ZONING MAP AMENDEMENT/ 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	
1		The Town of WINNECONNE 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

Number the following items if the property is within the A-1/Farmland Preservation Plan:	
	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.

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

STAFF REPORT

Proposed Sawyer Creek Floodplain Study (Letter of Map Revision) Chapter 26 - Floodplain Zoning Code

1. The committee acknowledges that there are many benefits to adopting the new Sawyer Creek Floodplain Study (Letter of Map Revision) including but not limited to: lowering the base flood elevation of Sawyer Creek, protection of existing floodplain areas by adopting flood storage districts, county control of over 400 acre feet of existing flood storage, additional protection of downstream property owners from property damage and additional protection of access routes to EMS facilities.
2. The adoption of the Sawyer Creek Floodplain Study (Letter of Map Revision) would require additional flood plain ordinance language that is more restrictive than state standards.
3. The county is not required to adopt floodplain standards more restrictive than the state.
4. The proposed flood storage areas to be mapped that are in the unincorporated area of the county are privately owned and extend beyond the mapped floodplain of Sawyer Creek.
5. There are eight mapped flood storage areas in the unincorporated area of the county accounting for 47.4% of the storage volume of all the mapped storage areas in the study.
6. Two of the 31 property owners of the mapped flood storage areas objected to the adoption of the Sawyer Creek Floodplain Study (Letter of Map Revision) and 28 property owners may not be aware of additional restrictions that would be imposed upon their property.
7. There is no benefit to the private property owners of the proposed flood storage areas to be regulated.
8. Additional regulations placed on private property owners of the proposed flood storage areas is unnecessary and burdensome.
9. The Towns of Nekimi, Omro, Oshkosh, Rushford, Vinland and Winneconne recommended denial of amendment. The Town of Utica recommended denial of the amendment for the first public hearing but recommended approval of the amendment for the second public hearing assuming the county was required to adopt amendment. The Town of Neenah recommended approval of the amendment. (Town action is optional and advisory only).
10. There was no response or action taken by the Towns of Algoma, Blackwolf, Clayton, Nepeuskun, Poygan, Rushford, Winchester and Wolf River.

Recommendation: Denial