

WINNEBAGO COUNTY
PLANNING & ZONING COMMITTEE
PUBLIC HEARING

February 26, 2019
6:30 P.M.

First Floor Conference Room – County Administration Building

PRESENT: Supervisors, Thomas Egan, Chairman, Rob Keller and Brian Defferding. Cary Rowe - Zoning Administrator, Karen Fredrick - court reporter and guests present.

EXCUSED: Supervisors Gabert and Joas

The meeting was called to order by Thomas Egan, Chairman at 6:30 P.M. Committee members introduced themselves and Zoning Administrator explained appeals procedure.

1. Winnebago County – Floodplain Map Amendment.

Applicant is requesting an amendment to the Sawyer Creek floodplain maps to include the Letter of Map Revision (LOMR) for the Sawyer Creek Floodplain Study effective March 27, 2019. Mathew Yentz – Project Manager from Strand and Associates was sworn in. Mr. Yentz explained the study which was intended to lower the base flood elevation for Sawyer Creek. Projects completed over a number of years that were considered in the study included updating bridges, dredging and construction of detention ponds. New flood storage areas in the unincorporated area within the drainage basin were also identified and included in the study. James Erdman, Town of Oshkosh Chairman – 2492 Hickory Ln, Oshkosh, was sworn in. Mr. Erdman applauded the effort by the City of Oshkosh to improve the Sawyer Creek flood plain area through the numerous projects completed over the years but had concerns about property rights of owners of lands mapped as flood storage areas. Mr. Erdman suggested working with the owners of the flood storage areas to acquire easements in exchange for some compensation. Mr. Tom Sobojinski – 2491 Knott Rd, Oshkosh, was sworn in. Mr. Sobojinski stated that he was opposed to the amendment because he did not want any restrictions placed on his property which he felt could negatively impact the sale of his property. Supervisor Egan asked Mr. Yentz if the property owners of the lands mapped as flood storage areas were contacted at any time during the study. Mr. Yentz stated that they were notified individually of a February 7, 2019, informational meeting after the study was completed. Supervisor Egan asked Mr. Yentz what regulations would be placed on the owners of the mapped flood storage areas. Mr. Yentz explained the regulations for flood storage areas. Zoning Administrator pointed out the flood storage areas on the overhead map and stated that the eight flood storage areas outside the floodplain account for 47.5 % of the storage volume. Zoning Administrator also stated that the proposed LOMR is more restrictive than state standards and that the county is not required to adopt standards more restrictive than the state. Zoning

Administrator also stated that he had received resolutions from the following towns: 1) Town Board of Neenah recommending approval of the floodplain map amendment. 2) Town Board of Nekimi recommending denial of the floodplain map amendment with the following finding: a) The Nekimi Town Board has determined there is not a benefit to this change but will be for the City of Oshkosh. 3) Town Board of Omro recommending denial of the floodplain map amendment with the following finding: a) There is no benefit to our residents but a definite new burden. 4) Town Board of Utica recommending denial of the floodplain map amendment. 5) Town Board of Vinland recommending denial of the floodplain map amendment with the following findings: a) Does not comply with the Winnebago County Ordinance. b) Did not comply with State Statute Chapter 19 ie: Due Process. 6) Town Board of Winneconne recommending denial of the floodplain map amendment. Zoning Administrator added that town action is advisory only. There was no additional testimony and this portion of the hearing was closed.

ADJOURNMENT

MOTION made by R. Keller to adjourn the meeting. Seconded by B. Defferding. Motion carried 3-0. Meeting adjourned at 6:59 P.M.

Respectfully submitted,

Cary A. Rowe
Recording Secretary