



PREPARED FOR THE PLAN COMMISSION

Proposal: Zoning Text Amendment

Legistar File ID #: [74674](#) (Floodplain Maps), [74680](#) (Land Use Approval Expirations and Extensions)

Prepared By: Planning and Zoning Staff

[74674](#) – This amendment updates city floodplain maps based on the recent Letter of Map Revision (LOMR) Determination Document issued by the Federal Emergency Management Association (FEMA). This change to the zoning code is required each time the maps are changed. Adopting this study by ordinance makes the flood study part of the City's official floodplain zoning map in the Zoning ordinance, and is mandated by the Wisconsin Department of Natural Resources and FEMA. Adoption also maintains the City's positive status in the National Flood Insurance program.

Staff supports this amendment.

[74680](#) – This amendment changes the timeline for approvals of Conditional Uses, Planned Development (PD) Zoning Map Amendments and Variances. The amendment also adds back the extension to a Demolition approval which was inadvertently omitted when the broader subsection was amended a few years ago.

With this amendment, for Conditional Uses, Variances and Demolition approvals, the approvals will be valid for two years. Additionally, extensions of up to an additional two years may be allowed. In total, up to four years after the initial approval may be allowed before a new hearing and approval would be required.

Additionally, approvals for Planned Developments Zoning Districts (PD) will now extend to five years. On May 5, 2018, state law changed to limit political subdivisions from establishing an expiration date for an approval related to a planned development district to no less than five years after the date of the last approval required. Since the enactment of the state law, staff has followed state law in regard to PD district expiration dates. This amendment would codify existing practice and be consistent with state law, by amending or deleting various relevant sections of Chapter 28.

Staff supports this amendment.