R E S O L U T I O N N O.: Z-5—2023-24

TO THE HONORABLE, THE OUTAGAMIE COUNTY BOARD OF SUPERVISORS

LADIES AND GENTLEMEN: ***MAJORITY***

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

NOW THEREFORE, the undersigned members of the Agriculture, Extension Education, Zoning and Land Conservation Committee recommend adoption of the following resolution.

BE IT RESOLVED, that the Outagamie County Board of Supervisors does approve of the proposed rezoning request for Fox Communities Credit Union. The proposed rezoning is for parcels 102036900 and 102038800, from the Local Commercial District to the Single-Family Residential District. The parcels are located at 2607 W. Highway Drive and 2606 W. Heather Avenue in the Town of Grand Chute, Outagamie County, WI, as depicted on the attached review and map, which by reference are made a part hereof, and

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

Dated this ____ day of October, 2023

Respectfully Submitted,

AGRICULTURE, EXTENSION
EDUCATION, ZONING & LAND
CONSERVATION COMMITTEE

_____ _____
Debra Vander Heiden Daniel Rettler

_____ _____
Dustin Koury Sarah Weinberg

_____
Rick Lautenschlager

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: **September 7, 2023**
RE: **PL202300405: Rezoning – Town, Review and Recommendation**

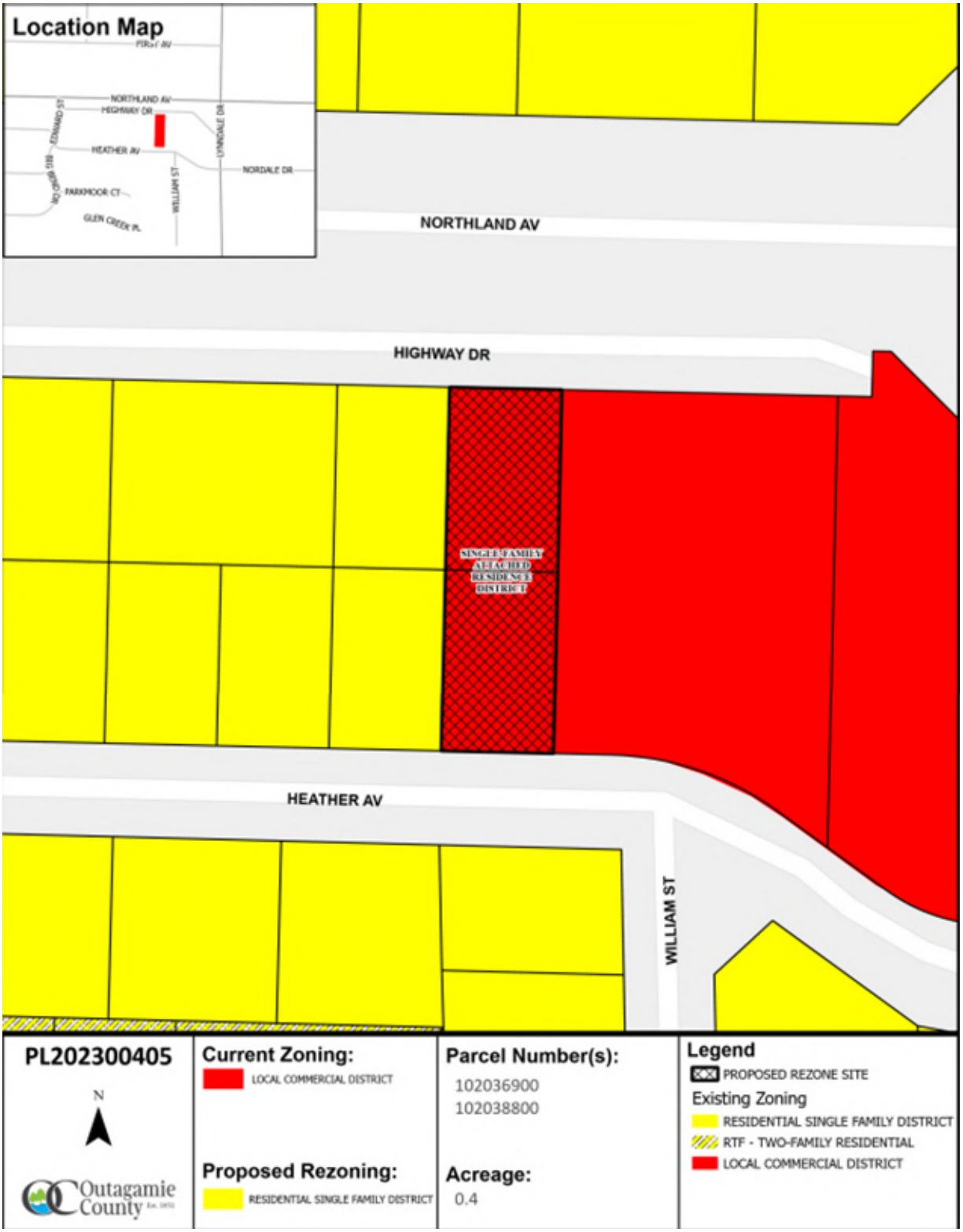
Application Details:

Applicant and Owner:	The Town of Grand Chute, Applicant on behalf of Fox Communities Credit Union (Owner)
Request:	Rezoning - Town
Parcel:	102036900 and 102038800
Location:	2607 W. Highway Drive and 2606 W. Heather Avenue TOWN OF GRAND CHUTE
Public Hearing:	August 15, 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 attached Rezoning Map. The proposal would rezone parcels 102036900 (0.20 acres) and 102038800 (0.20 acres) from the Local Commercial District to the Single-Family Residential District. Rezoning these lots would allow for the development of two single-family homes (one home on each lot). More information is in the attached Town of Grand Chute staff memo.
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 "Suburban."

The Town Board voted to approve the rezoning request on September 5, 2023.

Staff Recommendation:
Based on County planning staff's review of this proposed Town Rezoning, Staff recommends to: approve the rezoning of parcels 102036900 and 102038800 from the Local Commercial District to the Single-Family Residential District.


Location Map
NORTHLAND AV
HIGHWAY DR
HEATHER AV
NORDALE DR
WILLIAM ST
LYNNDALE DR
EDWARD ST
PARKMOOR CT
GLEN CREEK PL
NORTHLAND AV
HIGHWAY DR
SINGLE FAMILY ATTACHED RESIDENCE DISTRICT
HEATHER AV
WILLIAM ST
PL202300405
N
Outagamie County
Current Zoning:
LOCAL COMMERCIAL DISTRICT
Proposed Rezoning:
RESIDENTIAL SINGLE FAMILY DISTRICT
Parcel Number(s):
102036900
102038800
Acreage:
0.4
Legend
PROPOSED REZONE SITE
Existing Zoning
RESIDENTIAL SINGLE FAMILY DISTRICT
RTF - TWO-FAMILY RESIDENTIAL
LOCAL COMMERCIAL DISTRICT

7/8.

Town of Grand Chute
Fox Communities Credit Union, on behalf of Greater Fox Cities Area Habitat for Humanity
Rezoning Request

To: **Plan Commission**

From: **Tanner Russell, Town Planner**

Date: **August 15, 2023**

Address: **2607 W. Highway Drive & 2606 W. Heather Avenue** **App. #: Z-05-2023**
(Tax Key Parcel No. 102-036900 & 102-038800)

REQUEST
The applicant is requesting to rezone 0.4 acres of referenced property from **CL Local Commercial District to RSF Single-Family Residential District,** to accommodate future single-family residential development.

ANALYSIS
The request is to rezone two adjacent 0.2 acre lots of land from CL Local Commercial District to RSF Single-Family Residential District. The lots are currently undeveloped and adjoin the Fox Communities Credit Union located at 2531 W. Highway Drive. The northern lot has roadway access to W. Highway Drive and the southern to W. Heather Avenue. Rezoning these lots would allow for single-family homes on both lots.

The parcels are currently located on the edge of an existing residential subdivision, and the rezone request is consistent with the zoning classification of the adjacent single-family residential properties to the west and south. Rezoning of this property to RSF Single-Family Residential District classification is also consistent with the Suburban designation for this district as identified in the Town of Grand Chute Comprehensive Plan.

RECOMMENDATION
Staff has reviewed and supports a Plan Commission recommendation to rezone the property located at 2607 W. Highway Drive & 2606 W. Heather Avenue from CL Local Commercial District to RSF Single-Family Residential District. (Ordinance No. O-11-2023)