

EFD Existing Floodplain Development District Permit Proposal Checklist

Application submittal requirements (Section 3(c)2):

See C-1 Conservancy District application submittal requirements (C-1 Conservancy District Checklist)

See C-1 Conservancy District standards for development (C-1 Conservancy District Checklist)

Additional requirements for those structures damaged or destroyed less than 50% of its value over the life of the structure by a non-flood disaster (as defined in ordinance) (Section 8(b)2.B):

Floodplain standards not required

Additional requirements for those structures substantially destroyed/damaged (50% or greater of its value) by a non-flood disaster (as defined in ordinance) (Section 8(b)2.B):

The structure shall meet all of the minimum requirements under 42 USC 4001-4219, 44 CFR Part 60.3 regarding floodplain management criteria for flood-prone areas

Additional requirements for those structures damaged or destroyed 50% or greater that do not meet the definition of “non-flood disaster” (Section 8(b)2.A):

The structure shall not be located in a floodway

The elevation of the lowest floor of a principal structure (including attached garage) shall be 2 ft. above floodplain elevation

Basements or crawlspaces 5 ft. or less in height shall be at or above the floodplain elevation and shall be floodproofed to the flood protection elevation

Heating, ventilation, air conditioning, electrical and gas equipment shall be 2 ft. above floodplain elevation

There shall be no lateral encroachment or extension of the structure, vertical extensions permitted

Fill surrounding the structure shall not be less than 1 ft. below flood protection elevation and shall extend 15 ft. beyond the limits of the structure

- Where 15 ft. cannot be achieved, a *Variance is required* and fill shall extend to the greatest extent possible.

Floodproofing measures certified by a P.E. or Architect are required and must be approved by WDNR.

The elevation of the lowest floor of an accessory structure, not connected to a principal structure, shall be 1 ft. above the floodplain elevation

Dryland access must be provided to all structures – see 8(b)2.A.v. for specifics

All private sewage systems and wells shall be floodproofed to the flood protection elevation and shall comply with the Sanitary Code

The underlying district regulations shall apply, i.e. offset, setback, building footprint, except for minimum floor area ratio

Where more than 1 principal structure is damaged or destroyed, only 1 structure may be reconstructed or repaired. If the other structures are located outside of the floodplain, the floodplain structure shall not be reconstructed or repaired.

The structure shall meet the minimum requirements of 44 CFR Part 60

Additional requirements for those structures being modified or expanded, where damage or destruction did not occur (Section 8(b)2.C):

The structure shall not be located in a floodway

The elevation of the lowest floor of a principal structure (including attached garage) shall be 2 ft. above floodplain elevation

Basements or crawlspaces 5 ft. or less in height shall be at or above the floodplain elevation and shall be floodproofed to the flood protection elevation

Heating, ventilation, air conditioning, electrical and gas equipment shall be 2 ft. above floodplain elevation

There shall be no encroachment or extension of the structure other than vertically

Fill surrounding the structure shall not be less than 1 ft. below flood protection elevation and shall extend 15 ft. beyond the limits of the structure

- Where 15 ft. cannot be achieved, a *Variance is required* and fill shall extend to the greatest extent possible. Floodproofing measures certified by a P.E. or Architect are required and must be approved by WDNR.

One (1) detached garage or shed, *not including a boathouse*, may be permitted if there is no area outside of the floodplain to locate said building

The elevation of the lowest floor of an accessory structure, not connected to a principal structure, shall be 1 ft. above the floodplain elevation

Dryland access must be provided to all structures – see 8(b)2.A.v. for specifics

All private sewage systems and wells shall be floodproofed to the flood protection elevation and shall comply with the Sanitary Code

The underlying district regulations shall apply, i.e. offset, setback, building footprint, except for minimum floor area ratio

Where more than 1 principal structure is damaged or destroyed/remodeled, only 1 structure may be reconstructed or repaired. If the other structures are located outside of the floodplain, the floodplain structure shall not be reconstructed or repaired.

The structure shall meet the minimum requirements of 44 CFR Part 60

- ***There are additional regulations in subsections 8(b)2.E-K of Section 8.***
- ***Structures are not removed from the floodplain unless meet rezoning standards of Section 39.***

Disclaimer: The above information is not meant to substitute the Waukesha County Shoreland and Floodland Protection Ordinance and the standards, provisions, and submittal requirements mentioned above are not all inclusive. Additional information may be required and additional requirements may apply.

Section 8(c) Floodproofing Standards

No permit or variance shall be issued for a nonresidential structure designed to be watertight below the Regional Flood Elevation until the applicant submits a plan certified by a registered professional engineer or architect that the floodproofing measures will protect the structure or development to the flood protection elevation and submits a FEMA Floodproofing Certificate.

No permit or variance shall be issued for a nonresidential structure designed to allow the entry of floodwaters, unless a plan is submitted that complies with the following:

Floodproofing measures are certified by a registered professional engineer or architect, or

All of the following are met:

A minimum of two openings having a total net area of not less than one square inch for every sq. ft. of enclosed area subject to flooding;

The bottom of all openings shall be no higher than one ft. above grade; and

Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

Floodproofing measures shall be designed to:

Withstand flood pressures, depths, velocities, uplift and impact forces and other regional flood factors

Protect structures to the flood protection elevation

Resist flotation and lateral movement by anchoring structures to foundations

Minimize or eliminate infiltration of flood waters

Minimize or eliminate discharges into flood waters

Floodproofing measures could include, but are not limited to:

Reinforcing walls and floors to resist rupture or collapse caused by water pressure

Adding mass or weight to prevent flotation

Installing watertight doors, bulkheads and shutters

Using paints, membranes or mortars to reduce seepage of water through walls

Placing essential utilities above the flood protection elevation

Installing surface or subsurface drainage systems to relieve foundation wall and basement floor pressures and to lower water levels in structures

Constructing water supply wells and waste treatment systems to prevent the entry of flood waters

Constructing structures to resist rupture or collapse caused by water pressure or floating debris

Putting cutoff valves on sewer lines or eliminating gravity flow basement drains