

# ***RESOLUTION NO.: Z-3—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 following resolution is presented by the Agriculture, Extension  
8           Education, Zoning and Land Conservation Committee to the County Board.

9           BE IT RESOLVED, that the Outagamie County Board of Supervisors does approve of the  
10          proposed rezoning request for the Coenen Family Revocable Trust and Ruby Coenen Survivor Trust. The  
11          proposed rezoning is for parcel 101084000, totaling 12.82 acres, from the General Agriculture District  
12          (AGD) to the Industrial District to accommodate the development of industrial flex-space buildings. The  
13          parcel is located on the southeast corner of N. Mayflower Drive and STH 15 in the Town of Grand Chute,  
14          Outagamie County, WI, as depicted on the attached review and map, which by reference are made a part  
15          hereof, and

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

5 Dated this \_\_\_\_ day of August 2023

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

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11 Signed: \_\_\_\_\_  
12 Board Chairperson County Clerk

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

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17 Signed: \_\_\_\_\_  
18 County Executive  
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**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: June 28, 2023  
RE: PL202300270 – Town Rezoning - Town Review & Recommendation

**Application Details:**

*Applicant and Owner:* Tracy Olejniczak, Town Clerk, on behalf of Coenen Family Rev Trust & Ruby Coenen Survivor Trust (Owner)

*Request:* Rezoning - Town

*Parcel(s):* 101084000

*Location:* Southeast Corner of N. Mayflower Drive and STH 15  
TOWN OF GRAND CHUTE

*Public Hearing:* June 6, 2023 at 6:00 PM held by the Town of Grand Chute

**Background & Analysis:**

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 101084000 (12.82 acres) from the General Agriculture District (AGD) to the Industrial District to accommodate the development of industrial flex-space buildings. The proposed rezoning is compatible with the surrounding zoning district patterns. More information is located in the Town’s staff memo (Exhibit 2).

A navigable stream runs through the northwest corner of the site and about half of the parcel’s area is located within the 300 foot stream buffer. There are some floodplains and hydric soils present on site. The Town of Grand Chute has received a site plan for the property and indicated there are wetlands on the northern portion of the site; however, per the Town’s staff memo, the proposed development is adequately sized and positioned to accommodate the proposed use while largely avoiding environmentally sensitive areas.

As a point of reference, development within the 300' stream buffer may be subject to Chapter 44, Shoreland Zoning permits from Outagamie County and development impacting floodfringe may be subject to Chapter 24, Floodplain Zoning permit requirements from Outagamie County.

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 reviewed the request at a public hearing held on June 6, 2023 and the Town Board voted to approve this request on June 20, 2023.

**Staff Recommendation:**

Based on County planning staff's review of this proposed Town Rezoning, Staff recommends to: approve the rezoning of parcel 101084000 from the General Agriculture District (AGD) to the Industrial District.

**Exhibit 1**



**Town of Grand Chute  
Rezoning Request  
Coenen Family Revocable Trust & Ruby Coenen Survivor Trust**

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10/11.

**To:** Plan Commission  
**From:** Michael Patza, Community Development Director  
**Date:** May 31, 2023  
**Address:** Southeast Corner of N. Mayflower Drive and STH 15 (Tax Key Parcel No. 101-084000) **App. #:** Z-02-2023

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**REQUEST**

The applicant is requesting to rezone the referenced property from **AGD General Agricultural District to IND Industrial District**, to accommodate a future industrial development.

**ANALYSIS**

The request is to rezone 12.82 acres of land located on the southeast corner of N. Mayflower Drive and STH 15 to accommodate future development of multiple industrial flex-space buildings. The subject property is located within Town of Grand Chute Tax Increment District (TID) No. 4. The right-of-way of W. Clairemont Drive has been dedicated along the south side of the property. The project to extend W. Clairemont Drive to N. Mayflower Drive is expected to be completed in 2023 using TID funds. The rezoning request is compatible with the zoning classifications of the adjacent commercial/industrial properties to the north, south, and east. The rezoning of this property to IND Industrial District classification is consistent with the Urban designation for this district as identified in the Grand Chute Comprehensive Plan and is also consistent with the Sports Facility District Master Plan which was established during the development process of the Community First Champion Center.

A navigable stream runs through the northwest corner of the site with associated areas of floodplain and wetlands on the northern portions of the site. A Site Plan has also been submitted for this project and indicates the site is adequately sized and positioned to accommodate the proposed use within the requirements prescribed in the Zoning Code while largely avoiding the environmentally sensitive areas. Small areas of flood fringe will be impacted by the project and areas filled within 300' of the navigable stream will require approval from Outagamie County. Separate Site Plan approval is required prior to construction.

**RECOMMENDATION**

Staff has reviewed and supports a Plan Commission recommendation to rezone the property located on the southeast corner of N. Mayflower Drive and STH 15 from AGD General Agricultural District to IND Industrial District. (Ordinance No. O-07-2023)