



REPORT TO CITY PLAN COMMISSION

Plan Commission Informal Public Hearing Meeting Date: October 26, 2015

Common Council Public Hearing Meeting Date: November 18, 2015

Item: Zoning Ordinance Text and Map Amendment – Floodplain Zoning Relating to Section 23-206(b) Official Maps and Revisions

Case Manager: Don Harp

STAFF ANALYSIS

Background: On July 20, 2015, the Federal Emergency Management Agency (FEMA) notified the City of proposed modifications to its flood hazard determinations affecting the Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) in the City of Appleton. Each time Federal Emergency Management Agency (FEMA) provides a community with new or revised flood hazard data, the community must either adopt new floodplain management regulations or amend its existing regulations to reference the new FIRM and FIS report. Furthermore, in order for the City to remain eligible in the National Flood Insurance Program, the City must adopt amendments to the section of the City Floodplain Ordinance that refers to Official maps and revisions. The deadline for these amendments to go into effect is January 20, 2016.

The proposed ordinance amendment has been prepared to reflect the new FIRM panels, as revised by FEMA based on the latest FIS for the area of the City located at 5007 Quarry Road (abandoned landfill/quarry site). FEMA's proposed revisions involve removing approximately the northern eight (8) acres of land out of the floodplain.

Proposed Amendment to Flood Maps

The map change involves an adjustment to the floodplain boundaries.

- City of Appleton Flood Storage District Planned #1 prepared by the Wisconsin Department of Natural Resources. (Exhibit A)

A flood storage area is part of the mapped floodplain that identifies the natural flood storage capacity of that area in the watershed. A computer model was used to calculate the amount of runoff expected to a mapped waterway within a watershed. The resulting volume of water is the basis for determining how much of the regional flood discharge the flood storage area is capable of holding back. This information is depicted on the FEMA floodplain map as the extent of the flood fringe areas.

- Flood Insurance Rate Map (FIRM), panel number 55087C0304E. (Exhibit B)
- Flood Insurance Rate Map (FIRM), panel number 55087C0308E. (Exhibit C)

PROPOSED ZONING ORDINANCE TEXT AMENDMENTS

- The text recommended to be added is underlined.
- The text recommended to be deleted is shown in ~~strikethrough~~.

ARTICLE X. FLOODPLAIN ZONING

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

Sec. 23-206. General provisions.

(a) ***Areas to be regulated.*** This ordinance regulates all areas that would be covered by the regional flood or base flood.

Note: Base flood elevations are derived from the flood profiles in the Flood Insurance Study. Regional flood elevations may be derived from other studies. Areas covered by the base flood are identified as A-Zones on the Flood Insurance Rate Map.

(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.

(1) Official maps based on the FIS:

- (1) ~~a.~~ a. 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) ~~b.~~ b. Outagamie County Flood Insurance Rate Map (FIRM) panel numbers 55087C0304~~D~~ E, and 55087C0308~~D~~ E dated January 20, 2016; with corresponding profiles that are based on the Flood Insurance Study (FIS) dated January 20, 2016, volume number 55087CV000B. ~~55087C0309D, 55087C0314D, 55087C0316D, 55087C0317D, 55087C0318D, 55087C0319D, 55087C0330, 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

- c. Outagamie County Flood Insurance Rate Map (FIRM) panel numbers 55087C0309D, 55087C0314D, 55087C0316D, 55087C0317D, 55087C0318D, 55087C0319D, 55087C0330, 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) d. Outagamie County Flood Insurance Rate Map (FIRM) panel numbers 55087C0328D, 55087C0329D, 55087C0336D, 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 Map Panel 1 of 2 approved by Wisconsin Department of Natural Resources and dated July 22, 2010.~~
- (5) e. 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.
- (6) f. 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.
- (7) g. City of Appleton Kensington Pond Dam Break Analysis Hydraulic Shadow, Per Figure F-9 of Dam Failure Analysis and Assignment of the Hazard Rating for Kensington Pond Dam, by Earth Tech, dated January 2008, on file with City of Appleton Department of Public Works.

(2) Official maps based on other studies:

- a. Outagamie County Flood Storage District Map Panel 1 of 2 approved by Wisconsin Department of Natural Resources and dated January 20, 2016. Prepared by DNR, approved by DNR.

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Technical Review Group Report (TRG): This item was reviewed at the October 6, 2015 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) Official maps and revisions as identified in this report, **BE APPROVED.**

EXHIBIT A

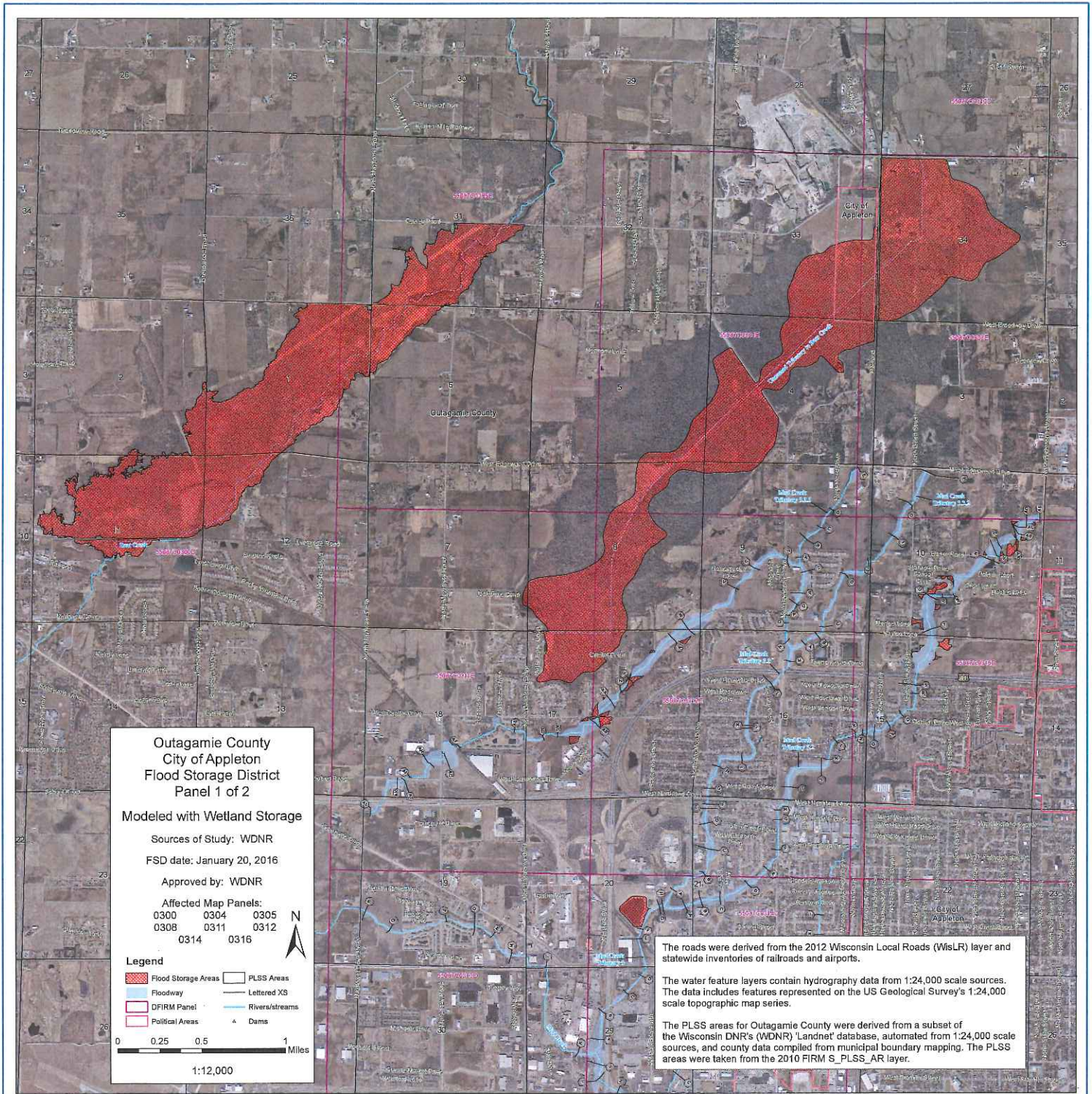
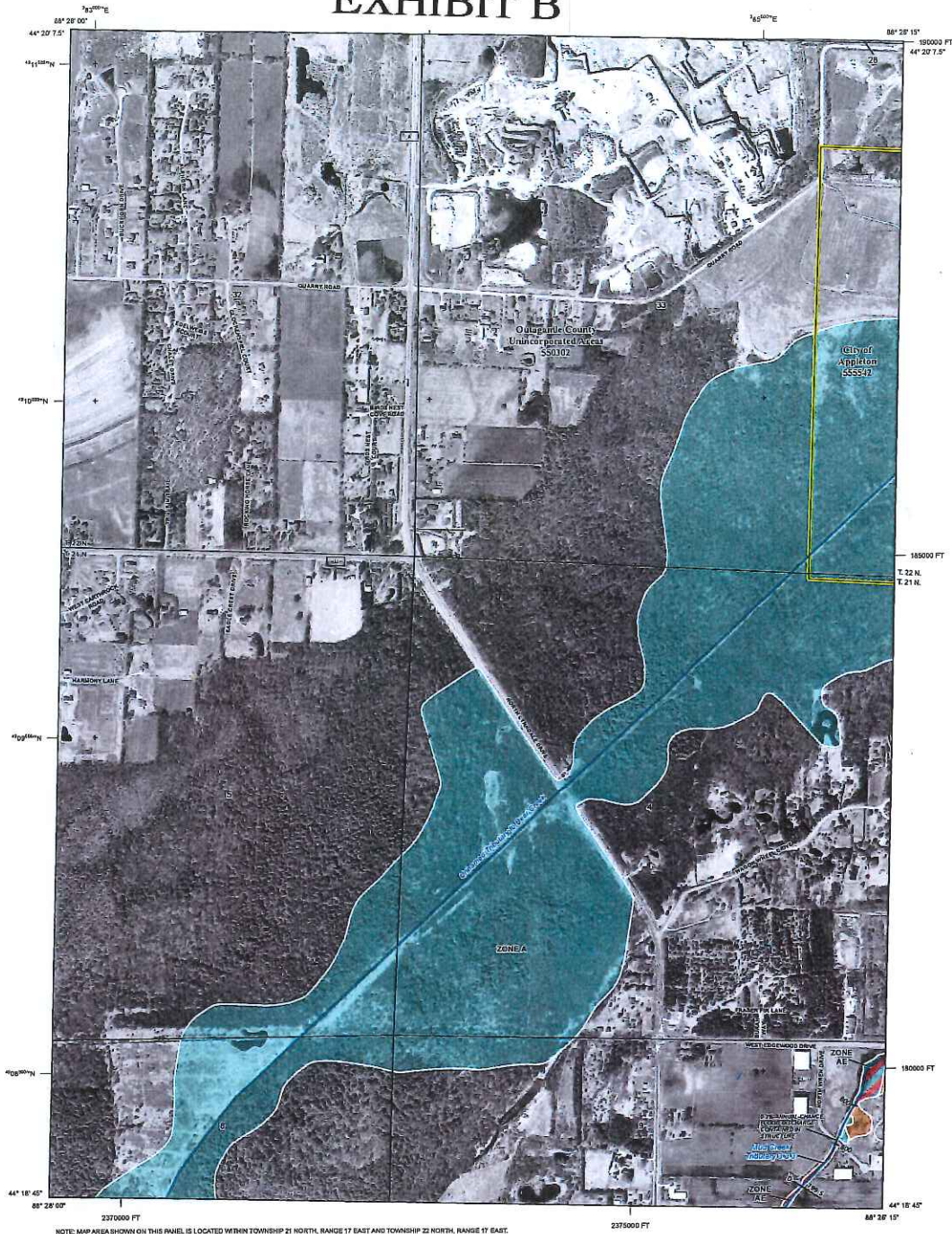
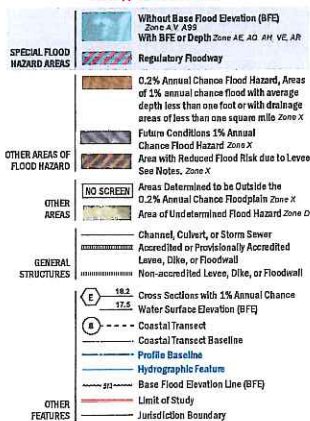


EXHIBIT B



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR ZONE DESCRIPTIONS AND INDEX MAP
THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING
DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT
[HTTP://MSC.FEMA.GOV](http://MSC.FEMA.GOV)



NOTES TO USERS

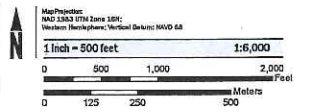
For information and questions about this map, available products associated with this FIS report, please contact the National Flood Insurance Program (NFIP) at 1-800-453-8620. For more information on the NFIP, please visit the NFIP website at www.fema.gov. Available products may include: previously issued Letters of Map Change, a Flood Insurance Study Report, and digital versions of this map. Users may determine the current map date for each FIS report by visiting the FIS Map Center website or by calling the FIS Map Center at 1-800-453-8620.

For community and countywide map data, refer to the Flood Insurance Study report for this jurisdiction.

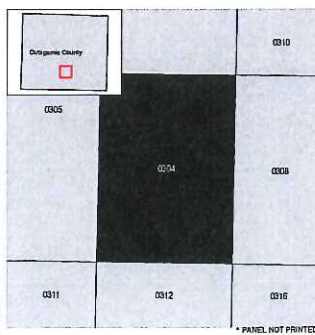
To determine if flood insurance is available in the community, contact your insurance agent or call the National Flood Insurance Program at 1-800-453-8620.

Base map information shown on this FIS report was provided by the Wisconsin Regional Orthophotography Consortium (WROC). The aerial photography was acquired in the spring of 2013 in order to create 1:5000 scale digital orthophotos with 10-inch resolution.

SCALE



PANEL LOCATOR



FEMA
National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

OUTAGAMIE COUNTY, WISCONSIN
AND INCORPORATED AREAS
Panel 304 of 500



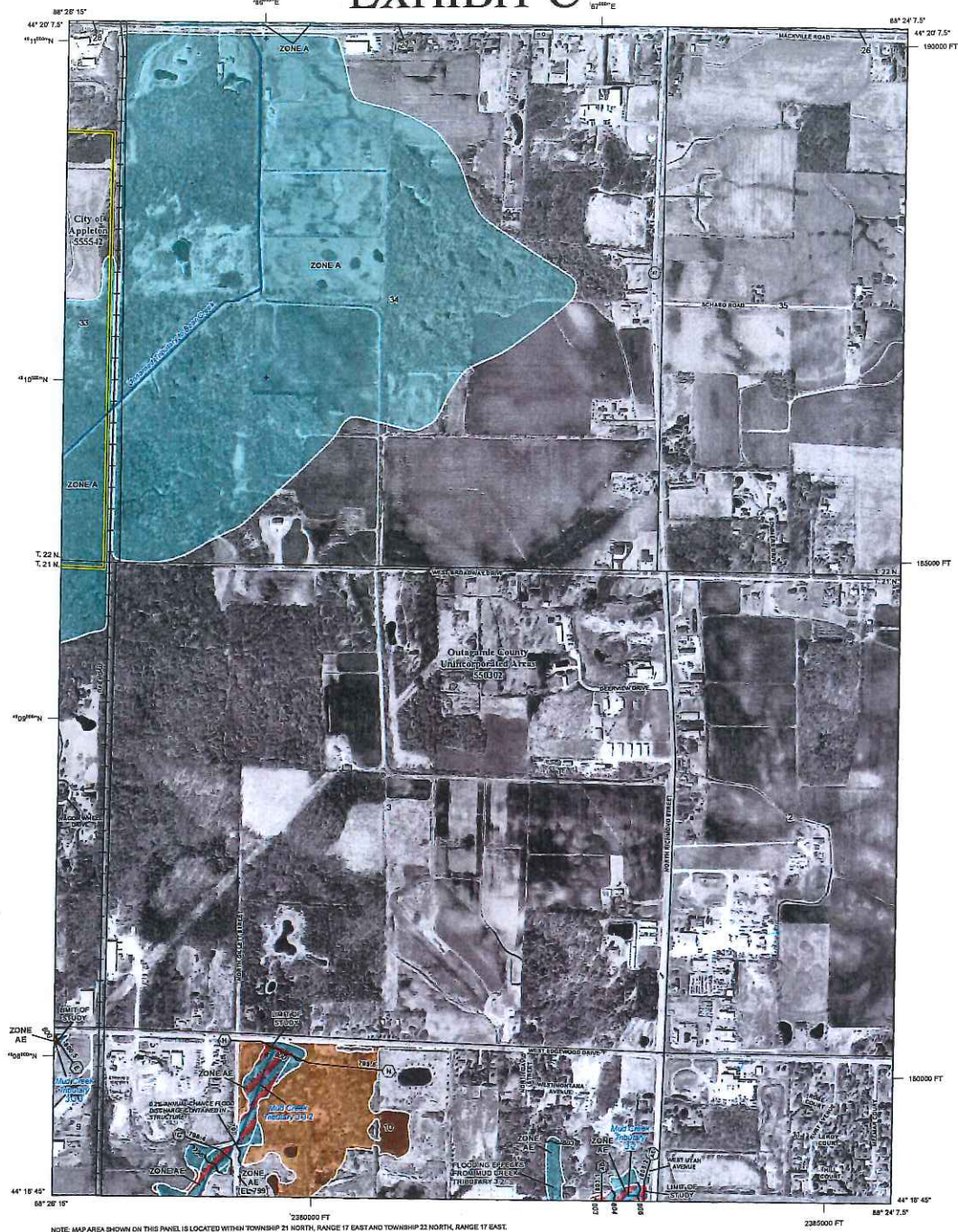
Panel Contents:

COMMUNITY	NUMBER	PANEL	SUFFIX
APPLETON, CITY OF	55542	0304	E
OUTAGAMIE COUNTY	55502	0304	E

PRELIMINARY
August 4, 2014

VERSION NUMBER
2.3.2.1
MAP NUMBER
55087C0304E
EFFECTIVE DATE
TBD

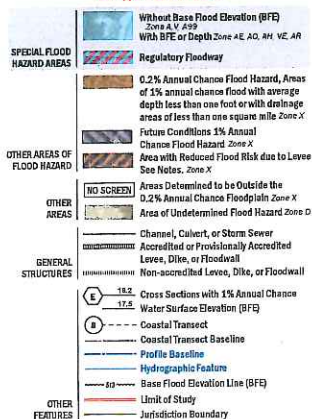
EXHIBIT C



NOTE: MAP AREA SHOWN ON THIS PANEL IS LOCATED WITHIN TOWNSHIP 21 NORTH, RANGE 17 EAST AND TOWNSHIP 22 NORTH, RANGE 17 EAST.

FLOOD HAZARD INFORMATION

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[HTTP://MSC.FEMA.GOV](http://MSC.FEMA.GOV)



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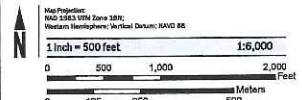
For information and questions about this map, available products associated with this FIRM including historic versions of this FIRM, visit the National Flood Insurance Program website at www.fema.gov or the FEMA Map Information Xchange at www.fema.gov/xchange or visit the FEMA Map Service Center website at www.fema.gov/mapservice. Available products may include: preliminary flood maps, Flood Insurance Study Report, and/or digital versions of this map. History of these products may be obtained directly from the Service Center website. Users may determine the current map date for each FIRM panel by visiting the FEMA Map Service Center website or by calling the FEMA Map Information Xchange.

Communities providing land use information must submit a current map of the adjacent panel as well as the current FIRM base. These maps must be ordered directly from the Map Service Center at the service center above.

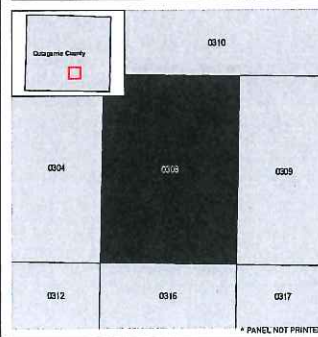
For community and countywide map data refer to the Flood Insurance Study report for this jurisdiction. To determine if flood insurance is available in the community, contact your insurance agent or visit the National Flood Insurance Program at www.fema.gov.

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SCALE



PANEL LOCATOR



FEMA
National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP

OUTAGAMIE COUNTY, WISCONSIN
FIRM 308/500

Panel Contains:
COMMUNITY CITY OF
APPLETON, CITY OF
OUTAGAMIE COUNTY

NUMBER 308/500
308/500

PANEL 0308
0308

SUFFIX E
E

PRELIMINARY
August 4, 2014

VERSION NUMBER
2.3.2.1
MAP NUMBER
55087C0308E
EFFECTIVE DATE
TBD