

RESOLUTION NO.: Z-1—2024-25

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.

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 Russell Obermeier. The proposed rezoning is for parcel 101086305, from
11 the Local Commercial District to the R-5 Multifamily Residence District. The parcel is located north of
12 Schroth Lane and east of McCarthy Road in the Town of Grand Chute, Outagamie County, WI, as depicted
13 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, the Town of Grand Chute Clerk,
16 the Town of Grand Chute Community Development Director, and the Town of Grand Chute Community
17 Development Administrative Assistant.

18 Dated this ____ day of May, 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, Principal Planner
DATE: **March 25, 2024**
RE: PL202400124: Rezoning – Town, Review and Recommendation

Application Details:

Applicant and Owner: Town of Grand Chute, Applicant on behalf of Russell Obermeier (Owners)
Request: Rezoning - Town
Parcel: 101086305
Location: North of Schroth Lane and East of McCarthy Road
TOWN OF GRAND CHUTE
Public Hearing: March 5, 2024 at 6:00 PM – held by Town of Grand Chute

Background:

Outagamie County received a Town Rezoning request from the Town of Grand Chute, as depicted on the attached Rezoning Map. The proposal would rezone parcel 101086305 (2.15 acres) from the Local Commercial District to the R-5 Multifamily Residence District. The rezoning would allow for the development of a 26-unit assisted living facility that will serve as an expansion to the existing facility to the east.

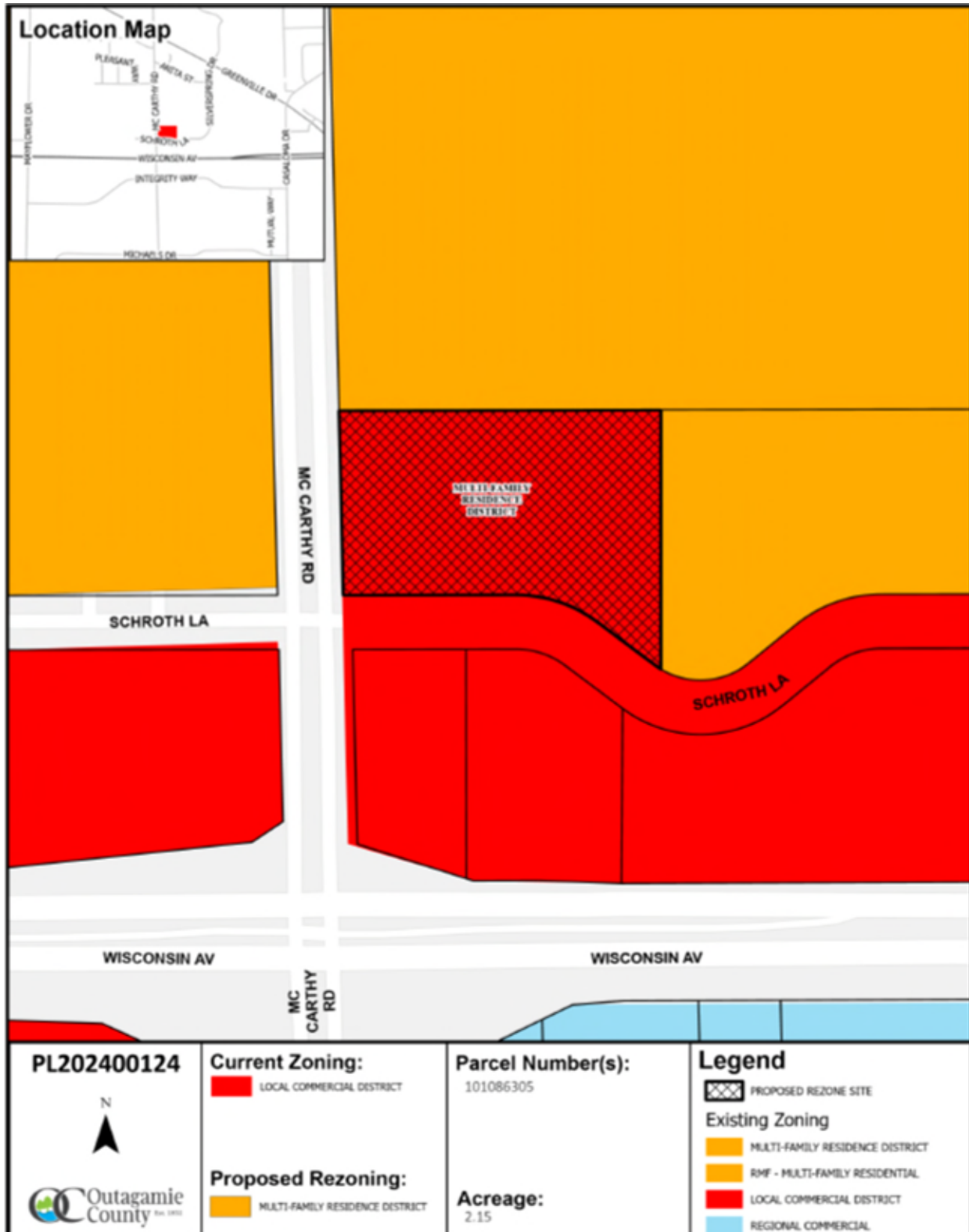
The Town of Grand Chute exercises village powers and adopted General Town Zoning. The Town of Grand Chute is required to find this rezoning consistent with its Comprehensive Plan. They have identified the rezoning to be consistent with its Comprehensive Plan Future Land Use Map, which identifies the area with the “Urban” designation.

Outagamie County concurs that the rezone is also consistent with its Comprehensive Plan Future Land Map, which identifies the area with the “Community Mixed Use” designation.

The Grand Chute Town Board voted to approve the rezoning request of March 19, 2024.

Staff Recommendation:

Based on County staff’s review of this proposed Town Rezoning, Staff recommends to: approve the rezoning of parcel 101086305 from the Local Commercial District to the R-5 Multifamily Residence District.







6/7.

PLAN COMMISSION
AGENDA MEMORANDUM

MEETING DATE: March 5, 2024
FROM: Michael Patza, Community Development Director
TYPE: Rezoning
APPLICATION NO: Z-02-2024
APPLICANT: Russell L. Obermeier
ADDRESS: Northeast corner of W. Schroth Lane and N. McCarthy Road
TAX PARCEL ID: 101-086305

REQUEST

Applicant requests rezoning of this 2.15 acre parcel from CL Local Commercial District to R-5 Multifamily Residence District.

Background Information/Analysis: The rezoning is requested to allow development of a 26-unit assisted living facility that will serve as an expansion of the existing facility to the east, Silverstone Memory Care, which includes 44 units. A staff connection would be constructed to link the two buildings as shown on the Concept Plan. The intended use of the property and rezone to a multifamily residential classification is consistent with the adjacent multifamily development to the north and east. The site is ideally suited for R-5 Multifamily Residence District zoning classification, as it is a transitional district between existing residential development and commercial areas to the south. Rezoning of this property to R-5 Multifamily Residence District is consistent with the Urban designation for this district as identified in the Town of Grand Chute Comprehensive Plan.

A Certified Survey Map will be required to combine the two existing parcels. Additionally, separate Site Plan approval will be required prior to construction.

Recommended Action: Staff has reviewed and supports a Plan Commission recommendation to rezone the subject property from CL Local Commercial District to R-5 Multifamily Residence District. (Ordinance No. O-03-2024)