

RESOLUTION NO.: Z-2—2024-25

TO THE HONORABLE, THE OUTAGAMIE COUNTY BOARD OF SUPERVISORS

LADIES AND GENTLEMEN:

MAJORITY

1 The subject matter of this resolution was referred to and considered by the Outagamie
2 County Agriculture, Extension Education, Zoning and Land Conservation Committee and
3 a public hearing having been held after giving requisite notice of said hearing, and a
4 recommendation thereon reported to the Board of Supervisors, Outagamie County,
5 Wisconsin, as required by Section 59.69 of the Wisconsin State Statutes.
6

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, the undersigned members of the Agriculture, Extension Education, Zoning
10 and Land Conservation Committee recommend denial of the following rezoning request, outlined in the
11 attached County Rezoning Review and Recommendation report, as required by §59.69(5)(e)4 Wis. Stats.,
12 which by reference is made a part hereof, and

13 BE IT FURTHER RESOLVED, that the Outagamie County Board of Supervisors does deny the
14 proposed rezoning request for Chad Reader and Chad Calmes, applicants for Glen & Cheryl Sprangers,
15 owners. The proposed rezoning is for parcels 200021800, 200021801, 200021802, and 200021803, from
16 the General Agriculture District to the Industrial District. The parcels are located north of Evergreen Drive,
17 in the Town of Vandebroek, Outagamie County, WI, as depicted on the attached review and map, which
18 by reference are made a part hereof, and

19 BE IT FINALLY RESOLVED, that the Outagamie County Clerk be directed to forward a certified
20 copy of this resolution to the Outagamie County Zoning Administrator and the Clerk of the Town of
21 Vandebroek.

22 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, Deputy Director
DATE: April 15, 2024
RE: PL202400148: County Rezoning - Review & Recommendation

Application Details:

Applicant and Owner: Chad Reader and Chad Calmes, Applicants on behalf of Glen and Cheryl Sprangers (Owner)
Request: Rezoning - County
Parcel: 200021800, 200021801, 200021802, 200021803
Location: North of Evergreen Drive
TOWN OF VANDENBROEK
Public Hearing: April 23, 2024 at 10:30 AM

Background & Analysis:

Chad Reader and Chad Calmes, Applicants on behalf of Glen and Cheryl Sprangers (property owners) petitioned for a County Rezone. The attached rezoning map depicts the request. The proposal would rezone parcels 200021800, 200021801, 200021802, and 200021803 (totaling 19.74 acres) from the General Agriculture District (AGD) to the Industrial District (IND) to accommodate storage warehousing establishments. A conceptual site plan is included with the packet for more information.

On March 13, 2024 the Vandebroek Town Board reviewed the County rezoning request and recommended it for approval. County planning staff acknowledges this recommendation while also expressing reservations regarding the rezone. County staff summarizes three points of concern for consideration.

1. Alignment with Existing Land Uses

Table 1 presents an overview of the existing land use and zoning district patterns surrounding the subject site. The surrounding area consists of primarily agricultural land with some existing residential homes located along Evergreen Drive and adjacent to the subject site.

Table 1. Land Use and Zoning District Patterns Surrounding Subject Site

Adjacent Area	Existing Zoning District	Existing Land Use
North	General Agriculture (AGD)	Agriculture
South	General Agriculture (AGD)	Residential
East	General Agriculture (AGD)	Residential & AG
West	General Agriculture (AGD)	Residential & AG

Rezoning the subject site to IND would allow any industrial use authorized within the County's Zoning Ordinance to be constructed at any future time. Permitting industrial uses in proximity to residential areas can create land use conflicts. Land use conflict often arises due to the clash between the operational needs of industrial uses and the desire for residents to have a safe and peaceful living environment.

Given the subject site is adjacent to several existing residential homes, County staff finds this rezone to be incompatible with existing land uses.

2. Alignment with Planned Future Land Uses

The County's Comprehensive Plan, Future Land Use Map designates the subject site and surrounding area as "Suburban Transition." The plan describes Suburban Transition as areas planned for residential development with agriculture and open lands interspersed. The plan states that some non-residential uses, including storage/warehouse uses, are potentially allowed. When evaluating uses that are potentially consistent with the Plan, County staff weighs factors including the surrounding community context. As discussed above, County staff finds that allowing the placement of new industrial uses adjacent to existing residential uses is not appropriate.

Further, both the Village of Little Chute¹ and the City of Kaukauna² have planned the subject site and surrounding area for residential development in their Comprehensive Plan's Future Land Use Maps. Both communities have pursued annexations of nearby parcels in the recent past. The potential for future urban residential growth in the surrounding area renders a large industrial zoned parcel further incompatible for the area when considering the anticipated future of the area.

3. Alignment with Recently Implemented Policy

In consideration of Section 1 and 2, County staff finds the proposed storage warehouses to be incompatible with the existing and planned uses near the subject site and the County Board has previously demonstrated support for this perspective. For instance, in 2023, the County Board enacted a Zoning Ordinance amendment:

- That distinguishes storage uses based on size.
 - Storage establishment means a structure or structure(s), totaling 40,000 square feet or less, where goods and materials are stored for a fee.
 - Warehousing means a structure or structure(s), exceeding 40,000 square feet in total, where goods and materials are stored for a fee.
- That limits where storage and warehousing establishments could be located:
 - Storage establishments are permitted outright in IND. They are permitted as a Special Exception in AGD, except when located within 300 ft. of a residential district, platted residential subdivision, or parcel with a residential use
 - Warehousing establishes are only permitted outright in IND.

¹ V. Little Chute Future Land Use Map: <https://www.littlechutewi.org/DocumentCenter/View/3680/CompPlan-Maps-1-10?bidId=>

² C. Kaukauna Future Land Use Map (pg. 97): <https://kaukauna.gov/wp-content/uploads/2016/06/full-plan-final.pdf>

This proposal entails constructing warehouses (the more intense storage establishment type based on size) within 300 ft. of existing residential uses. Thus, County staff has exercised deliberate scrutiny when considering the request to rezone the subject site to IND as it undermines a recent community effort aimed at mitigating this particular land use conflict.

Consistency Finding:

The County administers general zoning for the Town of Vandebroek and the County is statutorily obligated to document consistency with the County Comprehensive Plan, pursuant to Sec. 66.1001(3) Wis. Stats.

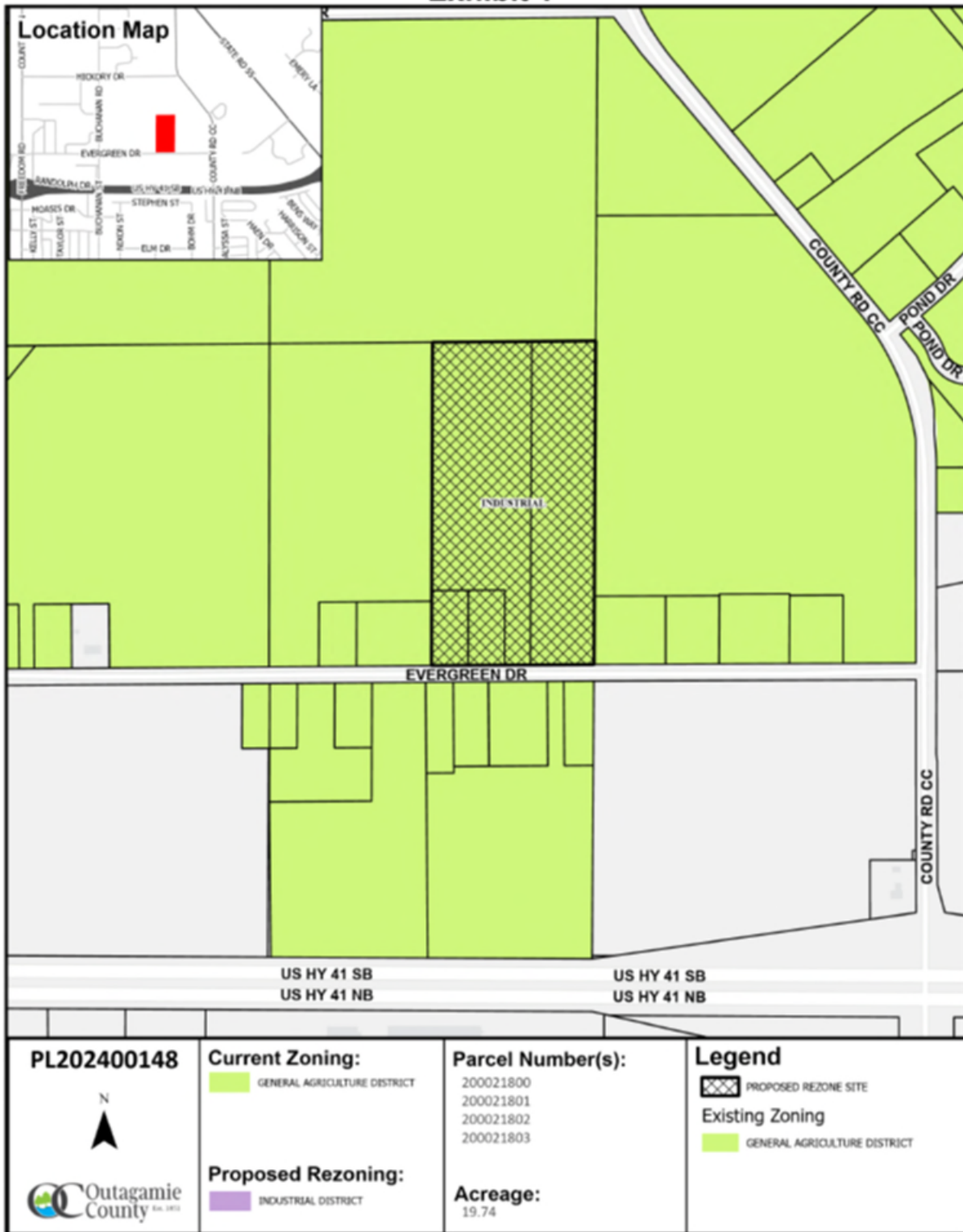
County staff has identified the proposed rezone to be not consistent with the County Comprehensive Plan as the Plan as it interferes with the following Comprehensive Planning Goals:

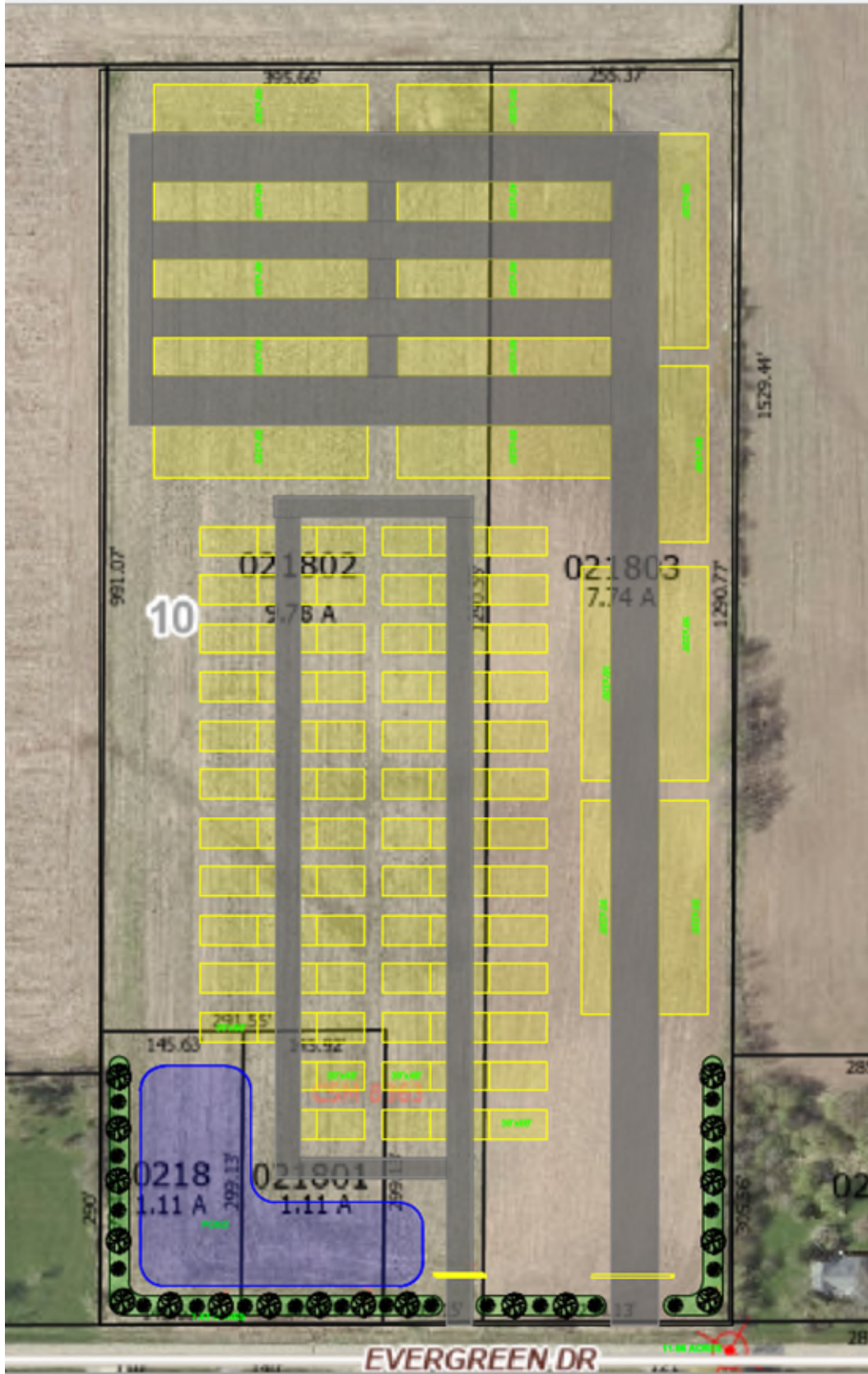
- Goal 6: Wise land development and conservation practices.
- Goal 8: Proactively anticipating the future becomes standard practice for Outagamie County.

Staff Recommendation:

Based on our review and the above analysis of this proposed County Rezoning, County planning staff recommends to: deny the proposed rezoning of parcels 200021800, 200021801, 200021802, and 200021803 from the General Agriculture District (AGD) to the Industrial District (IND).

Exhibit 1







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
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TOWN RECOMMENDATION FORM

This form must accompany any County petition requesting a rezone (map amendment), special exception permit, special exception airport permit, conditional use permit, variance, or appeal. Towns must provide a signed copy of this form to the applicant/petitioner and should retain a copy.

OVERVIEW OF REQUEST:

Town (or Applicable Village):	Vandenbroek
Request:	Rezoning <input type="checkbox"/>
Applicant or Petitioner Name:	
Applicant Contact Information (Preferred):	
Site Parcel Number(s):	200021800, 200021801, 200021802, 200021803
Site Address (if applicable):	
Pre-Application Meeting Number (if applicable):	
Description of the Request: <i>(Please summarize the purpose of this request and/or attach a copy of the pre-application meeting summary, if applicable.)</i>	Rezone from Ag to Industrial

COMPLETED BY THE CLERK:

Certification:

I hereby certify that the Board of Vandenbroek , at a legally convened meeting of the Board held on **03/13/2024**, voted to Approve the Rezoning request:

 Clerk Signature

 03/14/2024
 Date

Motion Outcome by a Vote of:	3 <input checked="" type="checkbox"/> For	0 <input checked="" type="checkbox"/> Against	
General Comments/Reasons for the Decision: <i>(See next page for instructions. If needed, you may include additional pages.)</i>	The Town recommends approval of the rezone. The proposed storage units fall within the acceptable use of suburban transition. This will also build tax base on a currently unused, unfarmed, 20 acres.		