

# ***RESOLUTION NO.: Z-4—2023-24***

TO THE HONORABLE, THE OUTAGAMIE COUNTY BOARD OF SUPERVISORS

LADIES AND GENTLEMEN:

**MAJORITY**

1        The Town of Grand Chute has adopted a comprehensive Zoning Ordinance separate from  
2        that of Outagamie County. Section 60.62 (3) of the Wisconsin State Statutes require that  
3        all zoning amendments made by the Town of Grand Chute be approved by Outagamie  
4        County before they are effective. The Outagamie County Planning Staff and Zoning  
5        Committee both recommend approval.

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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 approve of the  
10      proposed rezoning request for the Town of Grand Chute. The proposed rezoning is for parcel 101038010,  
11      from the Local Commercial District to the R-3 Single-Family Attached Residential District to  
12      accommodate a future single-family residential condominium development. The parcel is located West  
13      of N. Galaxy Drive in the Town of Grand Chute, Outagamie County, WI, as depicted on the attached  
14      review and map, which by reference are made a part hereof, and

15        BE IT FINALLY RESOLVED, that the Outagamie County Clerk be directed to forward a certified  
16      copy of this resolution to the Outagamie County Zoning Administrator and the Town of Grand Chute  
17      Clerk, the Town of Grand Chute Community Development Director, and the Town of Grand Chute  
18      Community Development Administrative Assistant.

19        Dated this \_\_\_\_ day of September, 2023  
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Debra Vander Heiden

Respectfully Submitted,

AGRICULTURE, EXTENSION  
EDUCATION, ZONING & LAND  
CONSERVATION COMMITTEE

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Daniel Rettler

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Dustin Koury

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Sarah Weinberg

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Rick Lautenschlager

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Duly and officially adopted by the County Board on: \_\_\_\_\_

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Signed: \_\_\_\_\_  
Board Chairperson

\_\_\_\_\_  
County Clerk

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Approved: \_\_\_\_\_  
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Vetoed: \_\_\_\_\_

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Signed: \_\_\_\_\_  
County Executive



**Department of Development and Land Services  
Planning & Zoning | GIS & Land Information**  
320 S. Walnut St. | Appleton, WI 54911  
Outagamie County Government Center, 3rd Floor  
Phone: (920) 832-5255 Fax: (920) 832-4770  
[www.outagamie.org](http://www.outagamie.org)

## **MEMORANDUM**

**TO:** Outagamie County Zoning Committee  
**FROM:** Sadie DiNatale Burda, Principal Planner  
**DATE:** August 17, 2023  
**RE:** PL202300364: Rezoning – Town, Review and Recommendation

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**Application**

**Details:**

Applicant and Owner: Tracy Olejniczak & Michael Patza on behalf of Town of Grand Chute (Owner)  
Request: Rezoning - Town  
Parcel: 101038010  
Location: West of N Galaxy Drive  
TOWN OF GRAND CHUTE  
Public Hearing: August 3, 2023 at 6:00 PM held by the Town of Grand Chute

**Background:**

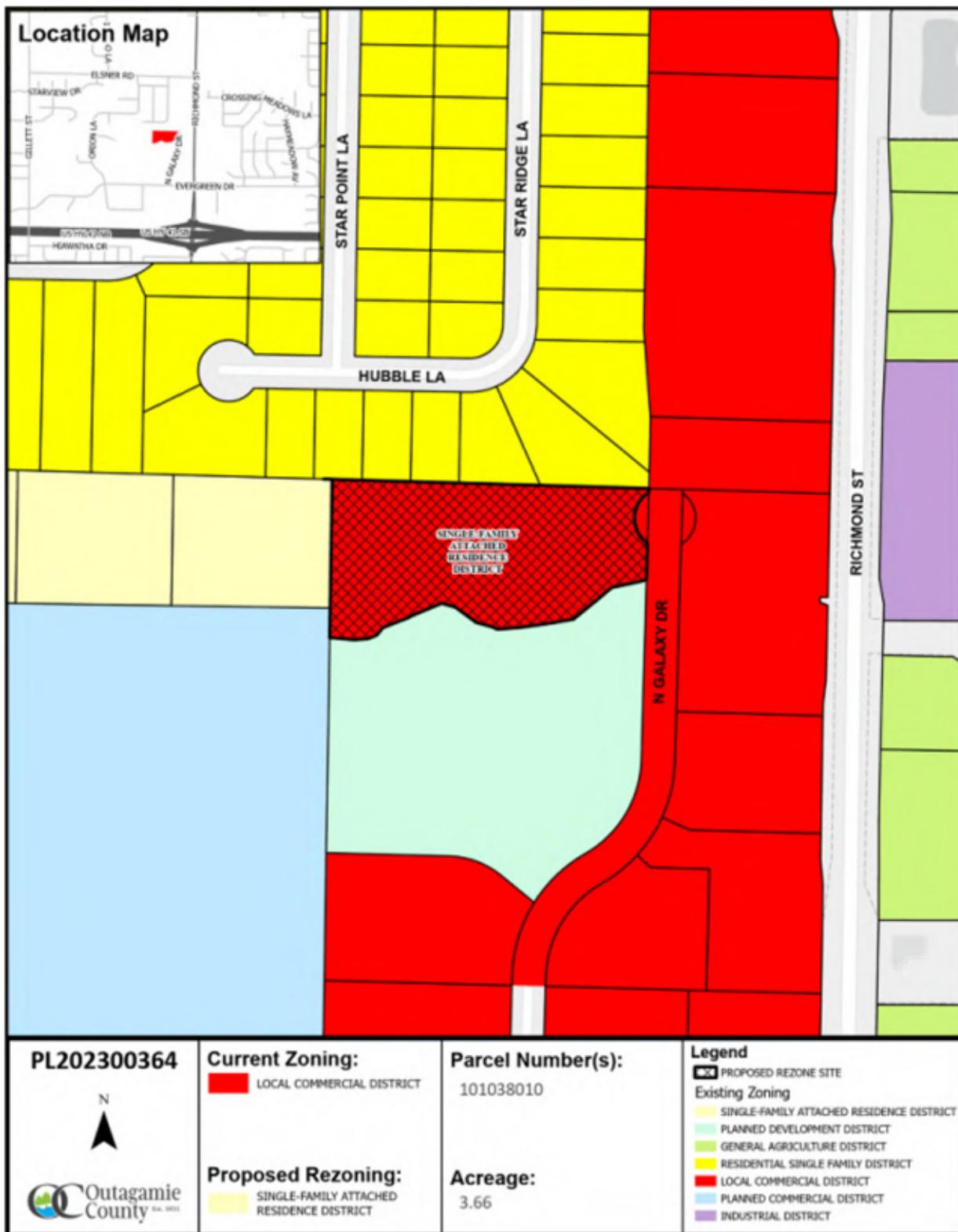
A Town Rezoning request was received from the Town of Grand Chute, as depicted on the Rezoning Map (Exhibit 1). The proposal would rezone parcel 101038010 (3.66 acres) from the Local Commercial District to the R-3 Single-Family Attached Residential District to accommodate a future single-family residential condominium development. More information is in the Town's staff memo (Exhibit 2).

The Town of Grand Chute exercises village powers and adopted General Town Zoning. The Town of Grand Chute is required to find this rezoning consistent with its Comprehensive Plan. They have identified the rezoning to be consistent with its Plan, which designates this area as "Urban."

The Town Board voted to approve the rezoning request on August 15, 2023.

**Staff Recommendation:**

Based on County planning staff's review of this proposed Town Rezoning, Staff recommends to: approve the rezoning of parcel 101038010 from the Local Commercial District to the R-3 Single-Family Attached Residential District.



**EXHIBIT 2**

**Town of Grand Chute  
Rezoning Request**

6/1.

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**To:** Plan Commission  
**From:** Michael Patza, Community Development Director  
**Date:** July 26, 2023  
**Address:** North of N. Galaxy Drive  
(Tax Key Parcel No. 101-038010) **App. #: Z-04-2023**

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**REQUEST**

This Town is initiating a rezone from **CL Local Commercial District to R-3 Single-Family Attached Residence District**, to accommodate a future single-family residential condominium development.

**ANALYSIS**

The request is to rezone 3.6 acres of Town-owned land located north of N. Galaxy Drive to accommodate a single-family residential condominium development. The Town received an Offer to Purchase the property from Romenesko Developments, Inc., which was approved by the Town Board in June, 2022. The property is located within Town of Grand Chute Tax Increment District (TID) No. 2. The project to extend N. Galaxy Drive to provide access to the property is expected to be completed in 2023 using TID funds.

The rezoning request is consistent with the zoning classifications of the adjacent residential condominium property to the west. Additionally, the R-3 Single-Family Attached Residence District classification is intended to serve as a transitional district between less dense residential districts, located to the north, and commercial districts, located to the south. Rezoning of this property R-3 Single-Family Attached Residence District classification is consistent with the Urban designation for this district as identified in the Town of Grand Chute Comprehensive Plan.

The developer has submitted plans to the Town including a Special Exception Permit to establish a Planned Unit Development (PUD), Condominium Plat, and Site Plan for 15 single-family detached condominiums. Those items will come before Plan Commission and the Town Board for consideration at future meetings. Review of the documents submitted indicates the site is adequately sized and positioned to accommodate the proposed use within the requirements prescribed in the Zoning Code (cover sheet of Condominium Plat is attached).

**RECOMMENDATION**

Staff has reviewed and supports a Plan Commission recommendation to rezone the property located north of N. Galaxy Drive from CL Local Commercial District to R-3 Single-Family Attached Residence District. (Ordinance No. O-09-2023)