

**SUSAN T. ERTMER**  
Winnebago County Clerk  
112 Otter Ave, PO Box 2806  
Oshkosh, WI 54903-2806  
(920) 232-3430

**NOTICE OF COMMISSION, BOARD OR COMMITTEE MEETING**

**NAME OF COMMISSION, BOARD OR COMMITTEE:** PLANNING AND ZONING  
\*\* see below

**TIME OF MEETING:** 7:30 A.M.

**DATE OF MEETING:** Friday, October 8, 2021

**PLACE OF MEETING:** WINNEBAGO COUNTY ADMINISTRATIVE BLDG  
112 Otter Ave, Conference Rm 120  
Oshkosh, WI

\* All interested persons wishing to be heard at the public hearing may appear in person or via the Zoom meeting information below. A direct link to the Zoom Meeting is available on the Winnebago County Meetings and Agenda calendar on the above indicated date.

- **Join Zoom Meeting:** <https://us02web.zoom.us/j/81565749033?pwd=QTdPdJNiOHZTVktGQisrSFpBaGRpQT09>
- **Dial by your location:** +1 312 626 6799 US (Chicago)
- **Meeting ID:** 815 6574 9033
- **Passcode:** 834176

**Additional Zoom Instructions can be found at:** <https://www.co.winnebago.wi.us/planning-and-zoning>.

**SUBJECT MATTER OF THE MEETING**

***DELIBERATIVE AGENDA***

1. **Matt Ziegenhagen, et al** – NE Corner of State Hwy 21 & Reighmoor Rd, Town of Omro – Conditional Use
2. **Eric Felix, et al** – North of 3204 County Rd F, Town of Omro – Conditional Use
3. **Town of Nepeuskun** – Farm Preservation Plan –LUPA
4. **Joshua Keeney** – 7142 Clark Point Rd, Town of Winneconne – Planned Development District
5. **Leon Luker** – South of 7440 Swiss Rd, Town of Black Wolf – Zoning Map Amendment
6. **Kathryn Liner, et al** – 6038 County Rd K, Town of Omro – Zoning Map Amendment
7. **Roch Wentzel** – South of 7901 Bay Ln, Town of Wolf River – Zoning Map Amendment

**\*\* This meeting is also being posted as a Committee meeting for: Facilities & Property Management**

The Committee reserves the right to take up any item on the agenda at any time after the meeting commences. Upon request, provisions will be made for people with disabilities upon 24 hours prior notice to the Office of the County Clerk. Phone Number: (920) 232-3430.

**CONDITIONAL USE**  
POST STAFF REPORT

**Applicable Ordinance**

<input checked="" type="checkbox"/>	Chapter 23: "The following findings have been made in accordance with section 23.7-114"
<input type="checkbox"/>	Chapter 27: "The following findings have been made in accordance with section 27.6-7(c)"

Number	Letter
<b>1</b>	The Town of OMRO has. a) Approved With Conditions

X Town action is advisory due to shoreland jurisdiction.  
Town has right of denial per terms of zoning ordinance.  
Town may approve, approve with conditions, or deny in non-shoreland area.

	Town findings were as follows: Approval
	1. Consistent with Town Comp Plan.
	There were no objections.
X	There was objection to... increase in traffic, and drainage/flooding issues.
X	Proposed use is compatible with adjacent uses.

**RECOMMENDATION**

<input type="checkbox"/>	APPROVAL
<input type="checkbox"/>	DENIAL
<input checked="" type="checkbox"/>	APPROVAL with the following conditions:
<input type="checkbox"/>	Approval not as requested
<input type="checkbox"/>	Approval not as requested with conditions

**Conditions**

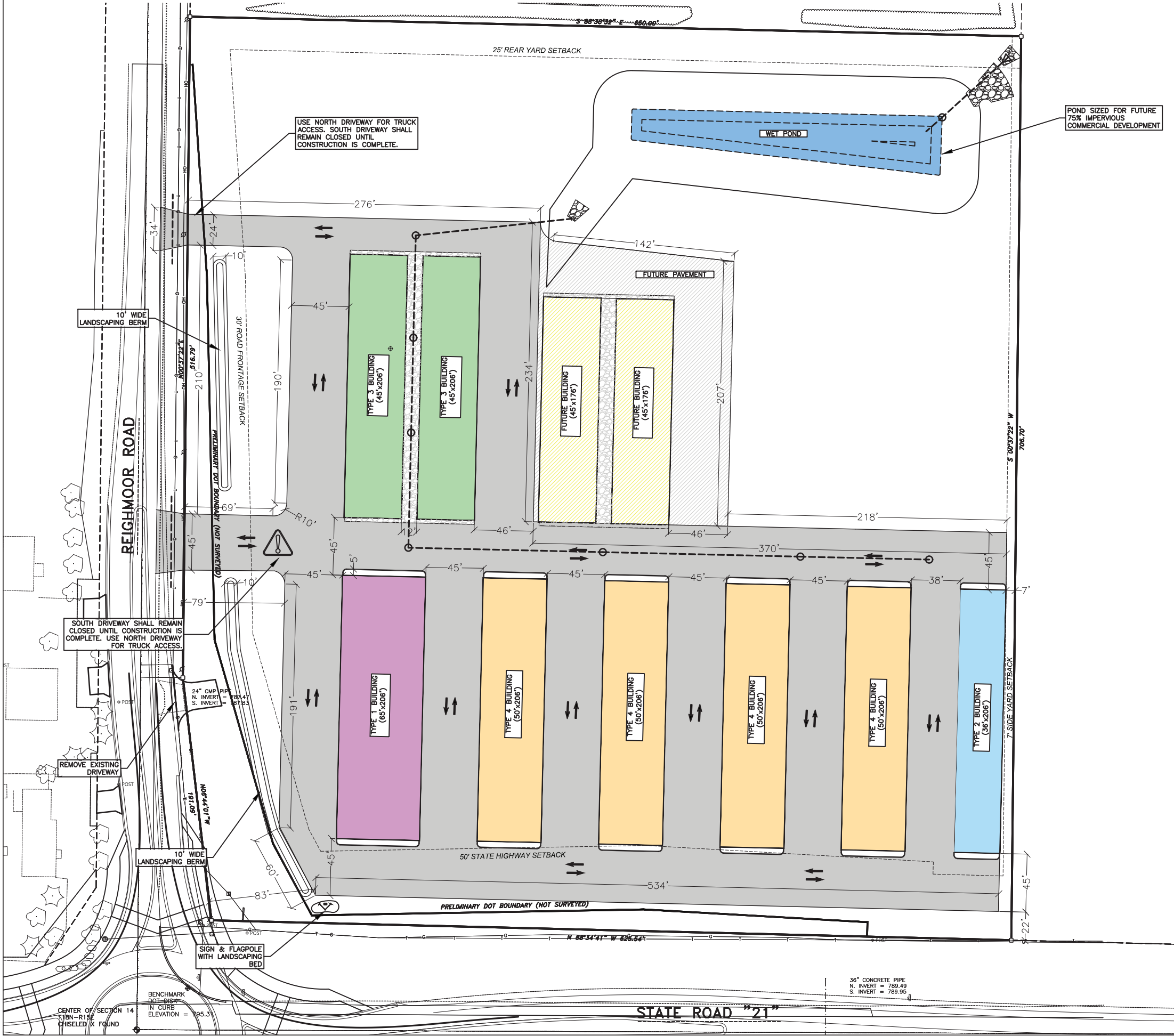
**TOWN:**

1. That the site's driving surface be a hard surface such as asphalt or concrete.
2. That no signage be lit.
3. That there be no outside storage.
4. That the structures have an earth tone/neutral color.
5. That the site be maintained, such as lawn cutting, and kept clean of debris and junk.
6. That any dead or dying landscape treatments be replaced within 12 months.
7. That, in addition to the proposed planting, the berm proposed along the north side of the site be extended along the west side of the property (Reighmoor Road).
8. That approximately 10% of the upper story trees proposed along Reighmoor Rd be spruce trees.
9. That sufficient area be provided to allow for access and maneuverability of fire trucks and equipment.
10. Added by Town Board on September 13 - south driveway should remain closed until the completion of Phase 1, so it's not being used during construction.

**COUNTY:**

1. All required permits shall be issued prior to construction.
2. The Winnebago County Planning & Zoning Committee shall conduct an on-site inspection 12 months from the date of approval.

SITE PLAN



SITE/PROJECT INFORMATION

PROPERTY ADDRESS:  
REICHMOOR RD - STH-21  
OMRO, WI 54963  
PARCEL ID: 016038507

SITE DATA

TOTAL SITE AREA = 456,768 SF (10.486 AC)  
  
EXISTING OPEN SPACE = 456,768 SF  
EXISTING PAVEMENT = 0 SF  
EXISTING ROOFTOP = 0 SF  
EXISTING IMPERVIOUS COVERAGE = 0%  
  
PROPOSED OPEN SPACE = 242,857 SF  
PROPOSED PAVEMENT = 133,365 SF  
PROPOSED ROOFTOP = 80,546 SF  
PROPOSED IMPERVIOUS COVERAGE = 46.8%  
  
FUTURE OPEN SPACE = 114,268 SF  
FUTURE PAVEMENT (EST.) = 212,000 SF  
FUTURE ROOFTOP (EST.) = 130,500 SF  
FUTURE IMPERVIOUS COVERAGE = 75.0%

EXISTING LAND USE

AGRICULTURAL

LANDSCAPING REQUIREMENTS

WINNEBAGO COUNTY CODE OF ORDINANCES

ZONING DATA

CURRENT ZONING DISTRICT:  
B-3 GENERAL BUSINESS DISTRICT

ENVIRONMENTAL

WETLAND DELINEATION CONDUCTED ON  
6/3/2021 BY MARTENSON & EISELE,  
INC. DID NOT ENCOUNTER ANY  
WETLANDS ONSITE.

OWNER/APPLICANT:

BIG STORAGE, LLC  
ATTN: TIM ZILLGES  
1990 W. SNELL ROAD  
OSHKOSH, WI 54904  
PHONE: (920) 376-1000  
timz@zillges.com

ENGINEER:

MARTENSON & EISELE, INC.  
ATTN: ABBY MASLANKA, P.E.  
JACK RICHESON, P.E.  
1377 MIDWAY ROAD  
MENASHA, WI 54952  
abym@martenson-eisele.com  
jackr@martenson-eisele.com  
PHONE: (920) 731-0381

ARCHITECT:

MARTENSON & EISELE, INC.  
ATTN: CHRIS BAUKNECHT, AIA  
1377 MIDWAY ROAD  
MENASHA, WI 54952  
chrisb@martenson-eisele.com  
(920) 731-0381

NRCS SOILS

KnB - Kewaunee silt loam,  
Clayey substratum  
Hydrologic Soil Type C

OmB - Omro clay loam,  
Clayey substratum  
Hydrologic Soil Type C

MaA - Manawa silty clay loam,  
Clayey substratum  
Hydrologic Soil Type D

LEGAL DESCRIPTION

LOT 1 OF CSM 7800 LOCATED IN  
SECTION 14, TOWNSHIP 18 NORTH,  
RANGE 15 EAST, TOWN OF OMRO,  
WINNEBAGO COUNTY, WISCONSIN.

SITE PLAN NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL TOWN OF OMRO AND WINNEBAGO COUNTY REGULATIONS AND CODES.
- ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- ALL DIMENSIONS ARE TO THE EDGE OF BUILDING OR FACE OF CURB.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- NO HAZARDOUS MATERIALS WILL BE STORED ON SITE.
- ALL STOP SIGNS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION M.U.T.C.D. LATEST VERSION.
- THE CONTRACTOR AND/OR OWNER SHALL NOT PROCEED WITH LAND DISTURBING ACTIVITIES PRIOR TO RECEIVING WRITTEN NOTICE TO PROCEED FROM THE ENGINEER.

TOPOGRAPHIC LEGEND

1" x 18" IRON PIPE SET	OVERHEAD POWER LINES	GAS VALVE
1-1/4" x 30" REBAR SET	UNDERGROUND ELECTRIC	EXIST STORM MANHOLE
CHISELED "X" SET	UNDERGROUND TELEPHONE	STORM INLET
3/4" REBAR FOUND	FIBER - UNDERGROUND FIBEROPTIC	YARD DRAIN
1" IRON PIPE FOUND	UNDERGROUND GAS	EXIST SANITARY MANHOLE
1-1/4" REBAR FOUND	CATV - UNDERGROUND CABLE TV	EXIST. SAN. SEWER
2" IRON PIPE FOUND	EXIST. FENCE LINE	EXIST. STU. SEWER
CHISELED "X" FOUND	POWER POLE	EXIST. WATER MAIN
GOVERNMENT CORNER	GUY	EXIST. SPOT ELEVATION
RECORDED AS	LIGHT POLE	CONTOUR W/ ELEVATION
CONFEROUS TREE	TELEPHONE PEDESTAL	EXIST. TOP OF CURB ELEV.
DECIDUOUS TREE	ELECTRIC PEDESTAL	EXIST. FLOW LINE ELEV.
EXIST. WOODS LINE	CABLE PEDESTAL	TOPSOIL DEPTH
WETLANDS	EXIST. HYDRANT	FF = 000.00
SOIL BORING	WATER VALVE	INFILTRATION SOIL BORING
	WATER STOP BOX	

Martenson & Eisele, Inc.  
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920.731.0381 1.800.236.0381

SITE PLAN  
BIG STORAGE UNITS

TOWN OF OMRO, WINNEBAGO COUNTY, WISCONSIN

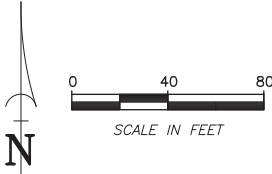
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BAR SCALE  
DATE  
09-27-2021  
COMPUTER FILE  
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DRAWING NO.  
C1.1



# LANDSCAPING PLAN



 PROPOSED LAND USE

 FUTURE LAND USE  
(TO BE DETERMINED, NOT FINAL LAYOUT)

LANDSCAPING SCHEDULE			
SYMBOL	QUANTITY	COMMON	BOTANICAL
ARA	5	AUTUMN BLAZE MAPLE	<i>Acer rubrum</i> 'Autumn Blaze'
R	5	AUTUMN RADIANCE	<i>Rubrum</i>
PG	19	BLACK HILLS SPRUCE	<i>Picea glauca</i> var. <i>densata</i>
B	4	GREEN VELVET BOXWOOD	<i>Buxus</i> 'Green velvet'
MHP	8	PRAIRIEFIRE CRABAPPLE	<i>Malus hybrid</i> 'Prairiefire'
MHR	6	ROYAL RAINDROP CRABAPPLE	<i>Malus hybrid</i> 'Royal Raindrop'
MHS	8	SPRING SNOW CRABAPPLE	<i>Malus hybrid</i> 'Spring Snow'
TA	38	EMERALD ARBORVITAE	<i>Thuja occidentalis</i> 'Emerald'
SB	22	JAPANESE SPIREA	<i>Spiraea x bumalda</i> 'Goldflame'
CA	46	KARL FORESTER GRASS	<i>Calamagrostis acutiflora</i>
PP	12	KOSTER BLUE COLORADO SPRUCE	<i>Picea pungens</i> 'Koster'
AP	5	ROYAL RED MAPLE	<i>Acer platanoides</i> 'Royal Red'
SM	2	SALVIA	<i>Salvia</i> 'May Knight'
WF	4	WEIGELA WINE & ROSES	<i>Weigela florida</i> 'Wine and Roses'
	184	TOTAL QUANTITY	
	106	TREES QUANTITY	
	78	SHRUBS QUANTITY	

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 Planning  
 Environmental  
 Surveying  
 Engineering  
 Architecture

[illegible]

**LANDSCAPING PLAN**  
**BIG STORAGE UNITS**  
TOWN OF OMRO, WINNEBAGO COUNTY, WISCONSIN

TOWN OF OMRO, WINNEBAGO COUNTY, WISCONSIN

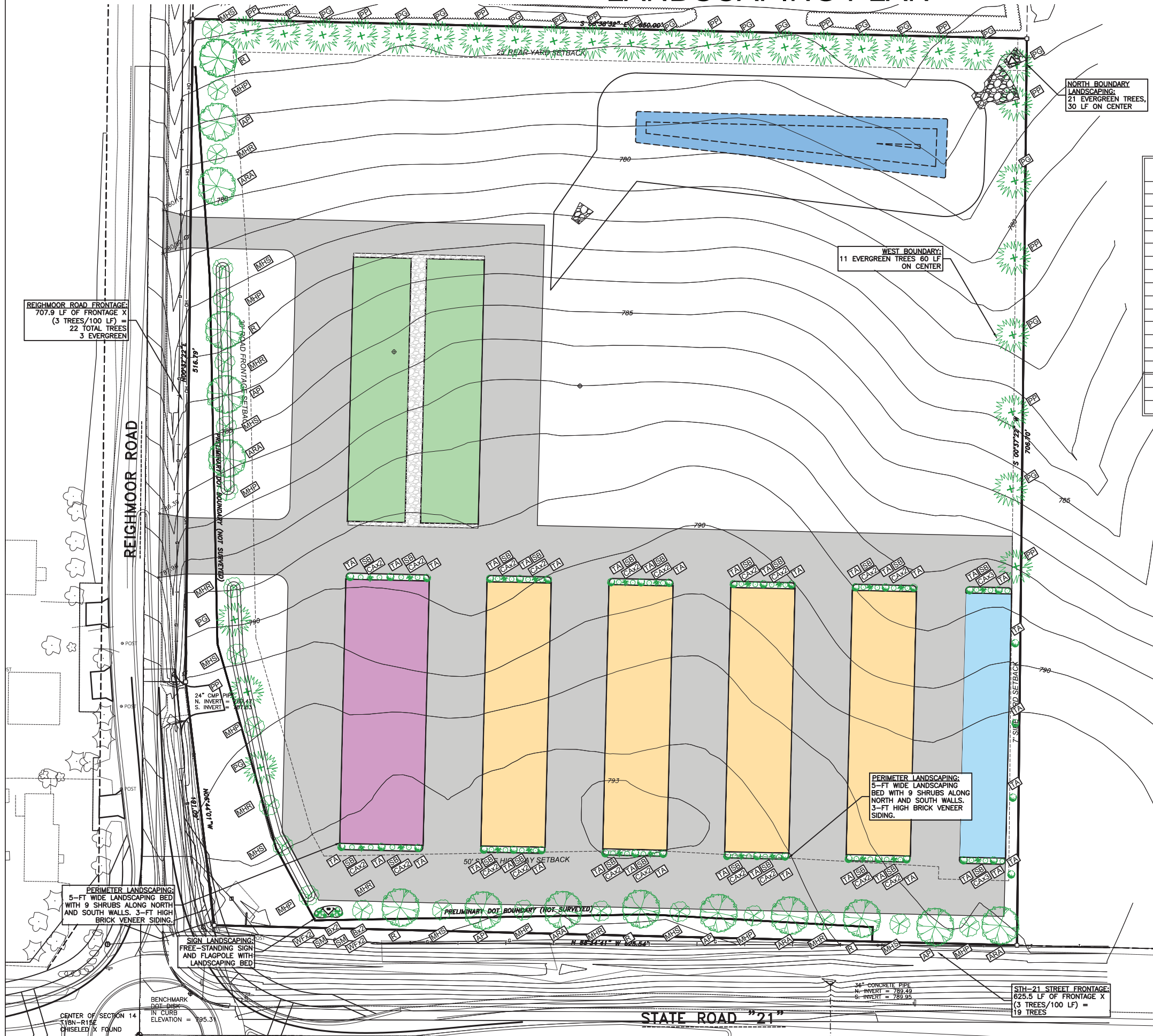


TOPOGRAPHIC LEGEND	
<ul style="list-style-type: none"> <li>■ 1" x 10" IRON PIPE SET</li> <li>■ 1-1/4" x 30" REBAR SET</li> <li>✕ CHISELED "X" SET</li> <li>□ 3/4" REBAR FOUND</li> <li>○ 1" IRON PIPE FOUND</li> <li>□ 1-1/4" REBAR FOUND</li> <li>□ 2" IRON PIPE FOUND</li> <li>✕ CHISELED "X" FOUND</li> <li>⬢ GOVERNMENT CORNER</li> <li>RECORDED AS</li> <li>☀ CONIFEROUS TREE</li> <li>☀ DECIDUOUS TREE</li> <li>☀ EXIST. WOODS LINE</li> <li>☀ WETLANDS</li> <li>⊕ SOIL BORING</li> </ul>	<ul style="list-style-type: none"> <li>—○— OVERHEAD POWER LINES</li> <li>—E— UNDERGROUND ELECTRIC</li> <li>—T— UNDERGROUND TELEPHONE</li> <li>—F— UNDERGROUND FIBEROPTIC</li> <li>—G— UNDERGROUND GAS</li> <li>—CATV— UNDERGROUND CABLE TV</li> <li>—X— EXIST. FENCE LINE</li> <li>⊕ SIGN</li> <li>⊕ POWER POLE</li> <li>⊕ GUY</li> <li>⊕ LIGHT POLE</li> <li>⊕ TELEPHONE PEDESTAL</li> <li>⊕ ELECTRIC PEDESTAL</li> <li>⊕ CABLE PEDESTAL</li> <li>⊕ EXIST. HYDRANT</li> <li>⊕ WATER VALVE</li> <li>⊕ WATER STOP VALVE</li> <li>⊕ GAS VALVE</li> <li>⊕ EXIST STORM MANHOLE</li> <li>⊕ STORM INLET</li> <li>⊕ YARD DRAIN</li> <li>⊕ EXIST SANITARY MANHOLE</li> <li>--- EXIST. SAN. SEWER</li> <li>--- EXIST. STO. SEWER</li> <li>--- EXIST. WATER MAIN</li> <li>⊕ EXIST. SPOT ELEVATION</li> <li>000.000 CONTOUR W/ ELEVATION</li> <li>000.000 EXIST. STATION/ CURB ELEV.</li> <li>000.001 EXIST. FLOW LINE ELEV.</li> <li>FF = 000.000 FIRST FLOOR = 000.000</li> <li>⊕ TOPSOIL DEPTH</li> <li>⊕ INFILTRATION SOIL BORING</li> </ul>

SCALE	DATE
BAR SCALE	09-27-2021
COMPUTER FILE	
0-0826-036de	



DRAWING NO.  
C6.1





USE NORTH DRIVEWAY FOR TRUCK ACCESS. SOUTH DRIVEWAY SHALL REMAIN CLOSED UNTIL CONSTRUCTION IS COMPLETE.

POND SIZED  
75% IMPERVI  
COMMERCIAL

<i><b>LUMINAIRE SCHEDULE</b></i>			
<i><b>CALLOUT</b></i>	<i><b>LAMP</b></i>	<i><b>DESCRIPTION</b></i>	<i><b>QUANTITY</b></i>
<b>A</b>	(1)	C-WP-A-ARFC-SM-1L-50K-DB	88

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 Planning  
 Environmental  
 Surveying  
 Engineering  
 Architecture

# LIGHTING PLAN

## BIG STORAGE UNITS

TOWN OF OMRO, WINNEBAGO COUNTY, WISCONSIN

TOWN OF OMRO WINNEBAGO COUNTY, WISCONSIN



TOPOGRAPHIC LEGEND	
■ 1" x 18" IRON PIPE SET	—OH— OVERHEAD POWER LINES
▲ 1-1/4" x 30" REBAR SET	—E— UNDERGROUND ELECTRIC
× CHESELED "X" SET	—T— UNDERGROUND TELEPHONE
○ 3/4" REBAR FOUND	—F— UNDERGROUND FIBEROPTIC
△ 1" IRON PIPE FOUND	—G— UNDERGROUND GAS
□ 1-1/4" REBAR FOUND	—CATV— UNDERGROUND CABLE TV
■ 2" IRON PIPE FOUND	—X—X— FENCE LINE
■ CHESELED "X" FOUND	◇ SIGN
⬢ GOVERNMENT CORNER	⊗ POWER POLE
⬢ RECORDED AS	⊗ GUT
⬢ CONIFEROUS TREE	⊗ LIGHT POLE
⬢ DECIDUOUS TREE	⊗ TELEPHONE PEDESTAL
⬢ EXIST. WOODS LINE	⊗ ELECTRIC PEDESTAL
⬢ WETLANDS	⊗ CABLE PEDESTAL
⬢ SOIL BORING	⊗ EXIST. HYDRANT
	⊗ WATER VALVE
	⊗ WATER STOP BOX
	⊗ GAS VALVE
	⊗ EXIST. STORM MANHOLE
	⊗ STORM INLET
	⊗ YARD DRAIN
	⊗ EXIST. SANITARY MANHOLE
	⊗ EXIST. SAN. SEWER
	⊗ EXIST. STO. SEWER
	⊗ EXIST. WATER MAIN
	⊗ EXIST. SPOT ELEVATION
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	000.00± EXIST. TOP OF CURB ELEV.
	000.00± EXIST. FLOW LINE ELEV.
	FF = 000.00± FIRST FLOOR = 000.00
	⊗ TPOISL DEPTH
	⊗ INFILTRATION SOIL BORING

SCALE	DATE
BAR SCALE	09-27-2021
COMPUTER FILE	
0-0826-036de	

DRAWING NO.  
C6.2

**CONDITIONAL USE**  
POST STAFF REPORT

**Applicable Ordinance**

<input checked="" type="checkbox"/>	Chapter 23: <i>"The following findings have been made in accordance with section 23.7-114"</i>
<input type="checkbox"/>	Chapter 27: <i>"The following findings have been made in accordance with section 27.6-7(c)"</i>

Number	Letter
<b>1</b>	The Town of OMRO has. a) Approved With Conditions

Town action is advisory due to shoreland jurisdiction.  
Town has right of denial per terms of zoning ordinance.

X                      Town may approve, approve with conditions, or deny in non-shoreland area.

	Town findings were as follows: Approval
	1. Consistent with Town Plan.
X	There were no objections.
	There was objection to...
X	Proposed use is compatible with adjacent uses.

**RECOMMENDATION**

<input type="checkbox"/>	APPROVAL
<input type="checkbox"/>	DENIAL
<input checked="" type="checkbox"/>	APPROVAL with the following conditions:
<input type="checkbox"/>	Approval not as requested
<input type="checkbox"/>	Approval not as requested with conditions

**Conditions**

**TOWN:**

1. That the site's driving surface be a hard surface such as asphalt or concrete.
2. That the proposed signage, if lighted, be internally lit only.
3. That there be no outside storage.
- 4 That the structures have an earth tone/neutral color.
5. That the sight be maintained, such as lawn cutting, and kept clean of debris and junk.
6. That any dead or dying landscape treatments be replaced within 12 months including that area along the south side of the proposed driving area.
7. That sufficient area be provided to allow for access and maneuverability of fire trucks and fire equipment.

**COUNTY:**

1. All required permits shall be applied for and approved prior construction.
2. The Winnebago County Planning & Zoning Department shall conduct an on-site inspection 12 months from date of approval.

# Staff Notes

October 8<sup>th</sup>, 2021

FILE #: 21-LUPA-5910

OWNER: Town of Nepeuskun

APPLICANT: Same

PARCEL NO.: NA

RE: Farmland Preservation Plan

SUMMARY: Applicant is requesting a Land Use Plan Amendment to include a revised Farmland Preservation Plan map.

## FINDINGS:

1. There were no objectors.
2. Proposed amendment is to include an amended Farmland Preservation map in the County's Comprehensive Future Land Use Plan as mandated by State Statutes.

**RECOMMENDATION:      APPROVAL**

Applicant: KEENEY, AMY R ; KEENEY, JOSHUA C

Parcel Number: 030-1300

Planned Development District #: 2021-PDD-5850

**PLANNED DEVELOPMENT DISTRICT**  
POST STAFF REPORT

*"The following findings have been made in accordance with Section 23.7-68"*

The Town of WINNECONNE has Approved

N/A

Town action is advisory due to shoreland jurisdiction

Town findings for Approval were as follows:

1. The Town does have an adopted land use plan.
2. The request does agree the the adopted plan.

There were no objections

**Staff Recommendation:**  
APPROVAL

Town Conditions: N/A

County Conditions: N/A



**ZONING MAP AMENDMENT/ ZONING CHANGE**  
POST STAFF REPORT

Applicable Ordinance:

X	Chapter 23: "The following findings have been made in accordance with section 23.7-5(b)(1), (2), & (3)"
---	---

Number	Letter
<u>1</u>	The Town of BLACK WOLF has Approved

X	Town action is advisory due to shoreland jurisdiction.
	Town has right of approval or denial per terms of zoning ordinance.

	Town findings for Approval were as follows:
	Town Does have an adopted land use plan.
	Action Does agree with Town adopted Town plan.
X	There were no objections.
	There were objections to...
X	Proposed use is compatible with adjacent uses.
	Zoning Map Amendment/ Zoning Change is required as a condition of plat/CSM approval and will place development in appropriate zoning district

1. The requested Zoning Map Amendment does agree with the Town plan.

RECOMMENDATION:

X	APPROVAL
	DENIAL
	APPROVAL with an effective date to be upon the recording of the CSM, but in no case later than 1 months after the date of approval of the zoning map amendment by the Winnebago County Board of Supervisors

**ZONING MAP AMENDMENT/ ZONING CHANGE**  
POST STAFF REPORT

Applicable Ordinance:

X	Chapter 23: "The following findings have been made in accordance with section 23.7-5(b)(1), (2), & (3)"
---	---

Number	Letter
<u>1</u>	The Town of OMRO has Approved

	Town action is advisory due to shoreland jurisdiction.
X	Town has right of approval or denial per terms of zoning ordinance.

	Town findings for Approval were as follows:
	Town Does have an adopted land use plan.
	Action Does agree with Town adopted Town plan.
X	There were no objections.
	There were objections to...
X	Proposed use is compatible with adjacent uses.
	Zoning Map Amendment/ Zoning Change is required as a condition of plat/CSM approval and will place development in appropriate zoning district

1. The requested Zoning Map Amendment does agree with the adopted plan. 2. Also eliminates dual zoning.

RECOMMENDATION:

X	APPROVAL
	DENIAL
	APPROVAL with an effective date to be upon the recording of the CSM, but in no case later than 1 months after the date of approval of the zoning map amendment by the Winnebago County Board of Supervisors

**ZONING MAP AMENDMENT/ ZONING CHANGE**  
**POST STAFF REPORT**

Applicable Ordinance:

<b>X</b>	Chapter 23: <i>"The following findings have been made in accordance with section 23.7-5(b)(1), (2), &amp; (3)"</i>
----------	--

Number	Letter
<b>1</b>	The Town of WOLF RIVER has Not Responded

<b>X</b>	Town action is advisory due to shoreland jurisdiction.
	Town has right of approval or denial per terms of zoning ordinance.

	Town findings for No Response were as follows:
	Town N/A have an adopted land use plan.
	Action N/A agree with Town adopted Town plan.
<b>X</b>	There were no objections.
	There were objections to...
<b>X</b>	Proposed use is compatible with adjacent uses.
	Zoning Map Amendment/ Zoning Change is required as a condition of plat/CSM approval and will place development in appropriate zoning district

N/A

<i>Number the following items if the property is within the A-1/Farmland Preservation Plan:</i>	
	Such land is better suited for a use not otherwise allowed in the A-1 district.
	The amendment is consistent with the county's comprehensive plan.
	The amendment is substantially consistent with the county's farmland preservation plan as certified by the Wisconsin Department of Agriculture, Trade, and Consumer Protection.
	The amendment will not substantially impair or limit current or future agricultural use of other protected farmland in the area.

<b>RECOMMENDATION:</b>	
<b>X</b>	<b>APPROVAL</b>
	<b>DENIAL</b>
	APPROVAL with an effective date to be upon the recording of the CSM, but in no case later than 1 months after the date of approval of the zoning map amendment by the Winnebago County Board of Supervisors