

# C-1 Conservancy District Permit Proposal Checklist

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

A statement of intended use

Fees

A copy of all other local, state and federal permits

An electronic copy of an accurately scaled map of the property, plat of survey preferred (5 copies), including property boundaries; centerline of abutting streets; location of existing and proposed structures; location of existing or proposed septic systems or wells within 50 ft. of the property; ordinary high water mark of navigable waterway; wetlands; and corridors.

An existing and proposed grading plan, including the area of disturbance; a drainage plan; timetable for completion; type, source, and amount of fill; an erosion control plan; a complete vegetative plan including seeding mixtures, amount of topsoil and mulch.

Sanitary permit or preliminary site evaluation (PSE), if required

Location of floodplain and floodway limits as determined from official zoning map or FIRM

Floodplain elevation as determined from official zoning map or FIRM

The elevation of the lowest floor of the proposed structure/s and any fill using the vertical datum from study

Data to determine if the proposed development will impede drainage, or cause an obstruction to flow or an increase in regional flood elevation or discharge

Data providing evidence that the development will not reduce the flood water storage capacity.

Compensatory storage may be provided to meet this standard.

Where flood profiles are not available to determine the floodplain or floodway limits, the following shall also be submitted for review and approval by the **County and DNR**:

**2 copies** of an aerial photograph, plan, or plat of survey (preferred), which shows the proposed development with respect to wetland and floodplain limits, stream channel, existing floodplain developments, legal description of property, fill limits and elevations, building floor elevations and floodproofing measures, and the flood zone as shown on the FIRM

**2 copies** of any of the following information deemed necessary by the WDNR to evaluate the effects of the proposal upon flood height and flood flows, regional flood elevation, and to determine floodway boundaries

A hydraulic and hydrologic study approved by WDNR. The study shall comply with Section 3(c)7 of SFPO.

A plan (surface view) showing elevations and contours of the ground, pertinent structure, fill, or storage elevations; size, location and layout of all proposed and existing structures on the site; location and elevations of streets, water supply, and sanitary facilities; soil types and other pertinent information

Specifications for building construction and materials, floodproofing, filling, dredging, channel improvement, storage, water supply and sanitary facilities

\* For all subdivisions, as defined in Ch. 236 Wisconsin Statutes and all developments of 5 acres or more, the applicant shall provide all survey data and computations required to show the effects of the project on flood elevations, velocities, and floodplain storage

## **Standards for development (Section 7(c)2.A):**

Floodplain does not impede drainage

Floodplain development does not reduce the flood water storage capacity of the floodplain (submit plans and calculations identifying a 100% replacement of any lost floodplain storage capacity)

Floodplain development does not result in an increased regional flood elevation (submit analysis calculating the effects of the proposal on regional flood height)

Floodplain development does not obstruct flow (submit cross-section elevation view of the proposal, perpendicular to the watercourse)

Demonstration of compliance with fill and applicable floodproofing measures per Section 8(c), as certified by a registered professional engineer, architect, or land surveyor. The floodproofing measures can only be certified by a registered professional engineer or architect, not a surveyor.

## **As-Built Standards**

Certification signed by a registered professional engineer, architect or land surveyor which certifies that the fill, lowest floor and floodproofing elevations and/or measures per Section 8(c) are in compliance with the permit issued. The floodproofing measures can only be certified by a registered professional engineer or architect, not a surveyor.

Floodplain Certificate of Compliance issued by Zoning Administrator to Building Inspector and applicant within 10 days of completed project. The structure shall not be occupied until the certification is issued.

## **Additional standards for development for structures accessory to permanent open space uses or functionally dependent on a waterfront location (Section 7(c)2.B):**

The structure is not designed for human habitation and does not have a high flood damage potential

The structure must be anchored to resist flotation, collapse, and lateral movement

Mechanical and utility equipment must be elevated or flood proofed to or above the flood protection elevation

## **Additional standards for development for fill or deposition of materials (Section 7(c)2.C):**

No material is deposited in a navigable channel unless all required state and federal permits are obtained

The fill or other materials will be protected against erosion by riprap, vegetative cover, sheet piling or bulkheading, or other approved measures

The fill is not classified as a solid or hazardous material

## **Proposed uses requiring a Conditional Use Permit per Section 7(c)1:**

- Commercial docks, piers, moorings, and wharves (Section 4(g)17 and 23)
- Dam construction and abandonment (Section 4(g)28)
- Commercial fish or bait ponds or hatcheries (Section 4(g)9)
- Expansion of an existing quarry (4(g)25)

**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