

**TOWN OF BUCHANAN
RESOLUTION NO. 2024-04**

**RESOLUTION OF THE TOWN BOARD OF THE TOWN OF BUCHANAN
APPROVING A SPECIAL EXCEPTION FOR WHOLESALE/WAREHOUSING,
CONTRACTORS STORAGE YARD AND AGRICULTURAL USES FOR PARCELS
030060100, 030060101, 030063000 and 030060200**

WHEREAS, a special exception petition has been received for wholesale/warehousing, contractor's storage yard and agricultural uses for Parcels 030060100, 030060101, 030063000 and 030060200 as shown on the attached plan and

WHEREAS, the Plan Commission, after notice and hearing on April 9, 2024, found the conditions to grant a special exception are met and recommends that the Town Board approve the special exception; and

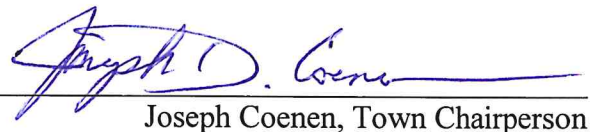
NOW, THEREFORE, BE IT RESOLVED that the Town Board of the Town of Buchanan hereby finds that the special exception request meets the conditions to grant a special exception and sets forth the following conditions and hereby approves the request:

1. Prior to development of the site rezoning approvals shall be obtained by the Town of Buchanan and Outagamie County to Local Commercial.
2. Prior to development of the site and operation of the new proposed uses, an Engineered Site Plan meeting the requirements of the Zoning Ordinance shall be approved for the entire site. Site Plan approval shall be obtained within one (1) year of approval of this special exception resolution.
3. Prior to development of the site and operation of the new proposed uses, a Certified Survey Map (CSM) shall be submitted for review, approval and recording combining the four (4) existing lots into one (1) lot. CSM approval and recording shall be completed within one (1) year of approval of this special exception resolution.
4. Development of the site shall start within one (1) year of Site Plan approval and may be phased in over five (5) years with final completion of the proposed site completed within five (5) years of Site Plan approval.
5. To mitigate for concerns of aesthetics, noise, odor, lights, dust and drainage the following conditions shall be required:
 - a. Required stormwater management/drainage facilities shall be installed first prior to any other construction/development of the site. Drainage from the site shall be designed to drain to the required stormwater management facility. The proposed berm shall not block water from getting to the stormwater management facility or allow water to drain to adjacent properties.
 - b. A seven (7) foot tall by 30-foot-wide berm planted with a minimum of five (5) foot tall evergreen trees to provide for 25% screening at time of planting shall be installed as shown on the attached plan (details shall be provided in the detailed engineered site plan/landscape plan). The eastern and northern boundary of Parcel 030063000 shall have the berm and evergreen plantings

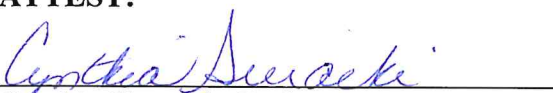
installed prior to development and operational use of Parcel 03063000 except for installation of the required stormwater management/drainage facilities shall be allowed to be constructed prior to the berm/plantings. The remaining berm and plantings shown on Parcel 030060100 shall be installed within five (5) years of approval of this Resolution. The material to construct the berm shall be free of debris and garbage (prohibited materials include but are not limited to concrete, wood/lumber, metal, refuse, construction material, plastic etc.).

- c. The hours of operation shall be limited to 6:00 a.m. through 7:00 p.m. seven (7) days per week. Winter snow operations shall be exempt from the hours of operation restriction and allowed to operation 24 hours per day and seven (7) days per week.
 - d. The snow pile shall be kept in the same location as the landscape waste/spoils pile shown on the attached plan.
 - e. The landscape waste/spoils pile shall be stored in the location as shown on the attached plan. It shall not exceed 15 feet in height. It shall be completely removed from the site every six (6) weeks.
 - f. All parking spaces/lots, drive aisles and roads shall be paved with asphalt or concrete. The storage bins and landscape waste/spoils pile and nursery/plant material storage areas may remain unpaved but shall require daily dust control of the storage surface as well as the storage/plant material. The property owner may determine the dust control method; however, if dust can't be controlled and it is affecting neighboring properties (dust covering homes, buildings, cars, equipment, roads etc.) the areas may be required to be paved and additional and more frequent methods of dust control implemented.
6. Any changes to the general layout and operations as shown on the attached plan shall require review by Town staff. If it is determined the changes are significant (such as new uses, buildings, change in operation locations) a new special exception approval may be required.

Adopted this 23rd day of April, 2024


Joseph Coenen, Town Chairperson

ATTEST:

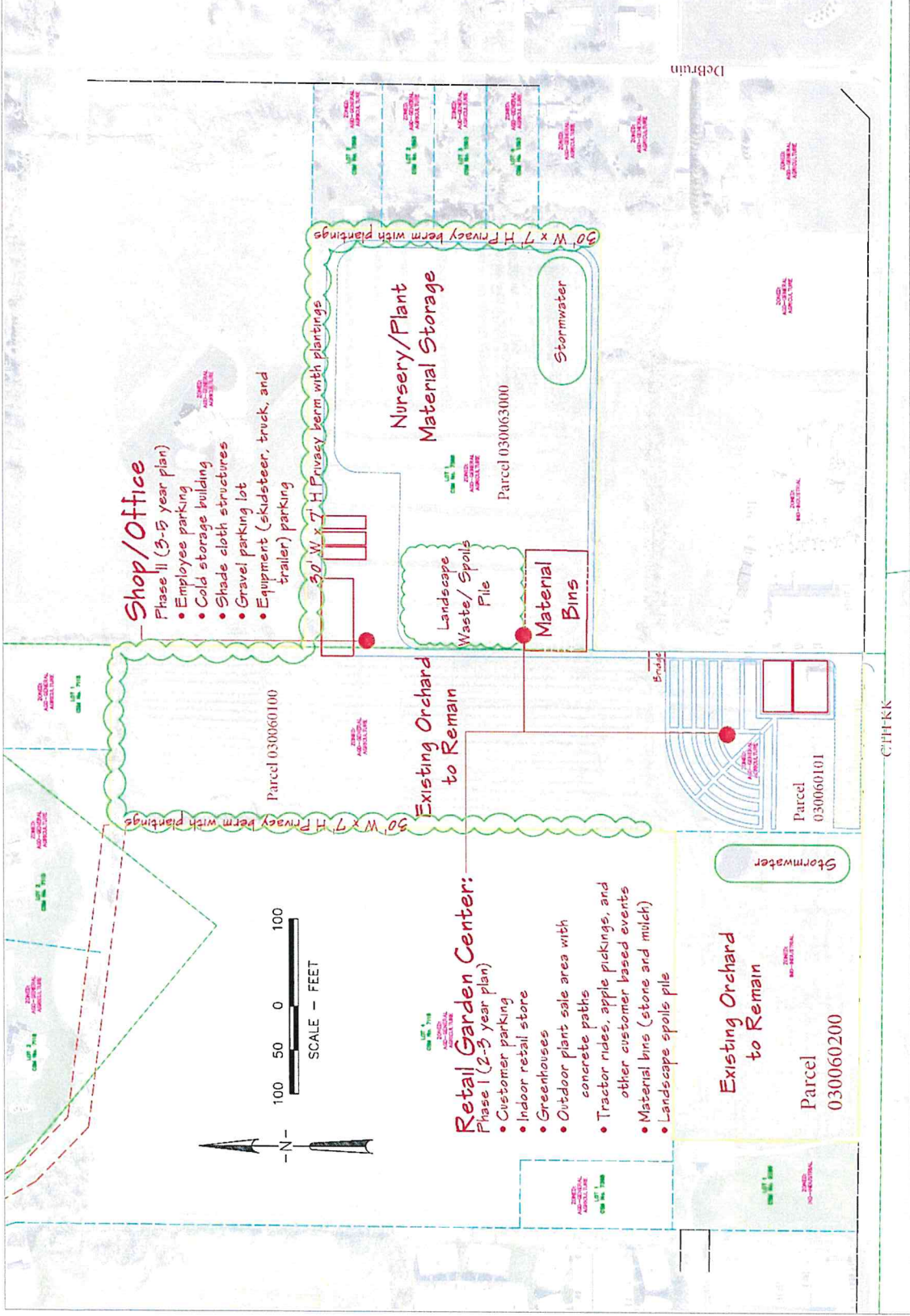

Cynthia Sieracki, Clerk

Motion to Approve Resolution 2024-04 made by:

Votes: *Meyer/Lawrence*

Title	Name	Aye	Nay	Other
Supervisor I	Lawrence	X		
Supervisor II	Knuppel	X		
Supervisor III	Kavanaugh	X		
Supervisor IV	Meyer	X		
Chairperson	Coenen	X		

Posted: April 29, 2024



- Shop/Office**
 Phase II (3-5 year plan)
- Employee parking
 - Cold storage building
 - Shade cloth structures
 - Gravel parking lot
 - Equipment (skidsteer, truck, and trailer) parking

Nursery/Plant Material Storage

Landscape Waste/Spills Pile

Material Bins

Stormwater

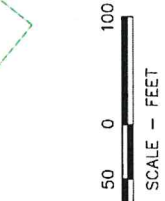
Existing Orchard to Remain

Retail Garden Center:
 Phase I (2-3 year plan)

- Customer parking
- Indoor retail store
- Greenhouses
- Outdoor plant sale area with concrete paths
- Tractor rides, apple pickings, and other customer based events
- Material bins (stone and mulch)
- Landscape spills pile

Existing Orchard to Remain

Stormwater



Parcel 030060100

Parcel 030063000

Parcel 030060101

Parcel 030060200

DeBruin

CTHKK