



# Dane County Planning & Development Zoning Division

September 11, 2020

TO: Dane County Zoning and Land Regulation Committee

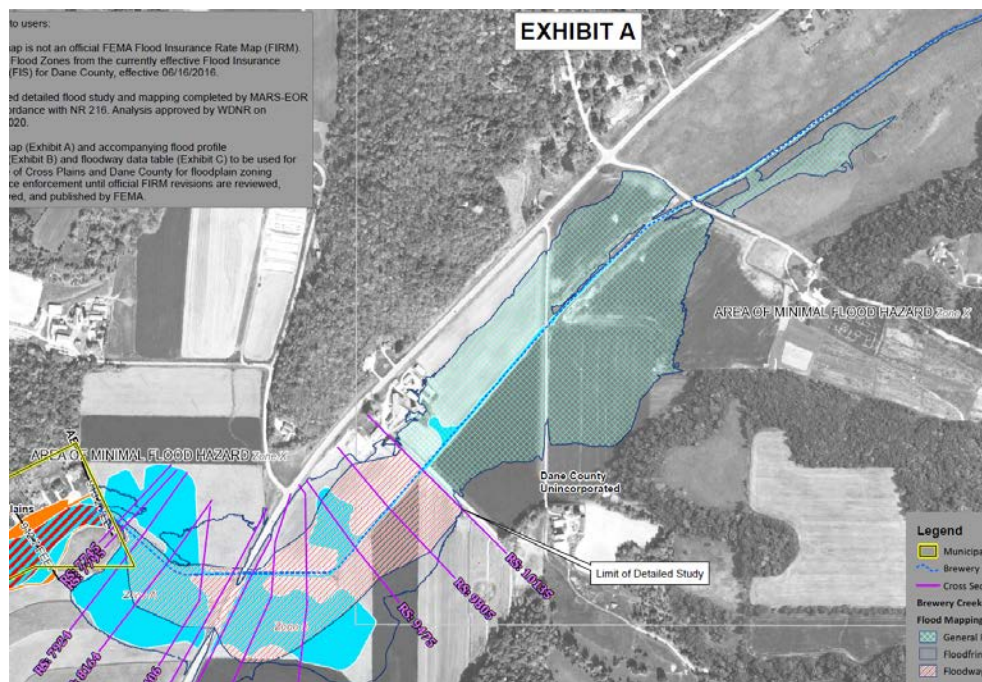
RE: Staff Report to 2020 OA-014 AMENDING CHAPTER 17 OF THE DANE COUNTY CODE OF ORDINANCES, REVISING FLOOD INSURANCE RATE MAPS

In preparation of future land division and residential development within Village of Cross Plains, and within the watershed and floodplain of Brewery Creek, a floodplain analysis was conducted by MARS-EOR engineers which has resulted in the availability of better floodplain data. Currently the regulatory floodplain for this area, both in the Village of Cross Plains and the Town of Berry, is mapped as a Zone A floodplain.

A Zone A floodplain is a flood risk area that has been geographically mapped but has not been studied and therefore does not have a defined base flood elevation. When development is proposed within a Zone A floodplain it is often beneficial to study the floodplain profile of the flood source. This allows for the modeling of flood events and the calculation of flood volumes and a base flood elevation.

After analyzing the flood profile the engineers submitted a conditional letter of map amendment to FEMA and the Wisconsin DNR for concurrence. In order to use this data for regulatory purposes the study needs to be adopted into both the Village and County floodplain zoning ordinances.

The map from the study exhibit, shown below, shows how the geography of the regulatory floodplain will change by adopting this study based on the field data collected. The existing regulatory Zone A floodplain is depicted in the bright blue shading. This study broadens the regulatory floodplain to include the red striped and green cross-hatched areas. The areas of bright blue where no stripping or cross-hatch is shown will be removed from the regulatory floodplain.



By increasing the geography of the regulatory floodplain, Dane County can better regulate land uses where flood risks are most likely and remove regulations and allow development in areas found to be at a lower risk of flooding. There are no current plans for development within the areas under Dane County Zoning jurisdiction (Town of Berry), and the land owners have been involved and allowed to comment throughout this approval process.

Staff recommends adoption of the ordinance amendment to allow regulation of floodplain zoning utilizing field collected data and a better defined flood risk area.

Sincerely,

Hans Hilbert  
Assistant Zoning Administrator  
County of Dane  
608-266-4993  
hilbert.hans@countyofdane.com