



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes

ZONING CODE TECHNICAL COMMITTEE

TEODROS MEDHIN, CHAIR

Stuart Mukamal, Ed Richardson, and Erica Lewandowski

Staff Assistant, Chris Lee, 286-2232

Fax: 286-3456, clee@milwaukee.gov

**Legislative Liaison, Ted Medhin, 286-8680,
tmedhi@milwaukee.gov**

Tuesday, August 8, 2017

2:30 PM

Room 301-A, Third Floor, City Hall

Meeting convened at 2:34 p.m.

Present 4 - Medhin, Mukamal, Richardson and Lewandowski

Individuals also present:

Jeff Osterman, Legislative Reference Bureau

Kurt Sprangers, Department of Public Works

1. [170559](#) An ordinance relating to floodplain maps and map revisions adopted by the city.

Sponsors: THE CHAIR

Member Richardson made initial remarks. The zoning code was reviewed to address floodplains in the past. The proposed ordinance identifies the conditional letter of map revision (CLOMAR) as one of the floodplain-related maps adopted by the City. The proposed ordinance is a mandate from the Federal Emergency Management Agency (FEMA) and the Department of Natural Resources (DNR) to ensure flood insurance in cases of a disaster happening.

Mr. Sprangers commented. Milwaukee Metropolitan Sewerage District (MMSD) had identified back in 2000 that flood work needed to be done in the Menomonee Valley Riverwork. There were 14 flood management projects proposed to work in tandem with one another. In 2011 FEMA requested that the projects be submitted for their approval as a package before the completion of the remaining last projects. 10 projects had already been done. The project package was submitted in 2014 and approved in 2016 by FEMA. The CLOMAR would be an interim standard before all flood management projects are completed. Once all projects are completed, a final letter of map revision can then move forward to change the floodplain maps.

Member Mukamal inquired about changing floodplain zone boundaries.

Mr. Sprangers replied. The regulatory floodplain zone boundaries would not change until a final letter of map revision is done, perhaps several years from now. The CLOMAR allows for development to be regulated at a site based on both current and newly proposed floodplain maps, even in instances whether a floodplain is currently absent or will be altered.

Member Richardson commented. A separate chapter in the zoning code was created

a few years ago to address floodplain maps. This proposed ordinance would not change the floodplain maps but rather would insert a clause in the floodplain zoning code.

Member Lewandowski said that the CLOMAR would be a placeholder to address insurance ramifications.

Mr. Sprangers concurred. He added that lands are being reserved to be regulated as floodplains without floodplain insurance requirements.

Member Richardson moved that the proposed ordinance meets the standards of legality and enforceability, consistency with the format of the zoning code, and administrative efficiency. There were no objections.

Meeting adjourned at 2:41 p.m.

**Chris Lee, Staff Assistant
Council Records Section
City Clerk's Office**