

# **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 damaged or destroyed 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 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, fill shall extend to the greatest extent possible and 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
- R-3 district regulations shall apply, i.e. offset, setback, floor area ratio, open space, 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, fill shall extend to the greatest extent possible and 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
- R-3 district regulations shall apply, i.e. offset, setback, floor area ratio, open space, 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

**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 structure and/or improvement that requires the following floodproofing measures be utilized 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 shall also comply with the following criteria:

### **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
- Insure that structural walls and floors are watertight to the flood protection elevation, and that the interior remains completely dry during flooding without human intervention.

### **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