



Department of City Development
City Plan Commission
Redevelopment Authority of the City of Milwaukee
Neighborhood Improvement Development Corporation

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January 27, 2015

To the Honorable Members of the
Zoning, Neighborhoods and Development Committee
City of Milwaukee
City Hall, Room 205

Dear Committee Members:

File No. 141357 relates to floodplain zoning regulations. This file adopts a floodplains map and a dam failure analysis for the Northridge Lakes Dam area. In addition, the ordinance makes various minor corrections to the city's floodplain zoning regulations.

The Zoning Code Technical Committee met on January 5, 2015 and found that the file was legal and enforceable, administratively efficient, and consistent with the format of the zoning code. However, the Committee stated that the Wisconsin Department of Natural Resources (DNR) should be contacted to clarify the rationale for the clause "and be more restrictive than the map based on the flood insurance study at the site of the proposed development" contained in s. 295-1117-5-c of the proposed ordinance as well as the clause "equal to or greater than 0.00 foot" contained in s. 295-1119-3 of the proposed ordinance. The proposed ordinance may need to be amended based on the explanation provided by the DNR.

Since the proposed amendment meets the standards of legality, enforceability, administrative efficiency, and consistency with the zoning code, the City Plan Commission at its regular meeting on January 26, 2015, recommended approval of Proposed Substitute A.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

c: E. Richardson

