

**TOWN OF BUCHANAN  
RESOLUTION NO. 2025-05**

**RESOLUTION OF THE TOWN BOARD OF THE TOWN OF BUCHANAN  
APPROVING A SPECIAL EXCEPTION FOR AGRICULTURAL AND OUTDOOR  
STORAGE USES FOR PARCELS 030060006, 030060100, 030060101, 030063000 and  
030060200**

**WHEREAS**, a special exception petition has been received for agricultural and outdoor storage uses for Parcels 030060006, 030060100, 030060101, 030063000 and 030060200 as shown on the attached plan and

**WHEREAS**, the Plan Commission, after notice and hearing on July 8, 2025, found the conditions to grant a special exception are met and recommends that the Town Board approve the special exception; and

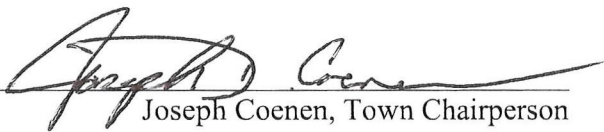
**NOW, THEREFORE, BE IT RESOLVED** that the Town Board of the Town of Buchanan hereby finds that the special exception request meets the conditions to grant a special exception and sets forth the following conditions and hereby approves the request:

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.
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 five (5) existing lots into one (1) lot.
4. Development of the site may be phased in over five (5) years with final completion of the proposed site completed within five (5) years of Special Exception 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.
  - b. Setback/Buffer Options: One of the following setback/buffer options shall be incorporated into the engineered site plan adjacent to residential uses:
    - i. A 200-foot setback/buffer shall be required for all buildings, flatwork, outdoor storage, stormwater facility and any other development related activities not associated with agricultural uses as shown on the attached plan **Exhibit A**.
    - ii. 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 to screen all buildings, flatwork, outdoor storage, stormwater facility and any other development related

activities not associated with agricultural uses if they are located closer than the 200-foot setback/buffer identified on the attached plan. The berm and plantings shall be installed prior to use of the property. 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 maximum height of the storage bins shall be ten (10) feet tall. Storage material shall not exceed the height of the bin. Evergreen landscaping shall be required around the entire outdoor storage product stall perimeter. The height of the evergreen landscaping shall be at least the height of the storage bins at the time of planting and shall provide adequate landscaping to provide 100% screening and shall be installed prior to use of the storage bins.
  - d. The hours of operation or other noise creating activity shall be limited to 6:00 a.m. through 7:00 p.m. seven (7) days per week.
  - e. All parking spaces/lots, drive aisles, roads and storage areas not associated with agricultural uses shall be paved with asphalt or concrete.
6. Access to local Town roads (including but not limited to Block Rd. and Gentry Dr.) shall be prohibited except for emergency purposes only. Access shall only come from CTH KK.
7. Any changes to the general layout and operations as shown on the attached plan shown as **Exhibit A** 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 15th day of July 2025

  
 Joseph Coenen, Town Chairperson

**ATTEST:**

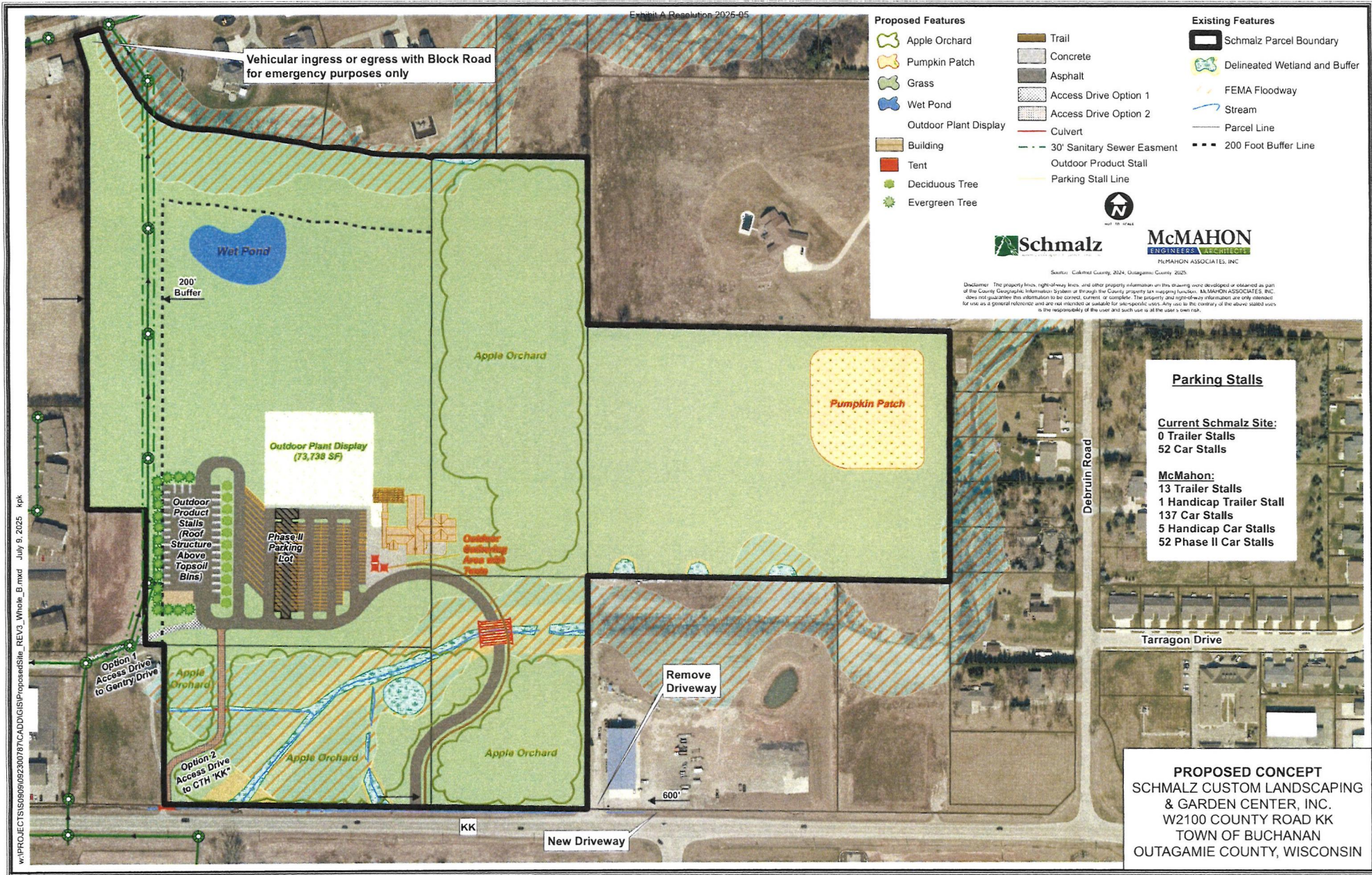
  
 Cynthia Sieracki, Clerk

Motion to Approve Resolution 2025-04 made by: *Meyer/Rottier*

Votes:

Title	Name	Aye	Nay	Other
Supervisor I	Olson	X		
Supervisor II	Knuppel	X		
Supervisor III	Rottier	X		
Supervisor IV	Meyer	X		
Chairperson	Coenen	X		

Posted: July 21, 2025



Vehicular ingress or egress with Block Road for emergency purposes only

200' Buffer

Outdoor Plant Display (73,738 SF)

Outdoor Product Stalls (Roof Structure Above Topsoil Blins)

Phase II Parking Lot

Apple Orchard

Pumpkin Patch

Apple Orchard

Apple Orchard

Apple Orchard

KK

Remove Driveway

600'

New Driveway

Debruin Road

Tarragon Drive

W:\PROJECTS\05090509\052300787\CADD\GIS\ProposedSite\_REV3\_Whole\_B.mxd July 9, 2025 kpk



Disclaimer: The property lines, right-of-way lines, and other property information on this drawing were developed or obtained as part of the County Geographic Information System or through the County property tax mapping function. McMAHON ASSOCIATES, INC. does not guarantee this information to be correct, current, or complete. The property and right-of-way information are only intended for use as a general reference and are not intended or available for site-specific users. Any use to the contrary of the above stated uses is the responsibility of the user and such user is all the user's own risk.