

# ***RESOLUTION NO.: Z-9—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 Town Zoning Code Text Amendment, which includes updates to Table 525-31-1: Principal and  
11          Special Exception Uses and Structures, as well as the addition of a definition for “Mixed-Use” in Section  
12          525-31. The proposed zoning code text, and further details are depicted on the attached staff review, which  
13          by reference is 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 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



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: November 26, 2024  
RE: PL202400568: Town Zoning Ordinance Amendment - Review & Recommendation

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### Application Details:

*Applicant:* Town of Buchanan  
*Request:* Town Zoning Ordinance Text Amendment  
*Parcel(s):* Not applicable – Zoning Ordinance applies town-wide  
*Location:* Town of Buchanan  
*Public Hearing:* November 12, 2024 at 7 PM – held by Town of Buchanan

### Background & Analysis:

The Town of Buchanan adopted an updated Zoning Ordinance earlier this year. Since its adoption, the Town has identified several revisions to address specific needs. These include updates to **Table 525-31-1: Principal and Special Exception Uses and Structures**, as well as the addition of a definition for "Mixed-Use" in **Section 525-31**. The new definition was prompted by a development inquiry regarding a vertical mixed-use project featuring apartments above first-floor commercial spaces. For details on the proposed revisions, refer to *Town of Buchanan Ordinance No. 2024-06*.

The Town held a public hearing on November 12, 2024 to review the amendment. The Town Board found the amendment consistent with the Town of Buchanan Comprehensive Plan and voted to adopt the proposed zoning ordinance amendment on November 19, 2024.

The Town of Buchanan has exercised village powers and has adopted General Town Zoning; as such, the County is not statutorily obligated to document consistency with the County Comprehensive Plan, pursuant to Sec. 66.1001(3). However, we do concur that this proposed zoning code amendment is compatible with the County's Comprehensive Plan, as it directly aligns with the following County Comprehensive Plan Goals:

- GOAL 2. Modernized land use and regulatory tools.
- GOAL 6. Wise land development and conservation practices.

### Staff Recommendation:

Based on our review of this proposed amendment, County Planning Staff recommends approval of the Town of Buchanan's Zoning Ordinance Amendment, as requested.

Table 525-31-1: Principal and Special Exception Uses and Structures

P = Permitted Principal Use

SE = Special Exception Use

Grey Shading = Prohibited Use

Use Category	See for Additional Regulations	AGD General Agricultural	CON Conservancy Overlay	RR Rural Residential	RSF Single Family Residential	RTF Two Family Residential	STFR Single and Two-Family Residential	MDR Medium Density Residential	RMF Multifamily Residential	CL Local Commercial	CR Regional Commercial	CP Planned Commercial	IND Industrial	PI Public/Institutional
Adult entertainment establishments	Ch. 185 & 525-31.1B												SE	
Agricultural / Agribusiness	525-31.1B	P								SE	SE		P	
Agricultural / Agribusiness adjunct uses		SE												
Agritourism	525-31.1B	P												
Airports, public or private	525-31.1B	SE												P
Automobile filling stations	525-31.1B									SE	SE	SE		
Automobile salvage yards	Ch. 492 & 525-31.1B	SE											SE	
Automobile use, sales and service	525-31.1B									P	P	P	P	
Bed and breakfast	525-32									P	P			
Boathouse		SE	SE	SE						SE				
Brewery (mfg./wholesale only)	525-31.1B												P	
Brewery/Brewpub (w/restaurant)	525-31.1B									P	P	P	P	
Business, retail	525-31.1B									P	P	P	P	
Business, retail shopping center	525-31.1B									P	P	P		
Business, service	525-31.1B									P	P	P	P	
Business, vocational	525-31.1B									SE	SE	P		P
Certified Survey Map (CSM)	Chapter 460	P	P	P	P	P	P	P	P	P	P	P	P	P
Cemeteries and crematory service buildings	525-31.1B	SE												P
Clinic, health/medical	525-31.1B									P	P	P		
Clubs and organizations										P	P	P		
Communications towers and antennas	Chapter 478													SE
Community living arrangements (CBRFs)	525-31.1B					P	P	P						
Convalescent homes and nursing homes	525-31.1B								SE					P
Convention or exposition center	525-31.1B									SE	SE	SE		





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Plat, Subdivision	Chapter 460			P	P	P	P	P	P	P	P	P	P	P
Radio/ Television broadcasting studio	525-31.1B									SE	SE			
Recreational camp	525-31.1B	SE												
Recreational use, indoor	525-31.1B									P	P	P		
Recreational use, outdoor	525-31.1B	SE	SE							SE	SE	SE		SE
Religious use	525-31.1B													SE
Resource extraction	525-31.1B	SE	SE											
Restaurants	525-31.1B									P	P	P	P	
School	525-31.1B													P
Solar Energy Systems (Large Scale)	§ 525-52	SE												
Solar Energy Systems (Mid Scale)	§ 525-52	SE								SE	SE	SE	SE	SE
Storage establishment	525-31.1B									P			P	
Stormwater facility			P											P
Tavern/drinking establishments	525-31.1B									P	P	P		
Truck freight terminal													P	
Utility, public or private	525-31.1B													P
Veterinary clinic/animal hospital	525-31.1B	SE								P	P			
Warehouse distribution, industrial	525-31.1B	SE											P	
Warehouse, accessory to retail or service business	525-31.1B									P	P	P		
Wind Energy Systems (Utility scale)	Ch. 513	SE												
Winery	525-31.1B	SE								P	P	P	P	