

ORDINANCE NO.: Z-8—2024-25

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 66.1001(4) of the Wisconsin State
6 Statutes.

7
8 Outagamie County Planning Staff review recommends approval of proposed
9 comprehensive plan amendment. The Agriculture, Extension Education, Zoning and Land
10 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 recommend the
15 attached proposed amendment to the Outagamie County Comprehensive Plan to repeal and replace Map
16 36: Future Land Use for Town of Vandebroek, and

17 BE IT FURTHER ORDAINED, that this ordinance shall be in full force and effect in Outagamie
18 County upon approval by the Outagamie County Board of Supervisors and publication per State Statute
19 59.14 and 66.0103, and

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

22 Dated this ____ day of January, 2025.
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Respectfully Submitted,

AGRICULTURE, EXTENSION
EDUCATION, ZONING & LAND
CONSERVATION COMMITTEE

Debra Vander Heiden

Mike Janke

Jayme Heiser

Daniel Rettler

Mark Mitchell

Duly and officially adopted by the County Board on: _____

Signed: _____
Board Chairperson

County Clerk

Approved: _____

Vetoed: _____

Signed: _____
County Executive

**RECOMMENDING AN AMENDMENT TO THE COMPREHENSIVE PLAN
FOR OUTAGAMIE COUNTY, WISCONSIN**

WHEREAS, pursuant to 59.69(3) of the Wisconsin Statutes, Outagamie County is authorized to prepare and adopt a comprehensive plan as defined in section 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes, and

WHEREAS, Outagamie County has developed a process to allow for amendments to the Comprehensive Plan, and

WHEREAS, the State Comprehensive Planning Law requires that the County follow the same administrative procedures for adoption defined under Wisconsin Statutes, Section 66.1001(4), to amend the Comprehensive Plan, and

WHEREAS, Outagamie County has held at least one public hearing on this amendment, in compliance with requirements of section 66.1001(4)(d) of the Wisconsin Statutes.

NOW THEREFORE, BE IT RESOLVED, that the Outagamie County Zoning Committee hereby recommends to the County Board that the attached Comprehensive Plan Amendment be adopted pursuant to Wisconsin Statutes Section 66.1001(4).

Adopted this 10 day of December 2024


Debra Vander Heiden, Committee Chair


Jayme Heiser, Committee Secretary

Adopted: 3 yes Dec 10 --- 0 nay



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

MEMORANDUM

TO: Outagamie County Zoning Committee
FROM: Sadie DiNatale Burda, Deputy Director
DATE: October 7, 2024
RE: PL202400460: Proposed Outagamie County Comprehensive Plan Amendment

The *Outagamie County Comprehensive Plan 2040: A Shared Path Forward* (County Plan), was adopted in 2020. Occasionally, amendments to the County Plan are needed to ensure it remains up-to-date and relevant. This memorandum discusses proposed amendments to Volume 2 of the County's Plan.

BACKGROUND:

The Town of Vandenbroek has recommended an amendment to the County's Plan to modify the existing Future Land Use (FLU) Map for Vandenbroek (see Exhibit 1). The proposed FLU Map amendment (see Exhibit 2) aims to foster greater flexibility in development within a specific area of the town, encouraging a blend of different land uses. Specifically, the amendment proposes changing an area (approx. 247 acres) adjacent to the Village of Little Chute and the City of Kaukauna from the "Suburban Transition" FLU designation to "Community Mixed Use" FLU designation. A description of each FLU designation is below. The proposed area is generally located north of I-41 and Evergreen Drive, south of Hickory Drive, west of County Highway CC, and east of Buchanan Road.

- **Suburban Transition:** Consists of residential development with agricultural and open land interspersed. Agricultural and open land yield way to increased residential and non-residential development. Residential development patterns reflect an increase in platted subdivisions. Non-residential development begins to include a diversity of uses including nurseries and landscaping businesses, and light manufacturing. Development served by POWTS and sanitary sewer service.
- **Community Mixed Use:** Consists of an array of land uses including residential, commercial, light manufacturing, industrial, institutional, recreational, and governmental at lower densities than urban areas. Isolated remnants of agricultural/open land. New development served by sanitary sewer; isolated, existing development served by POWTS.

Specifically, the amendment would repeal and replace Map 36: Future Land Use - Town of Vandenbroek in the County Plan. Then, to ensure the overall Future Land Use Map for the County reflects the change in Vandenbroek, County staff would also update Map 18: Future Land Use - Outagamie County.

It is County planning staff's opinion that the proposed amendments are consistent with Goal 3 of the County's Comprehensive Plan: *Cooperative, intergovernmental land-use decisions*.

STAFF RECOMMENDATION

Planning staff recommends adoption of the proposed amendments as presented. To do this, the

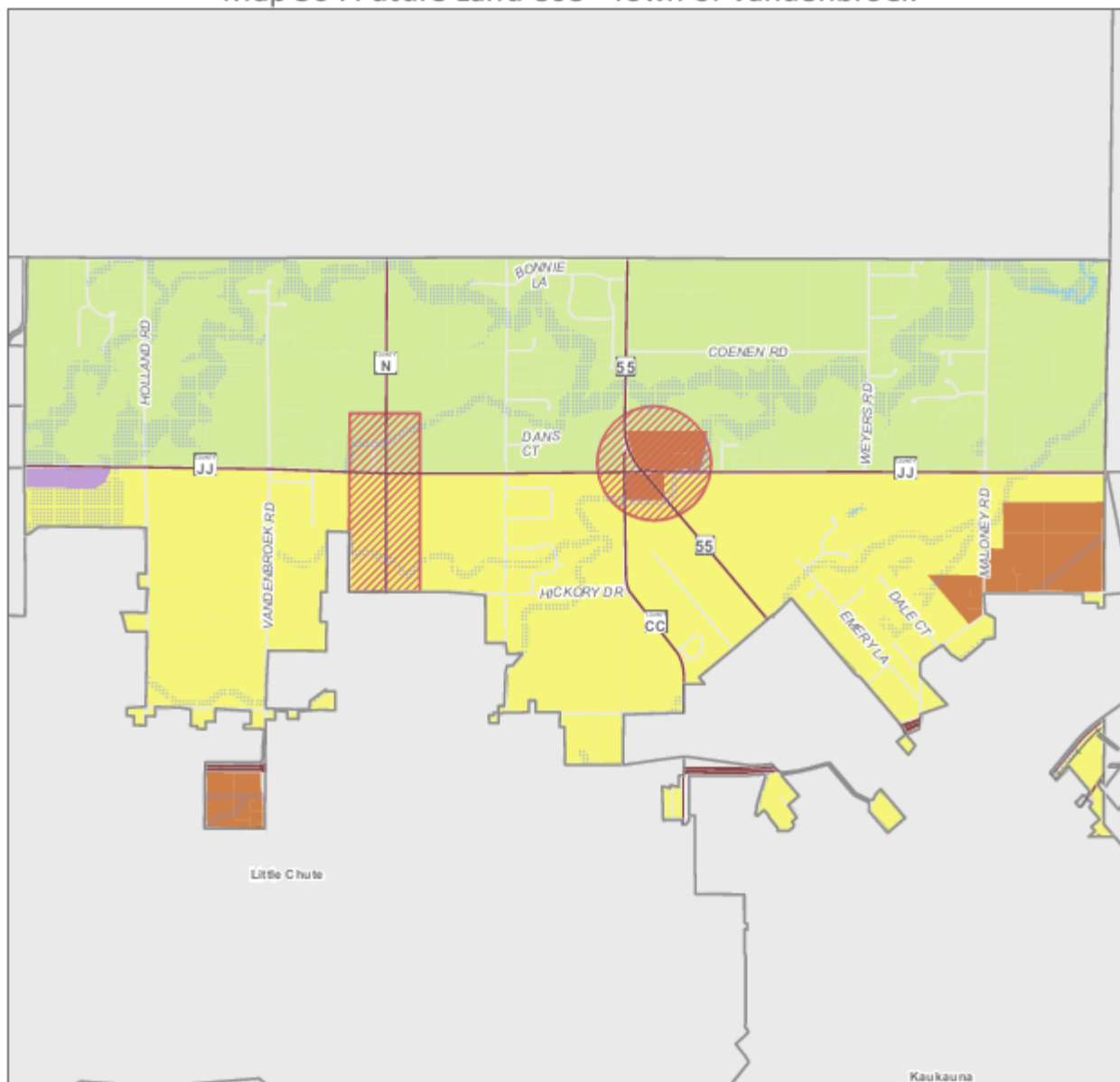
following action is required pursuant to Wis. Stats. 66.1001:

- Zoning Committee adopts a Resolution authorizing the amendments and advancing them to the County Board (Wis. Stats. 66.1001(4)(b)).
- County Board approves an Ordinance adopting the amendments (Wis. Stats. 66.1001(4)(c)).

EXHIBITS:

- Exhibit 1: Existing Town of Vandenbroek Future Land Use Map
- Exhibit 2: Proposed Town of Vandenbroek Future Land Use Map

Map 36 : Future Land Use - Town of Vandenbroek



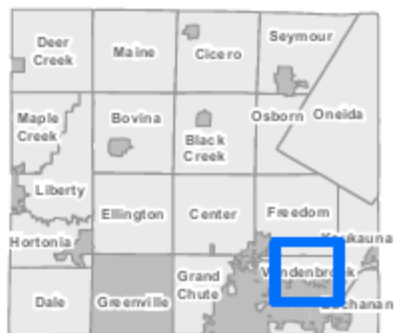
Future Land Use

- Agriculture & Open Land
- Rural Character
- Suburban Transition
- Suburban Residential
- Community Mixed Use
- Commercial / Industrial
- Urban/Incorporated City & Village

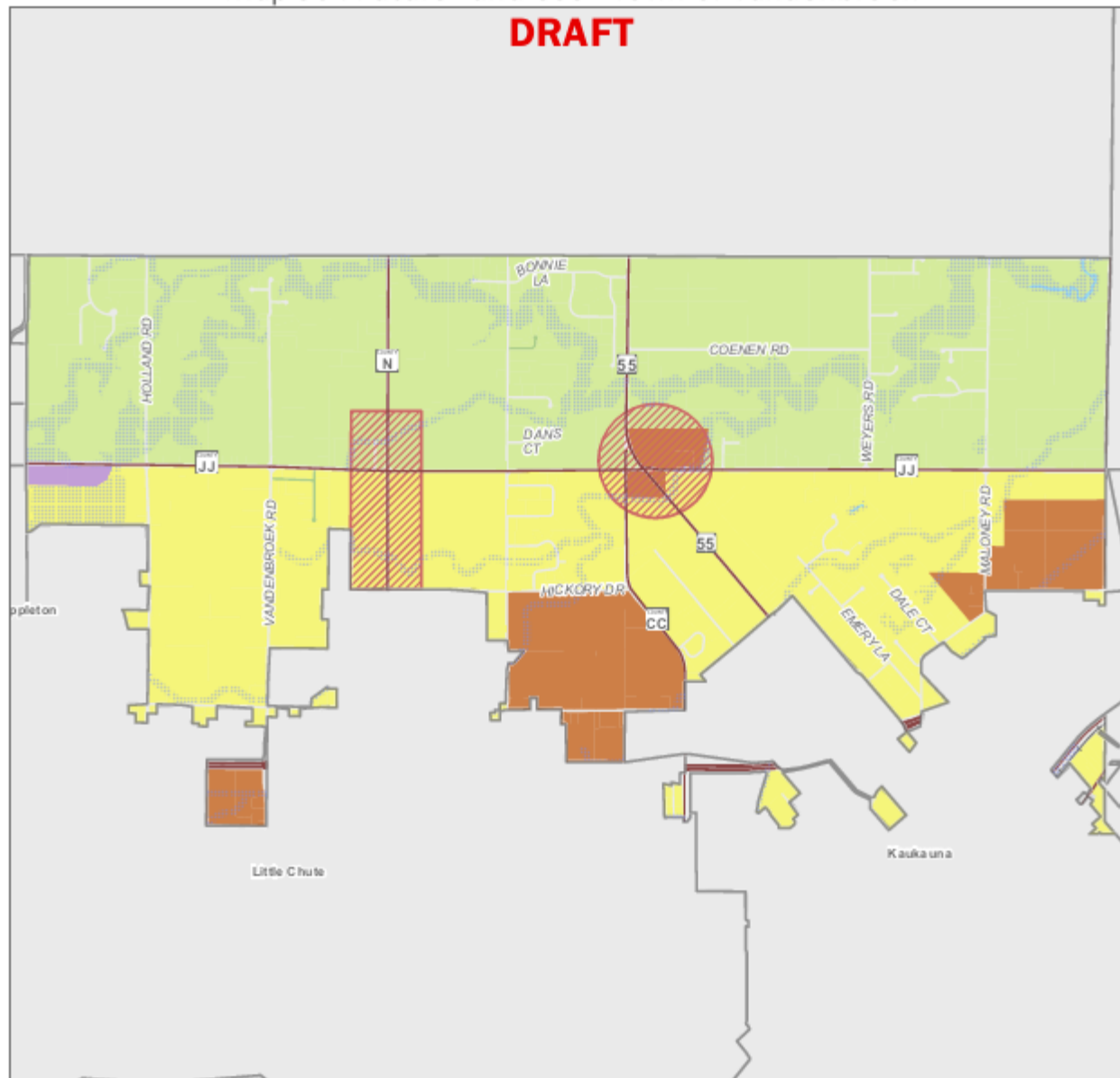
Land Use Overlays

- Town Center / Highway Mixed Use
- Natural Areas
- Airport Protection Area
- Oneida Nation - U.S. Trust & Fee Simple Land
- NR135 Non-Metallic Mining Operations**
 - Existing / Active
 - Future Expansion / Reserve

0 0.17 0.35 0.7 Miles



Map 36 : Future Land Use - Town of Vandenbroek



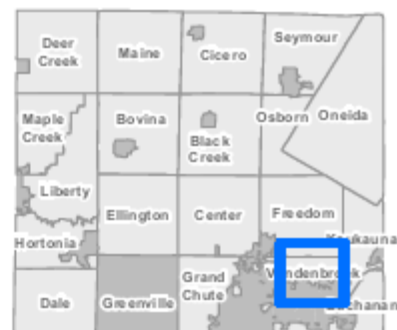
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TOWN RECOMMENDATION FORM

This form must accompany any County petition requesting a rezone (map amendment), special exception permit, special exception airport permit, conditional use permit, variance, or appeal. Towns must provide a signed copy of this form to the applicant/petitioner and should retain a copy.


OVERVIEW OF REQUEST:

Town (or Applicable Village):	Town of Vandebroek
Request:	Other <input checked="" type="checkbox"/>
Applicant or Petitioner Name:	Town of Vandebroek
Applicant Contact Information (Preferred):	
Site Parcel Number(s):	
Site Address (if applicable):	
Pre-Application Meeting Number (if applicable):	
Description of the Request: <i>(Please summarize the purpose of this request and/or attach a copy of the pre-application meeting summary, if applicable.)</i>	Change the area South of Hickory Dr, West of Hwy CC, North of 41 and East of Buchanan Rd from Suburban Transition to Community Mixed Use

COMPLETED BY THE CLERK:

Certification:

I hereby certify that the Board of Vandebroek ☒, at a legally convened meeting of the Board held on **09/18/2024**, voted to Approve ☒ the Other ☒ request:


 Clerk Signature

 09/18/2024
 Date

Motion Outcome by a Vote of:	3 <input checked="" type="checkbox"/> For	0 <input checked="" type="checkbox"/> Against
General Comments/Reasons for the Decision: <i>(See next page for instructions. If needed, you may include additional pages.)</i>		