



Dane County Planning & Development Zoning Division

January 24, 2025

TO: Dane County Zoning and Land Regulation Committee

RE: 2024 OA-034 AMENDING CHAPTER 17 OF THE DANE COUNTY CODE OF ORDINANCES,
UPDATING FLOOD INSURANCE STUDY PROVISIONS

This memo requests the Committee's consideration and approval of 2024 OA-034, an ordinance amendment updating the Dane County Floodplain Zoning Ordinance to reflect recent changes in the Federal Emergency Management Agency's (FEMA) Flood Insurance Study (FIS).

Background:

In 2023, FEMA and the Wisconsin Department of Natural Resources (WDNR) conducted a watershed study for an unnamed tributary to Lake Waubesa and Pennito Creek near the City of Madison and Village of McFarland. This study resulted in updated Digital Flood Insurance Rate Maps (FIRMs) for several areas, including portions of unincorporated Dane County. On October 9, 2024, FEMA issued a Letter of Final Determination (LFD) for the study, signifying the completion of the updated FIRMs and FIS.

County Action:

To comply with the National Flood Insurance Program (NFIP) and state law, Dane County must adopt the revised FIRMs and FIS by April 9, 2025. 2024 OA-034 is necessary to align the County's Floodplain Zoning Ordinance with the updated FIS and ensure compliance with state requirements.

Key Changes:

Updated Flood Risk Data: The new FIS incorporates improved physical data, leading to more accurate flood elevation and geometry models and more reliable flood risk predictions.

Clarifying Language: The ordinance amendment includes minor text changes to enhance clarity and consistency with state statute, improving the administration of floodplain regulations by Planning and Development staff.

No Changes to County Policies: 2024 OA-034 maintains the County's existing policies regarding flood development standards, flood storage districts, and the ability of property owners to improve non-conforming structures in the floodplain.

Recommendation:

Staff recommends the adoption of 2024 OA-034 to ensure the effective and accurate regulation of floodplain development within Dane County based on the latest available flood risk data and the County's ability to remain compliant with the National Flood Insurance Program.

Memo prepared by:

Hans Hilbert

Assistant Zoning Administrator

County of Dane

608-266-4993

hilbert.hans@danecounty.gov