



Columbia County

Floodplain Development Permit

Construction in Floodplain

Planning & Zoning Department

Pursuant to Columbia County Ordinance 12.430.02(2)

Please do not staple checks to this form.

Phone: (608) 742-9660
www.co.columbia.wi.us

112 E. Edgewater St.
Portage, WI 53901

-----Shaded Area For County Use Only -----

Parcel #: _____ Permit #: _____

NOTES:

Flood District: _____ Panel Number: _____ Regional Floodplain Elevation: _____ ft.
Min. Required Lowest Floor Elevation of Proposed Structure: _____ ft. Min. Required Elevation of Fill: _____ ft.

☐ \$210.00 Floodplain

Make checks payable to "Columbia County Treasurer". Credit Cards accepted. We do not issue refunds.

Occupancy and use of structures in the floodplain for which permits are issued will be held to be in violation if the structure is not in compliance with all floodproofing requirements of the Ordinance.

For an increase in square footage or height of a structure, a zoning permit will also be required in addition to the floodplain permit. Please consult with Planning & Zoning to verify.

Type of Construction:

☐ Residential

☐ Commercial

☐ Public Utility

☐ New Construction

☐ Addition

☐ Remodel

☐ Floodproofing

☐ Repair or Replacement

☐ Demolition or Moving

☐ Filling/Grading/Excavating (Including Rip Rap Repair and Installation)

☐ Other: _____

Site Address: _____

Tax Parcel ID: _____

Explain in detail the project proposed: _____

Is the parcel located in the Special Flood Hazard Area? ☐ Yes ☐ No

Is the proposed structure located in the Special Flood Hazard Area? ☐ Yes ☐ No

Firm Panel Number: _____ FIRM Zone: _____

Base Flood Elevation at proposed site: _____ ft.

☐ Floodway

☐ Floodfringe

Estimated total construction costs: \$ _____

Estimated market value of structure: \$ _____

Market value determination source: _____
(appraisal, assessed value, etc)

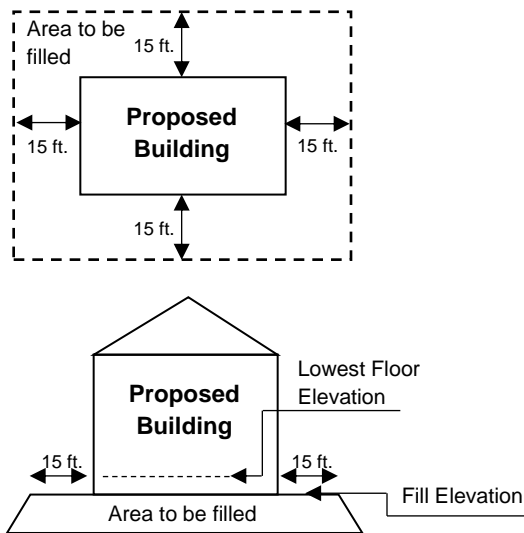
Plan Requirements: All applications must include a copy of a current site plan or survey showing the exact size and location of the proposed activity.

Site plan must show:

1. The location of all existing structures
2. The location of all water bodies
3. The location of all adjacent roads
4. Lot dimensions
5. Proposed development.

Detailed construction plans for the proposed construction must be submitted with the site plan.

Elevating a Structure:



Fill must extend at least 15 feet in all directions from the proposed building. All fill within 15 feet of the building must maintain the minimum elevation noted above. Beyond 15 feet fill, fill may be tapered down to original grade or may be contained by a retaining wall.

If the proposed elevation of either the fill or the first floor of the structure is to be higher than the minimum requirement, please make sure to indicate this on your site plan.

All fill including side slopes and top area must be stabilized and protected from erosion by the use of vegetative cover, riprap, or retaining walls. Temporary erosion control measures shall be employed until vegetative cover is established.

Elevation Information:

Lowest Floor:

☐ Crawlspace ☐ Full Basement ☐ Slab on Grade ☐ Attached Garage Floor

* Note: the FEMA definition of a full basement is having its floor below ground level on all sides.

Lowest Floor Elevation: _____ First Floor Elevation: _____
(including basement, crawlspace or attached garage slab)

Finished Fill Elevation: _____ Lowest Adjacent Grade: _____

Elevation Datum Used: ☐ NGVD 1929 ☐ NAVD 1988 ☐ Other: _____

I certify that the above information is true, accurate and complete and that I understand the applicable conditions of Chapter 12 Subchapter 400 (attached)

Property Owner Signature _____ Date _____

Print Name _____

NOTE: YOU NEED TO BOTH FILL OUT THE SETBACK NUMBERS, AND DRAW OR ATTACH SITE PLAN.

Site Plan must be drawn to scale and include:

- Dimension and area of the lot or parcel
- Location of all existing and proposed structures and signs with distances measured from the lot lines and right-of-way of all abutting roads and highways.
- Location of existing or future access driveways and roads or highways.

This image shows a full page of blank graph paper. The grid consists of small, equal-sized squares formed by thin, light gray lines. There are no margins, text, or other markings on the page.

Requirements for Floodplain Permit Submittal			
Owners Check	Items Needed	Staff Check List	Info
	Completed General Information Application Cover Sheet		
	Completed Zoning Permit Application (if applicable)		
	Completed Floodplain Zoning Application		
	Review Fee (Section 7.13 of the Columbia County Code of Ordinances)		
	Permit for Highway Access from the Appropriate Highway Authority (if applicable)		
	Sanitary Permit (if applicable)		
	Other Approvals and Permits (if applicable)		
Requirements for Overhead Site Plan			
	Drawn to Scale		
	Date of Preparation		
	Land Owner's Name		
	North Arrow		
	Lot Dimensions		
	Lot Elevation		
	Location of the Ordinary High Water Mark of Any Abutting Navigable Waterways		
	Location of Floodplain and Floodway Limits (<i>determined from the official floodplain zoning maps</i>)		
	Adjacent Public Roads and Right of Ways		
	Parking and Driveway Areas		
	Location and Elevation of Existing or Future Access Roads		
	Any Required Visual Clearance Triangles (Section 12.140.03(1))		
	Existing and Proposed Structures and their Dimensions		
	Elevation of the Lowest Floor of the Proposed Building(s) (<i>Use National Geodetic Vertical Datum (NGVD) or North American Vertical Datum (NAVD)</i>)		
	Elevation(s) of Fill (<i>use either NGVD or NAVD</i>)		
	Distances Between Structures and Lot Lines		
	Distances Between Structures and Other Structures		
	Distances Between Structures and the Centerlines of Abutting Roads and Highways		
	Distances Between Structures and the Road Right-of-Way		
	Distances Between Structures and the Ordinary High Water Mark of Nearby Bodies of Water		
	Distances Between Structures and Nearby Wetlands		
	Foundation Survey (<i>if a structure is proposed to be within 5 feet of any minimum required yard area or setback*</i>)		
	Location of Existing/Proposed Sewage Disposal System (<i>including both tank and drain field locations</i>)		
	Location of Existing/Proposed Well		
	Sufficient Data to Determine the Regional Flood Elevation (<i>NGVD or NAVD</i>) at the location of development		
	Sufficient Data to Determine the Requirements of the Floodway and Floodfringe Districts have been met (<i>see Floodplain Districts sheet</i>)		
	Sufficient Data to Determine if Proposed Development will cause an obstruction to Flow or an Increase in Regional Flood Height or Discharge (<i>see Floodplain Districts sheet</i>)		
	IN ADDITION, IF LOT IS LESS THAN ½ ACRE, INCLUDE ON SITE PLAN:		
	Location of Neighbor's Septic System		
	Location of Neighbor's Well		

*Refer to Zoning Matrix for setback requirements



Columbia County General Information

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A permit issued by the Planning and Zoning Department may not encompass all matters necessary to be permitted in regards to the project. It is the applicant's sole responsibility to comply with applicable law and to review whether a permit(s) from any other Federal, State, County, Town (or other Municipality), or other applicable regulatory agency may be required. In addition, all applicants should contact their Town governments to review whether any additional building or UDC permits are required.

The owner hereby authorizes access to the property described herein, by authorized representatives of the Planning & Zoning Department, for the purpose of gathering or verifying information relating to the application, and for verifying compliance with any approval or permit that may be granted. The applicant further agrees that the site is staked and an inspection of such proposed structure may be made by the Columbia County Planning & Zoning Department between the hours of 8:00 am and 4:30 pm, Monday through Friday.

Applicant agrees to and assumes all responsibility for the matter contemplated by the Application. Such includes, but is not limited to, those factual, alleged or otherwise asserted by any party, legal, monetary, or other considerations applicable to the performance, quality, sustainability or permanence, liability, timeliness, and/or legal compliance of the matter describe within the Application.

Pursuant to §59.691(3) Stats, the applicant must sign this application to indicate acknowledgement of the following, "You are responsible for complying with state and federal laws concerning construction near or on wetlands, lakes and streams". Wetlands that are not associated with open water can be difficult to identify. Failure to comply may result in removal or modification of construction that violates the law or other penalties or costs. For more information, visit the Dept. of Natural Resources web page at: <http://dnr.wi.gov/wetlands/programs.html> or contact a Dept. of Natural Resources service center.

The undersigned hereby applies for a permit to do work herein described. The undersigned agrees that all work will be done in accordance with the Columbia County Zoning, Floodplain and Shoreland-Wetland Protection Ordinances, and with all laws of the State of Wisconsin, applicable to said premises.

Zoning Permits issued by the Planning & Zoning Department must be posted in a prominent place on the premises prior to, and during the period of construction, alteration or movement.

A permit issued by the Planning & Zoning Department is issued reflective of the information and statements provided by the applicant. The provision of false, misleading, or fraudulent statements may cause a permit to be later revoked. With this understanding, I certify that all information provided in support of my application is true, accurate, and complete to the best of my knowledge.



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1. Contact Information

Property Owner Information

Property Owner Name: _____

Mailing Address: _____

City, State, Zip: _____

Telephone: _____

E-Mail Address: _____

Applicant/Contractor Information (if different than Property Owner)

Applicant Name: _____

Mailing Address: _____

City, State, Zip: _____

Telephone: _____

E-Mail Address: _____

2. Property Description (parcel information can be obtained at www.co.columbia.wi.us)

Site Address: _____

Town of _____

Section _____ Town _____ N Range _____ E

Subdivision _____ CSM _____ Lot _____

Parcel # _____ Acreage _____

Mail Permit(s) to: ☐ Owner ☐ Applicant/Contractor or **Pick Up Permit(s):** ☐ Owner ☐ Applicant/Contractor

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Property Owner Signature _____ **Date** _____

----- Shaded Area For County Use Only -----

Existing Zoning: _____

Permit # (s): _____

STAMP

Wetland Status: _____

Flood Plain Status: _____

Septic Permit #: _____ Evaluation? Yes No

Driveway Permit #: _____ Town Permit: _____

Amount Paid: \$ _____

NOTES:

Department Signature _____ Date: _____

Floodplain Districts

Pursuant to Chapter 12 Subchapter 400 Sections 405-415

General Standards Applicable to all Floodplain Districts

1. No floodplain development shall:
 - a. Obstruct flow, defined as development which blocks the conveyance of floodwaters by itself or with other development, causing any increase in the regional flood height; or
 - b. Cause any increase in the regional food height due to floodplain storage area lost.
2. The zoning administrator shall deny permits if it is determined the proposed development will obstruct flow or cause any increase in the regional flood height, based on the officially adopted FIRM or other adopted map, unless the provisions of Section 12.435 Amendments are met.

Floodway District (FW)

1. Open space uses are allowed in this district provided they are not prohibited by another ordinance. These uses include nonstructural agricultural, commercial, industrial and recreational uses as well as extraction of sand and other materials, functionally water dependent uses and public utilities.
2. Any development within this district must have low flood damage potential
 - a. To determine this, the applicant must submit either a cross section elevation of the proposal that is perpendicular to the watercourse and shows if the proposed development will obstruct flow or an analysis calculating the effects of the proposal on the regional flood height.
3. Structures accessory to the allowed open space uses may be allowed provided that:
 - a. It is not designed for human habitation.
 - b. It does not have a high flood damage potential.
 - c. It is constructed to minimize flood damage.
 - d. It has a minimum of two openings on different walls. Opening must have a minimum total net area of one square inch per every square foot of enclosed area. The bottom of the openings must be no higher than one foot above grade and can be equipped with screens, louvers, or other coverings or devices provided they permit the automatic entry and exit of flood waters.
 - e. It is anchored to resist flotation, collapse and lateral movement.
 - f. It does not obstruct flow of flood waters or causes an increase in flood levels during the occurrence of a regional flood.
 - g. Mechanical and utility equipment is evaluated or flood-proofed at or above the flood protection elevation.
4. Fills or deposition of materials may be allowed provided that:
 - a. No material is deposited in navigable waters unless proper permits are obtained.
 - b. The fill or other materials are protected against erosion through the use of riprap, vegetative cover, sheet piling or bulk heading.
 - c. The fill is not classified as solid or hazardous material.
5. Uses not allowed within this district include:
 - a. Habitable structures.
 - b. Structures with high flood damage potential or those not associated with permanent open spaces uses.
 - c. The storage of buoyant, flammable or explosive materials, or those that are injurious to property, water quality or human, animal, plant, fish or other aquatic life.
 - d. Uses that are not harmonious to adjoining districts.
 - e. Private or public sewage systems (portable latrines and systems associated with recreational areas and approved campgrounds are exempt).
 - f. Private or public wells (except for those for recreational areas).
 - g. Solid or hazardous waste disposal sites.
 - h. Wastewater treatment ponds or facilities (except those permitted under Wisconsin Administrative Code NR 110.15(3)(b)).
 - i. Sanitary sewer or water supply lines (except those servicing existing or proposed developments outside of the floodway).

Floodfringe District (FF)

1. Any structure, land use or development is allowed within this district provided they meet or exceed the flowing requirements:

2. Residential Structures:
 - a. The elevation of the lowest floor must be at or above the flood protection elevation on fill.
 - i. The fill must be at least one foot above the regional flood elevation and extend at least 15 feet beyond the structure on all sides.
 - b. A basement or crawlspace may be placed at the regional flood elevation provided it is flood proofed to the flood protection elevation. Basements or crawlspaces cannot extend below the regional flood elevation.
 - c. Contiguous dryland access must be provided from the structure to the land outside the floodplain unless existing street or sewer line elevations make this requirement impractical. New development may be permitted where roads are below the regional flood elevation if the municipality has written assurance from police, fire and emergency services that rescue and relief will be provided by wheeled structures during a regional flood event or the municipality has a DNR-approved emergency evacuation plan.
3. Accessory Structures:
 - a. The elevation of the lowest floor must be at or above the regional protection elevation on fill.
4. Commercial Structures:
 - a. Commercial structures must meet the same criteria as residential structures (above) as well as those of manufacturing and industrial structures (below).
 - b. Storage yards, surface parking lots and other similar uses may be placed at a lower elevation if an adequate warning system exists.
5. Manufacturing and Industrial Structures:
 - a. The elevation of the lowest floor must be at or above the regional protection elevation or must meet the flood-proofing requirements below.
 - b. Storage yards, surface parking lots and other similar uses may be placed at a lower elevation if an adequate warning system exists.
6. Storage of Materials
 - a. Materials that are buoyant, flammable, explosive or injurious to property, water quality or human, animal, plant, fish or other aquatic life must be stored at or above the flood protection elevation or meet the flood-proofing requirements below. Adequate measure must be taken to ensure that these materials will not enter the water body during flooding.
7. Public Utilities, Streets and Bridges:
 - a. Utilities, streets and bridges must be designed to be compatible with the comprehensive floodplain development plans.
 - b. Construction or repair of these facilities is only allowed if it is deemed essential and proper flood-proofing measure are taken.
 - c. Minor roads or non-essential utilities may be constructed at lower elevations if they are designed to withstand flood forces to the regional flood elevation.
8. Sewage Systems:
 - a. All sewage disposal systems must be designed to minimize or eliminate infiltration of flood waters into the system. The system must be flood-proofed to the flood protection elevation and must meet the provisions of all local ordinances as well as Wisconsin Administrative Code SPS 383.

Flood-Proofing Measures:

1. Structure must be designed to withstand pressures, depths, velocities, uplift and impact forces as well as other regional flood factors.
2. Flood-proofing must protect structures to the flood protection elevation.
3. Structures must be anchored to foundations in order to resist flotation and lateral movement.
4. Flood-proofing must minimize or eliminate infiltration of flood waters.
5. Flood-proofing must minimize or eliminate discharges into flood waters.

*Please note that no permit or Variance will be issued for a non-residential 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 flood-proofing measures will protect the structure or development to the flood protection elevation and a FEMA Flood Proofing Certificate is submitted.