



REPORT TO CITY PLAN COMMISSION

Plan Commission Meeting Date: February 24, 2014

Common Council Meeting Date: March 19, 2014

Item: Zoning Ordinance Text and Map Amendment – Floodplain Zoning relating to Section 23-206(b) Official Maps and Revisions and Flood Insurance Rate Map Panel Number 55087C0319D.

Case Manager: Don Harp

STAFF ANALYSIS

Background: The City has received notification from the Federal Emergency Management Agency (FEMA) that Flood Insurance Rate Map (FIRM) Panel No. 55087C0319D (see attached) was revised and will go into effect June 5, 2014 by Letter of Map Revision (LOMR). The proposed floodplain ordinance amendment has been prepared to reflect the revised FIRM map for the floodplain area located along the south side of the Fox River from the College Avenue Bridge to approximately 850 feet downstream.

The FIRM map change involves removing the filled industrial canal area on the RiverHeath site from the floodplain. Review and approval of a detailed engineering and floodplain impact analysis was required by FEMA and the Wisconsin Department of Natural Resources (WDNR) in order to obtain approval for the map revision. All filling and grading improvements conducted by the property on the site have been completed in accordance with plans developed by the property owner's engineer as authorized by the City Engineering Division and WDNR. The City of Appleton per the current Floodplain Ordinance must amend its Floodplain Ordinance to reference the revised floodplain boundary in this area of the City.

Proposed Zoning Text Amendments:

- The text recommended to be deleted is ~~striketrough~~.
- The text recommended to added is underlined.

ARTICLE X. FLOODPLAIN ZONING

DIVISION 1. STATUTORY AUTHORIZATION, FINDING OF FACT, STATEMENT OF PURPOSE, TITLE AND GENERAL PROVISIONS.

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Sec. 23-206. General provisions.

(b) **Official maps and revisions.** The boundaries of all floodplain districts are designated as floodplains or A-Zones on the maps listed below and the revisions in the City of Appleton Floodplain Appendix. Any change to the base flood elevations (BFE) in the Flood Insurance Study (FIS) or on the Flood Insurance Rate Map (FIRM) must be reviewed and approved by the DNR and FEMA before it is effective. No changes to regional flood elevations (RFE's) on non-FEMA maps shall be effective until approved by the DNR. These maps and revisions are on file in the office of the Division of Inspections of the Department of Public Works for the City of Appleton. If more than one map or revision is referenced, the most restrictive information shall apply.

Official maps:

- (1) Calumet County Flood Insurance Rate Map (FIRM), panel numbers 55015C0007E, 55015C0026E and 55015C0027E dated February 4, 2009; with corresponding profiles that are based on the Calumet County Flood Insurance Study (FIS), dated February 2009, volume number 55015CV000A.
- (2) Outagamie County Flood Insurance Rate Map (FIRM) panel numbers (55087C0304D, 55087C0308D, 55087C0309D, 55087C0314D, 55087C0316D, 55087C0317D, 55087C0318D, 55087C0319D, , 55087C0338D, 55087C0427D, 55087C0431D and 55087C451D) dated July 22, 2010; with corresponding profiles that are based on the Outagamie County Flood Insurance Study (FIS) dated July 22, 2010 volume number 55087CV000A
- (3) Outagamie County Flood Insurance Rate Map (FIRM) panel numbers 55087C0328D, 55087C0329D, 550 87C0336D, 55087C0337D dated July 22, 2010 and revised August 23, 2013 with corresponding profiles that are based on the Outagamie County Flood Insurance Study (FIS) dated July 22, 2010 volume number 55087CV000A, all revised and annotated pursuant to FEMA Letter of Map Revision Determination Document Case No:12-05-6032P, Issue Date April 10, 2013, Effective Date August 23, 2013
- (4) Outagamie County Flood Storage District maps Panel 1 of 2 approved by Wisconsin Department of Natural Resources and dated July 22, 2010.
- (5) LOMR – Case #11-05-7670P, Floodway and Floodplain revisions between Flood Insurance Study (FIS) Cross Section AW to BA, Outagamie County Flood Insurance Rate Map (FIRM) panels 55087C0318D and 55087C0319D, dated July 22, 2010. This reflects changes on the Fox River from just downstream of the Private Middle Dam to approximately 250 feet upstream of the Appleton Upper Dam.

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- (6) ~~Conditional Letter of Map Revision (CLOMR) for Apple Creek North Floodplain Lowering and Channel Re-Alignment approved by Wisconsin Department of Natural Resources on December 17, 2010 and Federal Emergency Management Agency (Case Number 11-05-2095R) on June 21, 2011.~~
- (6) LOMR – Case #13-05-7920P, Floodplain revisions between Flood Insurance Study (FIS) Cross Section AN to AM, Outagamie County Flood Insurance Rate panels 55087C0319D, dated July 22, 2010. This reflects changes along the south side of the Fox River from the College Avenue Bridge to approximately 850 feet downstream.

Proposed Amendment to Flood Insurance Rate Map Panel Number 55087C0319D:

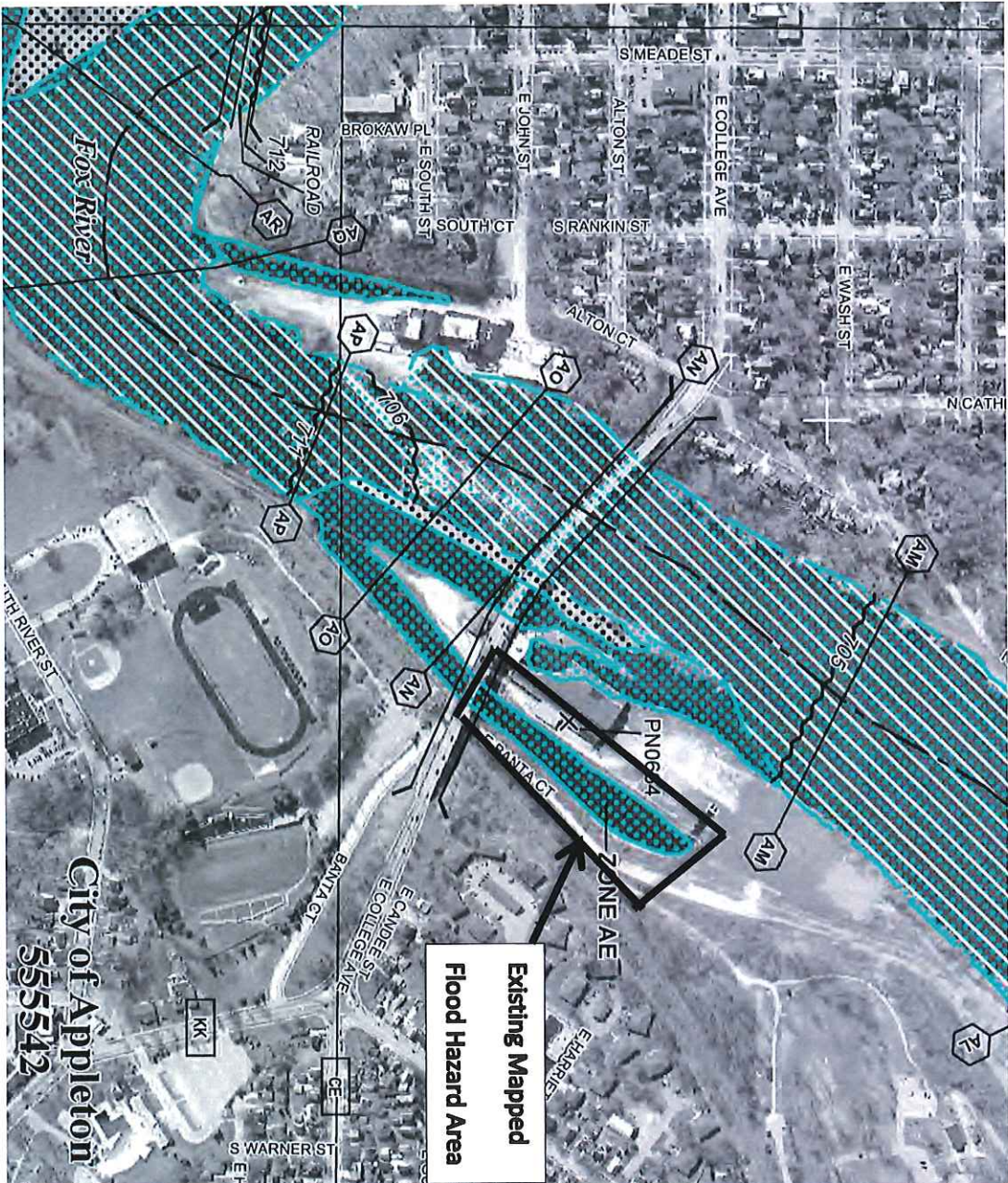
See attached maps.

Technical Review Group Report (TRG): This item was reviewed at the February 11, 2014, Technical Review Group meeting. No negative comments were received from participating departments.

RECOMMENDATION PENDING INFORMAL PUBLIC HEARING TESTIMONY:

The proposed text and map amendments to Article X Floodplain Zoning of Chapter 23 of the Municipal Code, Section 23-206 (b) (6) Official maps and revisions as identified in this memorandum, **BE APPROVED.**

Location: RiverHeath

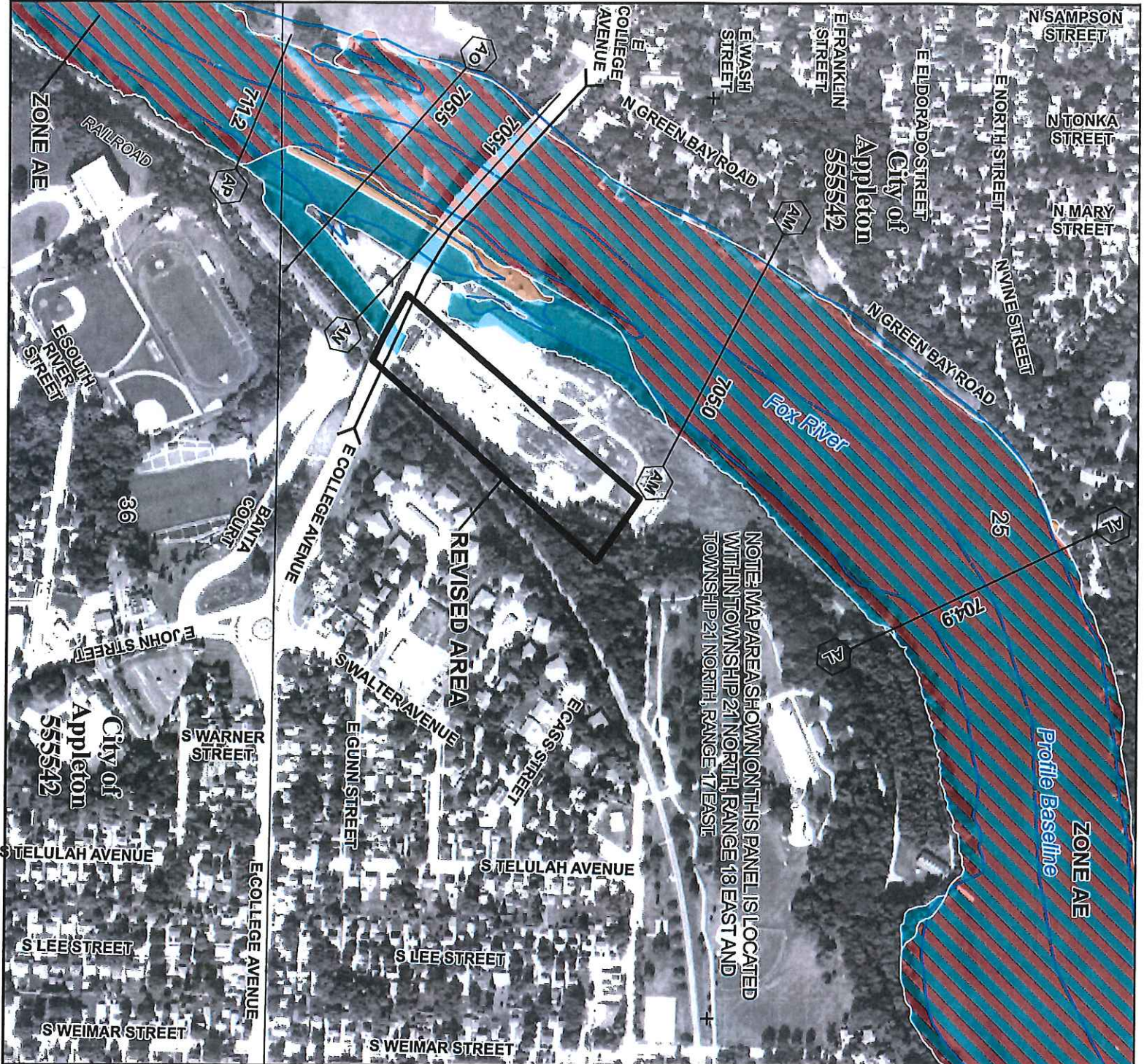


Existing Mapped
Flood Hazard Area

Letter of Map Revision (LOMR)
Revision to RiverHeath Site
Flood Insurance Rate Map (FIRM) Panel 55087C0319D

City of Appleton
555542





JOINS PANEL 0338

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A1, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee See Notes, Zone X

OTHER AREAS OF FLOOD HAZARD

SCALE

Map Projection: NAD 83 S 83 Zone 18N
 Vertical Datum: NAD 88

1 inch = 500 feet

0 270 540 1,080 Feet

0 70 140 280 Meters

FEMA
 National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
 FLOOD INSURANCE RATE MAP
 OUTAGAMIE COUNTY, Wisconsin
 AND INCORPORATED AREAS

PANEL: **319 OF 500**

Panel Contains:
 COMMUNITY: APPLETON, CITY OF
 NUMBER: 555542
 PANEL SUFFIX: 0319 D

REVISED TO REFLECT LOMR EFFECTIVE JUNE 5, 2014

VERSION NUMBER: 1.0.0.0
 MAP NUMBER: 55087C0319D
 EFFECTIVE DATE: July 22, 2010