

ORDINANCE NO.: Z-8—2019-20

TO THE HONORABLE, THE OUTAGAMIE COUNTY BOARD OF SUPERVISORS

LADIES AND GENTLEMEN:

MAJORITY

1 AN ORDINANCE TO AMEND THE OUTAGAMIE COUNTY COMPREHENSIVE
2 PLAN. The subject matter of the ordinance having been duly referred and considered by
3 the Outagamie County Agriculture, Extension Education, Zoning and Land Conservation
4 Committee and public hearing having been held after giving requisite notice of said
5 hearing, and a recommendation as required by Section 59.69 of the Wisconsin State
6 Statutes.

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8 Outagamie County Planning Staff review recommends approval of the proposed
9 comprehensive plan amendment. The Agriculture, Extension Education, Zoning and
10 Land Conservation Committee recommends approval.

11
12 NOW THEREFORE, the undersigned members of the Agriculture, Extension Education, Zoning
13 and Land Conservation Committee recommend adoption of the following ordinance.

14 BE IT ORDAINED, that the Outagamie County Board of Supervisors does approve the attached
15 proposed amendment to the Outagamie County Comprehensive Plan for parcel numbers 200008308,
16 200008700 and part of 200008307, changing the Comprehensive Plan's Future Land Use Map
17 classification of said parcels from Future Agriculture, Woodlands, and Open Other Land to Future
18 Residential, totaling 32.83 acres, located in the Town of Vandebroek, Outagamie County, WI, as
19 reflected in the attached review and maps which by reference are made a part hereof, and

20 BE IT FURTHER ORDAINED, that this ordinance shall be in full force and effect in Outagamie
21 County upon approval by the Outagamie County Board of Supervisors and publication per State Statute
22 59.14 and 66.0103, and

23 BE IT FINALLY ORDAINED, that the Outagamie County Clerk be directed to forward a copy
24 of this Ordinance to the Outagamie County Department of Development and Land Services Director.

25 Dated this ____ day of November, 2019.
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Respectfully Submitted,
AGRICULTURE, EXTENSION
EDUCATION, ZONING & LAND
CONSERVATION COMMITTEE

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Daniel Rettler

Keith Suprise

Daniel Melchert

Debra Vander Heiden

BJ O'Connor-Schevers

Duly and officially adopted by the County Board on: _____

Signed: _____
Board Chairperson

County Clerk

Approved: _____

Vetoed: _____

Signed: _____
County Executive

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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: October 15, 2019
RE: **PL201900193; Comprehensive Plan Amendment – Van Handel Homestead Plat**

BACKGROUND & ANALYSIS:

Applicant: Jim Sehloff, Davel Engineering & Environmental, Inc., owner’s agent
Owner: VAN HANDEL HOMESTEAD, LLC
Request: Comprehensive Plan Future Land Use Map Amendment

- From: Future Agriculture, Woodlands, & Open Other Land
- To: Future Residential

Location: Town of Vandebroek; Parcel(s): 200008308, 200008700 & Part of 200008307
("Subject Property")
Public Hearing: October 22, 2019; 10:30 AM
Outagamie County Highway Department, 1313 Holland Rd, Appleton, WI

This proposed Comprehensive Plan amendment is being pursued by Davel Engineering & Environmental, Inc. (Applicant/Agent) to allow for the rezoning of the Subject Property from General Agricultural (AGD) to Single-Family Residential (RSF) (see Exhibit A). The proposed development, associated with the rezoning, includes a 24 lot subdivision plat (Van Handel Homestead) located on the north side of CTH JJ, between Buchanan Rd and CTH CC. Further details regarding the development proposal can be found in the Rezoning Review & Recommendation Memo (PL201900192).

Comprehensive Plan & Land Use Evaluation

In 2008, the County adopted the current County Comprehensive Plan, required under 66.1001 Wis. Stats. In 2010, the “consistency” requirement (66.1001(3)) took effect, requiring all zoning ordinances, and amendments thereto, to be “consistent” with the County’s Comprehensive Plan.

During preliminary review of the development proposal, County Staff found the proposed future land use (Residential) to be “inconsistent” with the County’s Comprehensive Plan, specifically, the “Future Land Use Map”. The Future Land Use Map designates the Subject Property as Agriculture, Woodlands and Open Other Land. Staff notified the applicant of the proposed future land use designation inconsistency, and informed them a Comprehensive Plan Amendment would be required per 66.1001(3)k Wis. Stats., to legally rezone the property and allow the development to proceed. Subsequently, the applicant submitted an application for an amendment to the County’s Comprehensive Plan “Future Land Use Map”. Upon receipt of the request, staff

ensured all required steps to amend the Comprehensive Plan were initiated (notifications, public notices, scheduling of the required public hearing, etc.).

When considering a request for an amendment to the County’s Comprehensive Plan “Future Land Use Map”, Staff reviews surrounding land use patterns (as depicted below) as well as the Town’s Comprehensive Plan, if one exists. The proposed amendment is consistent with surrounding residential land use patterns to the south and north of the Subject Property (Out of Town Plat and Replat of Hickory Estates). The Town of Vandebroek’s Comprehensive Plan designates the base future land use for Subject Property as “Low Density Residential”, which further supports the County’s Comprehensive Plan amendment and corresponding rezoning request.

SURROUNDING USES:			
	<i>County “Future Land Use” Map</i>	<i>Town “Future Land Use” Map</i>	<i>Existing Use</i>
<i>North</i>	Residential, Woodlands	Low Density Residential	Single-Family Residences
<i>South</i>	Residential, Agriculture	Low Density Residential	Single-Family Residences & Agriculture
<i>East</i>	Agriculture	Low Density Residential, Commercial, Recreational Facilities, Public Facilities	Agriculture & Town Hall/Park
<i>West</i>	Agriculture	Low Density Residential	Agriculture

STAFF RECOMMENDATION:

Based on our review and the above analysis, **COUNTY PLANNING STAFF RECOMMENDS APPROVAL** of the request by Davel Engineering & Environmental, Inc. (Applicant/Agent), to amend the Outagamie County Comprehensive Plan’s “Future Land Use Map” from: Future Agriculture, Woodlands and Open Other Land, to: Future Residential.

EXHIBIT A – Comprehensive Plan Land Use Map

