

ORDINANCE NO.: Z-7—2017-18

TO THE HONORABLE, THE OUTAGAMIE COUNTY BOARD OF SUPERVISORS

LADIES AND GENTLEMEN:

MAJORITY

1 AN ORDINANCE TO AMEND THE OUTAGAMIE COUNTY ZONING
2 ORDINANCE. The subject matter of the ordinance having been duly referred and
3 considered by the Outagamie County Agriculture, Extension Education, Zoning and Land
4 Conservation Committee and public hearing having been held after giving requisite
5 notice of said hearing, and a recommendation as required by Section 59.69 of the
6 Wisconsin State Statutes.

7
8 Outagamie County Planning Department Rezoning Review recommends approval.
9 Agriculture, Extension Education, Zoning and Land Conservation Committee
10 recommends approval.

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

14 BE IT ORDAINED, that the Outagamie County Board of Supervisors does recommend the
15 attached proposed Amendment to the Outagamie County Comprehensive Plan of Lot 2 Certified Survey
16 Map 7420 from the Agriculture District to Industrial District which totals approximately seven acres,
17 located in the Town of Center, as reflected in the review and map, which by reference is made a part
18 hereof, and

19 BE IT FURTHER ORDAINED, that this ordinance shall be in full force and effect in Outagamie
20 County upon approval by the Outagamie County Board of Supervisors, publication per State Statute
21 59.14 and 66.0103, and

22 BE IT FINALLY ORDAINED, that the Outagamie County Clerk be directed to forward a copy
23 of this Ordinance to the Outagamie County Department of Development and Land Services Director.

24 Dated this ____ day of November, 2017
25
26

Respectfully Submitted,

AGRICULTURE, EXTENSION
EDUCATION, ZONING & LAND
CONSERVATION COMMITTEE

Daniel Rettler

Keith Suprise

Daniel Melchert

Debra Vander Heiden

BJ O'Connor-Schevers

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
Zoning Administration
410 S. Walnut St | Appleton, WI 54911
Administration Building, 3rd Floor
Phone: 920-832-5255 | Fax: 920-920-832-4770
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TO: Outagamie County Agriculture, Extension Education, Zoning & Land Conservation Committee
FROM: Dave Johnson, Assistant Planning Director
DATE: October 23, 2017
RE: **Z-17-17; Comprehensive Plan Amendment & Recommendation**

Background & Analysis:

Applicant: CHS Larsen Cooperative

Request: *Comprehensive Plan Future Land Use Map Amendment:*

From: Future Agriculture

To: Future Industrial

Location: Town of Center

Parcel: Lot 2 Certified Survey Map 7420

The proposed Comprehensive Plan amendment request is being pursued by the CHS Larsen Cooperative to allow for a rezoning to proceed from the Agriculture District to the Industrial District, totaling approximately 7 acre (see attached map). The proposal is for an expansion of the CHS Larsen Cooperative for an agronomy plant and additional grain storage. More details on the development can be found in the Rezoning Review & Recommendation Memo (Z-16-17).

In 2008, the County adopted its Comprehensive Plan, as required by 66.1001 Wis. Stats. In 2010, the “consistency” requirement (66.1001(3)) took effect, requiring that all zoning changes must be “consistent” with the County’s comprehensive plan.

Comprehensive Plan Consistency Analysis. When the development was initially proposed, Planning Staff informed the developer that the proposal was found, from the perspective of the County’s future land use map, to be “inconsistent” with the County’s Comprehensive Plan, as the proposal required a rezoning from AGD to IND. This determination was based on the following analysis:

Future Land Use Map Designation. The County’s future land use map currently designates this location as “future agriculture”; the proposal requires a rezoning to an Industrial District (IND), which would require the future land use map to reflect “Industrial” to be deemed “consistent”.

Plan Goals & Objectives. In addition to reviewing the future land use map, the Comprehensive Plan contains the follow goals & objectives that *support* the proposed development:

- Land Use Goal 3: “Provide an adequate amount of land for future commercial and industrial development to support the economic development of the County.”

Plan Goals & Objectives. Chapter 2 Agricultural Resources:

- “To protect current farming operations”
- “Preserve land suitable for the production of food and fiber to meet present and future needs”

When contemplating an amendment to the County’s “Future Land Use Map,” planning staff reviews the Town comprehensive plan, if one exists. In this case, the Town of Center Comprehensive Plan designates the “Center Valley” area for future business development. This designation indicates the Town’s contemplation of this area developing into more intensive uses, such as the proposed industrial development.

Planning staff advised that a County Comprehensive Plan amendment would be required to legally rezone the property and allow the development to proceed. Upon receipt of the request, all required steps to amend the Comprehensive Plan (per state statute) were put into motion, including notifications, public notices, and scheduling of the required public hearing.

Planning Staff Recommendation

PLANNING STAFF RECOMMENDS APPROVAL OF THE REQUEST BY THE CHS LARSEN COOPERATIVE TO AMEND THE OUTAGAMIE COUNTY COMPREHENSIVE PLAN’S FUTURE LAND USE MAP FROM: FUTURE AGRICULTURE TO: FUTURE INDUSRIAL. This recommendation is being made to provide for expansion of an existing cooperative and to continue to provide the necessary facilities to the agriculture community of the County and region.

Z-17-17 Sec 5 Center
Comp Plan Amendment

