



Report to Planning Commission

Agenda Item: Article VII. Floodplain Overlay Zoning Districts Chapter 520 (Section 1.0 -10.0)

Meeting Date: April 29, 2024

Referring Body: Plan Commission

Committee Contact: Chris Voll

Staff Contact: Peter Wegner, CD/PZ Director

Report Prepared by: Peter Wegner, CD/PZ Director

AGENDA ITEM: Article VII. Floodplain Overlay Zoning Districts Chapter 520 (Section 1.0 -10.0)

OBJECTIVE(S): Review/approve draft 5/15/2023 and direct staff to schedule a public hearing.

HISTORY/BACKGROUND: The Committee reviewed/approved proposed changes on 2/20/2013 and 3/13/2023. Staff sent revisions to the DNR for their review on 3/1/2023, 3/8/2023 and 3/16/2023. The DNR submitted a response with required changes on 3/22/2023. The majority of their comments/concerns related to format of model sections vs. local sections of the ordinance. As a result, to achieve compliance/approval from DNR and FEMA staff revised the ordinance to match the Model Floodplain Ordinance. A draft (the one being reviewed today) reflecting these changes was sent to the DNR on 4/24/2023 and was approved by the DNR on 5/5/2023.

On 5/15/2023, the Planning Commission recommended moving the proposed ordinance revisions to Public Hearing after review and changes by Village Attorney. The Village Attorney provided recommended edits on June 9, 2023. On June 19, 2023, the Planning Commission approved the changes suggested by the Village Attorney and directed staff to send it to the WDNR for review. A copy was sent to the WDNR on June 20, 2023. Staff sent numerous requests for a status updates of the review. On February 1, 2024, the DNR advised staff recent proposed changes do not meet the DNR minimum standards and recommended going back to the version previously approved.

RECOMMENDED ACTION: Committee approval to forward Floodplain Ordinance revisions to a public hearing.

ATTACHMENTS: Draft 5/15/2023 Repeal and recreate Chapter(s) 520-40 through 520-49 and Replace with Chapter 520 Sections 1.0 through 10.0.