

NOTICE OF PUBLIC HEARING

City Plan Commission
809 North Broadway
Milwaukee, Wisconsin

April 7, 2006

DEAR PROPERTY OWNER:

The Common Council has referred to the City Plan Commission for recommendation File No. 041211, being a substitute ordinance amending the 100-year Floodplain boundary along the Menomonee River watershed, in the 8th, 10th, and 15th Aldermanic Districts. The Valley Park Flood Management Project completed by the Milwaukee Metropolitan Sewerage District (MMSD), resulted in MMSD building a seven-foot-high, 800-foot-long levee and a five-foot-high, 750-foot-long floodwall. A one-million-gallon, underground storage tank for stormwater was also built, and a Milwaukee County Park was enhanced by doubling its size to three acres. See the enclosed sheet for both the revised FEMA FIRM floodplain panel and the revised floodplain boundary with properties for the Menomonee River Valley Park area. The back of this sheet includes a larger scale of the FEMA panel legend information. For a clearer map, please view online at: www.mkedcd.org/ValleyParkFloodPlain.

Properties that are exclusively within Flood Zone X are not required to carry flood insurance by the federal government. However, these properties are at a relatively small risk for flooding and you **may** be required by your lender to purchase reduced rate flood insurance from a private insurance/ mortgage company. Flood Zone X property owners can also purchase flood insurance on their own initiative.

Properties that are exclusively within Flood zone AE normally are required to carry flood insurance by the federal government.

An open house will be held on Thursday, April 27, 2006, from 3:00 p.m. to 4:00 p.m. in the first floor boardroom of the Development Center, 809 North Broadway, Milwaukee, Wisconsin. Staff from the Department of Public Works and Milwaukee Metropolitan Sewerage District will be available to answer your questions. Upon conclusion of the open house, the City Plan Commission will hold a public hearing at 4:00 p.m. in the same room. Interested parties will be offered an opportunity to express their views on the proposal prior to consideration by the City Plan Commission and Common Council. Your attendance and comments at this meeting are invited so that a complete examination of all aspects of the proposal can be made.

Please note that in some cases only a survey of your property can accurately determine if your property is located within the 100-year flood plain boundary. For further information, please feel free to visit our website at: www.mkedcd.org/ValleyParkFloodPlain or call the City Plan Commission at 286-5716 and ask for information on File No. 041211.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

LEGEND



SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD

- ZONE A** No base flood elevations determined.
- ZONE AE** Base flood elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE A99** To be protected from 100-year flood by Federal flood protection system under construction; no base flood elevation determined.
- ZONE V** Coastal flood with velocity hazard (wave action); no base flood elevations determined.
- ZONE VE** Coastal flood with velocity hazard (wave action); base flood elevations determined.



FLOODWAY AREAS IN ZONE AE



OTHER FLOOD AREAS

- ZONE X** Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.



OTHER AREAS

- ZONE X** Areas determined to be outside 500-year floodplain.
- ZONE D** Areas in which flood hazards are undetermined.

UNDEVELOPED COASTAL BARRIERS



Identified
1983



Identified
1990



Otherwise
Protected Areas

Coastal barrier areas are normally located within or adjacent to Special Flood Hazard Areas.



Floodplain Boundary



Floodway Boundary



Zone D Boundary



Boundary Dividing Special Flood Hazard Zones, and Boundary Dividing Areas of Different Coastal Base Flood Elevations Within Special Flood Hazard Zones.



Base Flood Elevation Line; Elevation in Feet. See Map Index for Elevation Datum.



Cross Section Label

(EL 987)

RM7 X

Base Flood Elevation in Feet Where Uniform Within Zone. See Map Index for Elevation Datum.

Elevation Reference Mark

NOTES

This map is for use in administering the National Flood Insurance Program; it does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size, or all planimetric features outside Special Flood Hazard Areas. The community map repository should be consulted for more detailed data on BFE's, and for any information on floodway delineations, prior to use of this map for property purchase or construction purposes.

Areas of Special Flood Hazard (100-year flood) include Zones A, AE, A1-A30, AH, AO, A99, V, VE, and V1-V30.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures.

Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the Federal Emergency Management Agency.

Floodway widths in some areas may be too narrow to show to scale. Refer to Floodway Data table where floodway width is shown at 1/20 inch.

Corporate limits shown are current as of the date of this map. The user should contact appropriate community officials to determine if corporate limits have changed subsequent to the issuance of this map.

This map may incorporate approximate boundaries of Coastal Boundaries Resource System Units and / or Otherwise Protected Areas established under the Coastal Barrier Improvement Act of 1990 (PL 101-591).

For community map revision history prior to countywide map, see Section 6.0 of the Flood Insurance Study Report.

For adjoining map panels and base map source see separately printed Map Index.

MAP REPOSITORY

Refer to Repository Listing on Map Index

INITIAL IDENTIFICATION:

JUNE 28, 1974

FLOOD HAZARD BOUNDARY MAP REVISIONS:

OCTOBER 15, 1978

FLOOD INSURANCE RATE MAP REVISIONS:

Map revised November 15, 1985

to change special flood hazard areas and zone B boundary, to reflect new FEMA format, and to add floodway and cross sections.

To determine if flood insurance is available, contact an insurance agent or the National Flood Insurance Program at (800) 638-6620.

NATIONAL FLOOD INSURANCE PROGRAM

FIRM FLOOD INSURANCE RATE MAP

CITY OF
MILWAUKEE,
WISCONSIN
MILWAUKEE AND
WASHINGTON COUNTIES

PANEL 21 OF 40

(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
550278 0021 C



MAP REVISED:
NOVEMBER 15, 1985

Federal Emergency Management Agency