

**ZONING MAP AMENDMENT**  
**POST STAFF REPORT**

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

1. The Town of Nekimi has approved.
2. Town has right of approval or denial per terms of zoning ordinance.
3. The Town findings for approval were as follows:
  - a. The Town does have an adopted land use plan.
  - b. The Town does agree with the Town adopted Town plan.
  - c. The Town Board agrees with above.
4. There were no objections.
5. Proposed use is compatible with adjacent uses.

**Recommendation:** Approval

**ZONING MAP AMENDMENT**  
**POST STAFF REPORT**

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

1. The Town of Omro has not responded.
2. Town has right of approval or denial per terms of zoning ordinance.
3. There were no objections.
4. Proposed use is compatible with adjacent uses.
5. Zoning Map Amendment is required as a condition of CSM approval and will place development in appropriate zoning district.

**Recommendation:** APPROVAL with an effective date to be upon the recording of the CSM, but in no case later than 6 months after the date of approval of the zoning map amendment by the Winnebago County Board of Supervisors

**CONDITIONAL USE**  
**POST STAFF REPORT**

*"The following findings have been made in accordance with section 23.7-114"*

1. The Town of Menasha has not responded.
2. Town action is advisory due to shoreland jurisdiction.
3. There were no objections.
4. Proposed use is compatible with adjacent uses.

**RECOMMENDATION: APPROVAL** with the following conditions:

1. No more than one multifamily building with 2 dwelling units may be located on this parcel of land.
2. The building must meet the design and construction standards for a single-family dwelling under section 23.8-255(c) of the Town/County Zoning Code.
3. The building must meet the dimensional standards of a multi-family home in the R-3 Duplex residential district as described in Exhibit 8-2 of the Town/County Zoning Code. This includes the ability to have up to 1,200 sq ft of total accessory area per dwelling unit (includes detached and attached).
4. Although the property is commercially zoned, no commercial uses shall take place except for those minor or major home occupations approved by permit or conditional use.