

RESOLUTION NO.: Z-5—2024-25

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 Staff and Zoning Committee
5 both 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 approve of the
10 proposed rezoning request for JBW Properties LLC. The proposed rezoning is for parcel 030065702,
11 from the General Agriculture District, the Local Commercial District, and the Industrial District to the
12 Industrial District only. The parcel is located east of State Road 55 in the Town of Buchanan, Outagamie
13 County, WI, as depicted on the attached review and map, which by reference are made a part hereof, and

14 BE IT FINALLY RESOLVED, that the Outagamie County Clerk be directed to forward a certified
15 copy of this resolution to the Outagamie County Zoning Administrator and the Clerk of the Town of
16 Buchanan.

17 Dated this ____ day of July, 2024
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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



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: June 12, 2024
RE: PL202400248: Town Rezoning, Review and Recommendation

Application Details:

Applicant/Owner: Town of Buchanan, Applicant on behalf of JBW Properties LLC (Owner)
Request: Rezoning - Town
Parcels: 030065702
Location: East of State Road 55
Town of Buchanan
Public Hearing: May 14, 2024 at 7:00 PM held by the Town of Buchanan

Background:

Outagamie County received a Town Rezoning request from the Town of Buchanan, as depicted on the attached Rezoning Map. The proposal would rezone parcel 030065702 (5.11 acres) from the General Agriculture District, the Local Commercial District, and the Industrial District to the Industrial District only. The rezoning would accommodate the existing use (a truss manufacturing business) and the proposed expansion of the existing use.

The Town of Buchanan exercises village powers and adopted General Town Zoning. The Town of Buchanan is required to find this rezoning consistent with its Comprehensive Plan. They have identified the rezoning to be consistent with its Comprehensive Plan Future Land Use Map, which identifies the area as "Commercial and Retail Service Hub (middle)" which allows for industrial zoning.

Outagamie County concurs that the rezone is also consistent with the County Comprehensive Plan Future Land Map, which identifies the area as "Community Mixed Use." This designation potentially allows for industrial land uses and activities.

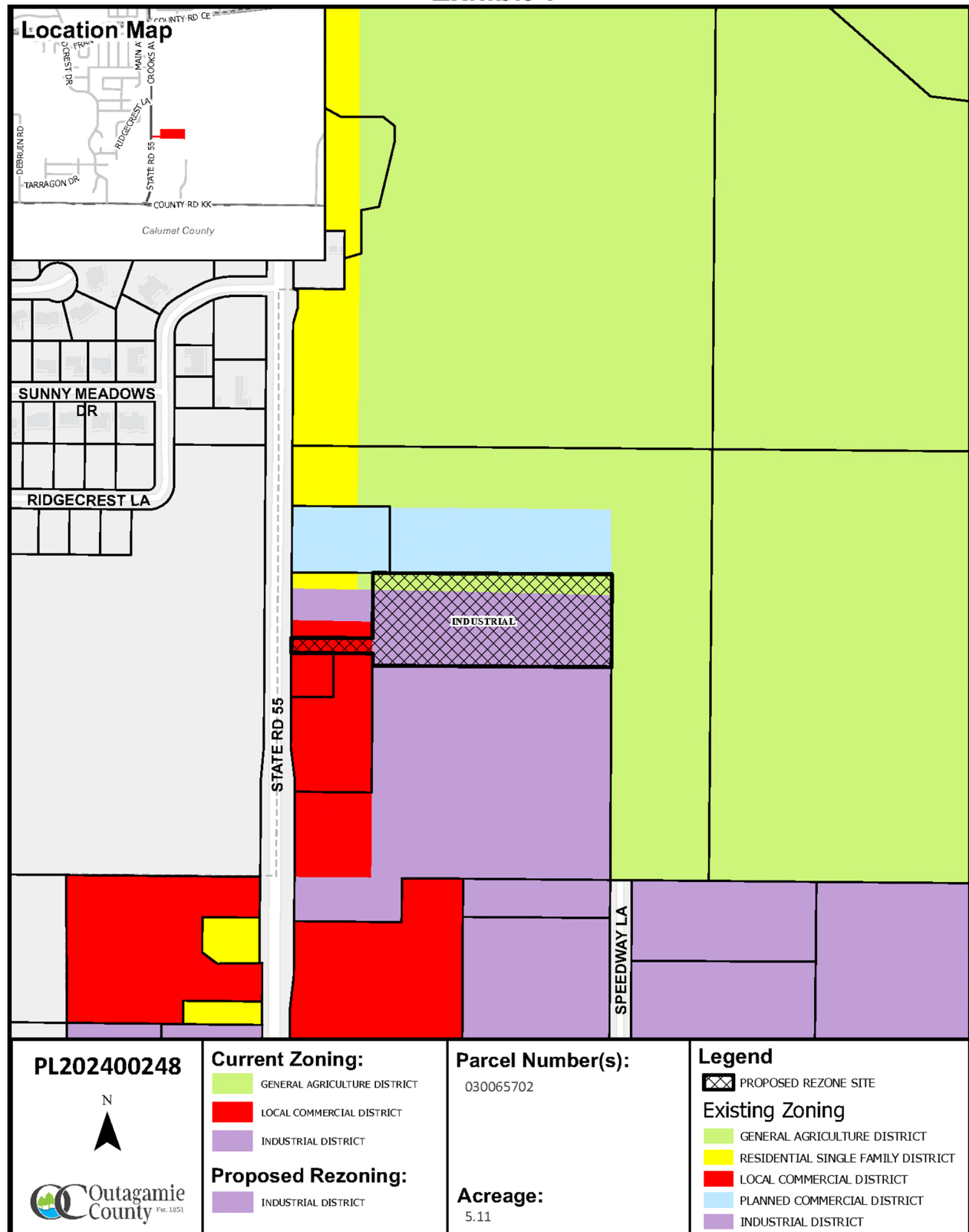
The Buchanan Town Board voted to approve the rezoning request on May 21, 2024.

Staff Recommendation:

Based on County staff's review of this proposed Town Rezoning, Staff recommends to: approve the rezoning of parcel 030065702 from the General Agriculture District, the Local Commercial District, and the Industrial District to the Industrial District only.

***Lock-in Request* Due to Outagamie County Board of Supervisors' summer meeting schedule, County Staff requests that the Board's decision be locked-in at the first County Board meeting where the request is considered.**

Exhibit 1



PLAN COMMISSION MEETING:

May 14, 2024

AGENDA ITEM #: 7a

ACTION TYPE:

Legislative

(For Approval/Denial)

*"In the Spirit of Town Government"*

AGENDA MEMORANDUM

To: Plan Commission Chairperson and Members
From: Michael J.D. Brown, Administrator
Date: May 14, 2024
RE: Rezoning of N250 State Rd 55 Parcel 030065702

SUMMARY: Mike Klarner with Fox Structures, Inc, applicant, submitted a rezoning request on behalf of the owner JBW Properties for N250 State Rd 55 Parcel 030065702 in order to rezone the property from AGD General Agriculture and CL Local Commercial to Ind Industrial. The property currently is zoned General Agriculture (northern strip of property), Local Commercial (driveway entrance area) and Industrial (majority of property). A building permit was submitted for an addition to the north side of the existing building; however, that portion of the property is zoned General Agriculture and site plan approval will also be required prior to issuance of a building permit. The existing and proposed use of the property is a truss manufacturing business and therefore requires industrial zoning.

In order for the Town to rezone it must find the request is consistent with the comprehensive plan which indicates this area is Commercial & Retail Service Hub (middle) which allows for industrial zoning and is consistent with the majority of the existing zoning of the property as well as the manufacturing use.

RECOMMENDED ACTION: If the Commission finds the request to be consistent with the Comprehensive Plan staff recommends approval and the following motion may be made.

Motion to recommend approval of Resolution 2024-07 to the Town Board.

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Attachments:

1. Resolution 2024-07

