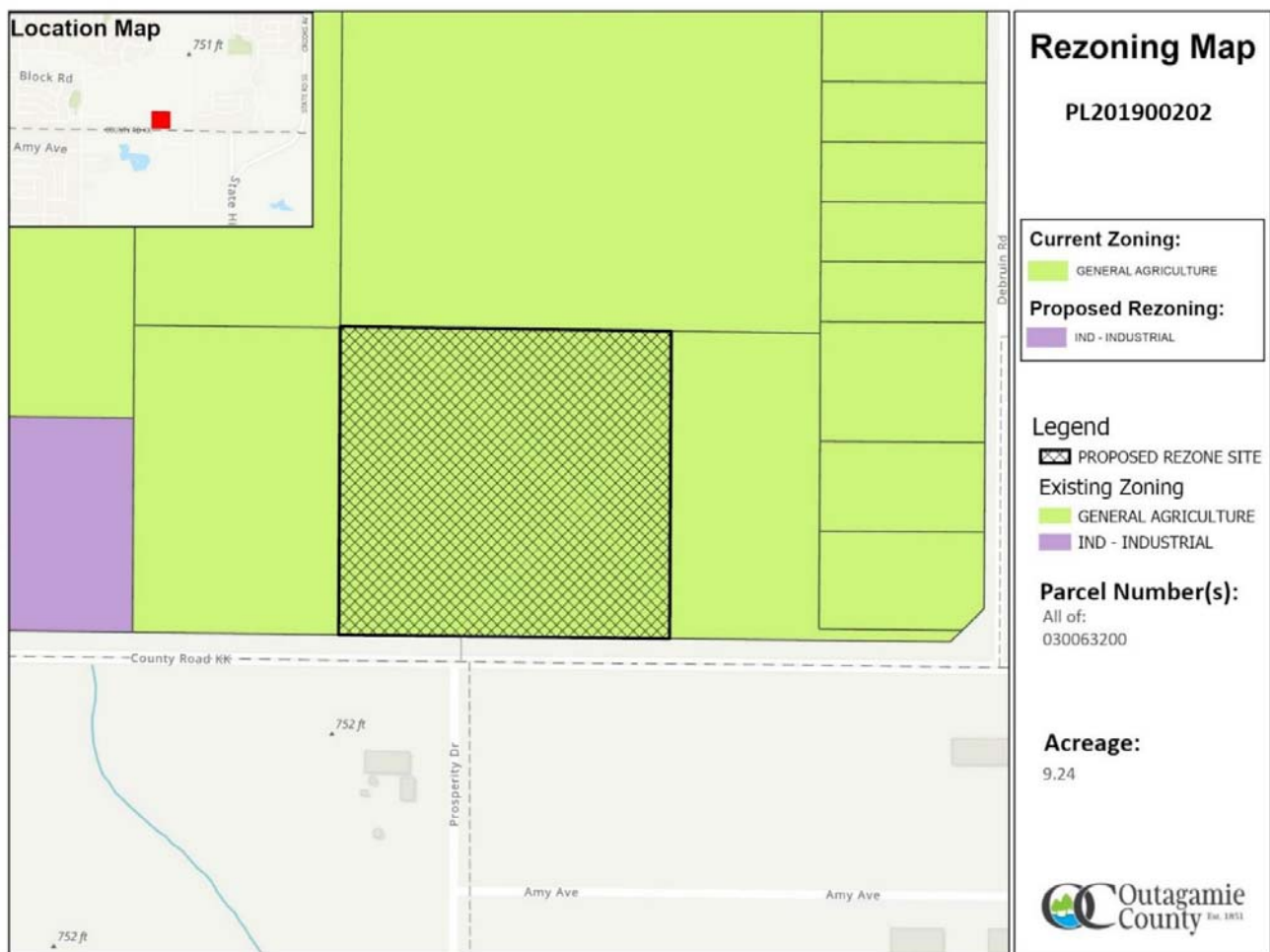
As part of their approval, the Town found this proposed rezoning to be consistent with the Town of Buchanan Comprehensive Plan. The Town of Buchanan has exercised village powers and has adopted General Town Zoning; as such, the County is not statutorily obligated to document consistency with the County Comprehensive Plan, pursuant to Sec. 66.1001(3). However, we do concur that this proposed rezoning is compatible with the following goal 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.

Planning Staff Recommendation

Based on our review and the above analysis of this proposed rezoning, **County Planning Staff recommends to approve rezoning parcel #030063200 from General Agriculture to Industrial, as requested.**

**EXHIBIT A – REZONING OVERVIEW
MAP**





CIVIL FOX
ENGINEERING, LLC
7330 W. SILVER AVE.
APPLETON, WI 54915
TEL: (920) 415 5504

GRADING
PLAN

PROPOSED NEW BUILDING
R INDUSTRIES, LLC
W2096 COUNTY ROAD KK, KAUKAUNA, WI 54130
OUTAGAMIE COUNTY

ISSUED FOR	FREEDMAN
DATE	08/21/2019
DRAWN BY	CJP
CHECKED BY	CJ
DATE	08/21/2019
SCALE	AS SHOWN
DATE	08/21/2019
SCALE	AS SHOWN

SHEET NO.
C3.0

