



Floodplain Permit
City of Wisconsin Rapids, Wisconsin
 Version: January 3, 2019

Community Development Department
 444 West Grand Avenue
 Wisconsin Rapids, WI 54495-2780
 P: (715) 421-8228 Fax: (715) 421-8291

Overview: Development in the 100-year floodplain, which covers a small portion of the City, is subject to additional development standards to ensure that development is compatible with floodplain management objectives.

Governing regulations: The procedures and standards governing the review of this application are found in Article 5 of the City's zoning code (Chapter 11 of the municipal code).

General instructions: Given the many requirements and nuances in the floodplain regulations, please contact the zoning administrator to set up a time to review your project and your application. Complete this application and submit one copy to the Community Development Department. Alternatively, you can submit your application online at <https://wisconsinrapids.zoninghub.com/>

Application fee: \$100.00

Application submittal deadline: There is no deadline - applications can be submitted anytime.

Mandatory meeting with staff: To ensure that all the required information is provided and that there is a complete understanding of the process, the applicant must meet with City staff to discuss the request and necessary items. Please contact the Community Development Department to schedule an appointment.

Office Use Only

Date Received _____
 Received By _____
 Fee _____
 Case # _____
 Aldermanic District _____
 Plan Commission Date NA _____

1. Applicant information

Applicant name _____
 Street address _____
 City, state, zip code _____
 Daytime telephone number _____
 Email _____

2. Agent contact information Include the names of those agents, if any, that helped prepare this application including the supplemental information. Agents may include surveyors, engineers, landscape architects, architects, planners, and attorneys.

	<u>Agent 1</u>	<u>Agent 2</u>
Name	_____	_____
Company	_____	_____
Street address	_____	_____
City, state, zip code	_____	_____
Daytime telephone number	_____	_____
Email	_____	_____

3. Subject property information

Physical address _____
 Parcel number(s) _____

Note: The parcel number can be found on the tax bill for the property or it may be obtained from the Community Development Department.

Is the subject property currently in violation of the City's zoning ordinance as determined by the City's zoning administrator?

- No
- Yes

If yes, please explain.

Comment: Pursuant to Section 11.04.10 of the City's zoning code, the City may not issue a permit or other approval that would benefit a parcel of

land that is in violation of the zoning code, except to correct the violation or as may be required by state law.

Are there any unpaid taxes, assessments, special charges, or other required payments that are specifically related to the subject property?

- No
- Yes

If yes, please explain.

Comment: Pursuant to Section 11.04.11 of the City's zoning code, the City may not issue a permit or other approval that would benefit a parcel of land where taxes, special assessments, special charges, or other required payments are delinquent and unpaid.

4. Zoning information (refer to <https://wisconsinrapids.zoninghub.com/zoningmap.aspx>)

The subject property is located in the following base zoning district(s). (check all that apply)

- | | | |
|----------------------------------------------------------------------|------------------------------------------------------|--------------------------------------------------|
| <input type="checkbox"/> RR Rural Residential | <input type="checkbox"/> R-8 Manufactured Home Park | <input type="checkbox"/> M-1 General Industrial |
| <input type="checkbox"/> R-1 Single-family Residential | <input type="checkbox"/> B-1 Downtown Commercial | <input type="checkbox"/> M-2 Heavy Industrial |
| <input type="checkbox"/> R-2 Mixed Residential | <input type="checkbox"/> B-2 General Commercial | <input type="checkbox"/> I-1 Institutional |
| <input type="checkbox"/> R-3 Multi-family Medium Density Residential | <input type="checkbox"/> B-3 Neighborhood Commercial | <input type="checkbox"/> P-1 Park and Recreation |
| <input type="checkbox"/> R-4 Multi-family High Density Residential | <input type="checkbox"/> B-5 Mixed Use Commercial | <input type="checkbox"/> C-1 Conservancy |

The subject property is also located in the following overlay zoning district(s). (check all that apply)

- | | | |
|----------------------------------------------------|--------------------------------------------|----------------------------------------------|
| <input type="checkbox"/> Planned Development (PDD) | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Floodplain |
| <input type="checkbox"/> Downtown Design | <input type="checkbox"/> Shoreland-Wetland | <input type="checkbox"/> Wellhead Protection |

5. General description of proposed project (e.g., single-family home (1,800 square feet of living area), attached garage (450 square feet), patio (240 square feet), and attached deck (320 square feet)).

6. Existing buildings on the subject property?

- No
- Yes

If yes, provide the information listed below for each building AND depict on the site plan.

	General Description	Current Use	Year Constructed [1]	Total Floor Area in Square Feet [2]
Building 1				
Building 2				
Building 3				
Building 4				

Notes:

1. If the year of construction is not known, provide an approximate year or a time period (e.g., 1930-1940).
2. The size of the building is measured from outside wall to outside wall.

7. Proposed development (check all that apply, but note that some of these uses are not permitted in the floodway district)

	Floodfringe	Floodway
<input type="checkbox"/> New building – industrial	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> New building – commercial	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> New building – institutional	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> New building – residential	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> New building – detached building	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Elevate existing building (for flood proofing)	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Addition to existing building [1]	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Alterations to existing building [1]	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Repair existing building due to natural storm event	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Outdoor swimming pool	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Deck	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Patio	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Fence	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Walkways and paths	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Driveway and related parking area	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Boathouse [2]	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Boat dock [2]	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Beach, new [3]	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Beach, re-establish [3]	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Rip rap [3]	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Seawall [3]	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Fill	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Retaining wall	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Campground	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Bridge or public utilities	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Road	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Parking lot	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Fish habitat	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Relocation of existing stream channel	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Other: _____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Other: _____	<input type="checkbox"/>	<input type="checkbox"/>

Notes:

1. Modifications, alterations, reconstruction or improvement of any kind to an existing building may be limited so as not to exceed established thresholds.
2. These projects are also subject to the review and approval of the Wisconsin Department of Natural Resources.
3. Any fill placed below the ordinary high-water mark is subject to the review and approval of the Wisconsin Department of Natural Resources.

8. Project cost for modifications, alterations, reconstruction or improvement of any kind to an existing building: The project cost includes all materials and related costs and labor (even if supplied by the owner). The zoning administrator may require an estimate from a qualified contractor to verify information provided.

\$ _____

9. Onsite utilities (check all that apply)

	New	Existing
Electric service, underground	<input type="checkbox"/>	<input type="checkbox"/>
Electric service, overhead	<input type="checkbox"/>	<input type="checkbox"/>
Municipal water	<input type="checkbox"/>	<input type="checkbox"/>
Municipal sewer	<input type="checkbox"/>	<input type="checkbox"/>
Other: _____	<input type="checkbox"/>	<input type="checkbox"/>
Other: _____	<input type="checkbox"/>	<input type="checkbox"/>

10. Details for new construction and additions

For new construction and additions to an existing building, provide a full set of construction plans and at least two perpendicular cross-sections through the building that show the following:

1. The existing and proposed grade.
2. 100-year flood elevation at the center of the building based on information from the Flood Insurance Study (FIS).
3. First floor (must be at least 2 feet above the 100-year flood elevation)
4. The crawl space and/or basement floor (must be at or above the 100-year flood elevation)
5. 15 feet of fill extending around the perimeter of the building including the attached garage, if any, that is 1 foot or more above the 100-year flood elevation.

11. Work within 35 feet of the shore (ordinary high-water mark)

Does the project involve removing any woody vegetation within 35 feet of the ordinary high-water mark?

- No
 Yes

If yes, please describe the work to be done.

12. Grading plan. Submit a grading plan if the grade of the subject property is going to be modified. The plan should clearly identify drainage patterns and calculations for cuts and fill.

13. Project map. Attach a project map. It can consist of a single page or multiple pages depending on the complexity of the features that need to be depicted.

The following items need to be included as appropriate to the project.

Background Project Information

- Project name
- Applicant name
- Preparation date

Survey Information

- North arrow and graphic scale
- Address of subject property or legal description
- Property boundaries
- Acreage of subject property

Project Development Information

- Easements/rights-of-ways (location, width, purpose, ownership)
- Common areas/conservancy areas (location, purpose, ownership)

Setting

- Property boundaries within 150 feet of the subject property

Landscaping Features (existing and proposed)

- Fences, buffers, and berms
- Pervious and impervious surfaces by type
- Existing trees and other prominent vegetation

Transportation Facilities (existing and proposed)

- Streets
- Driveways and road access onto public and private roads
- Sidewalks / trails

Buildings and Outdoor Storage/Activity Areas footprint, use, etc.)

- Existing and proposed
- Existing within 150 feet of subject property

Required Setbacks

- Yard setbacks (front, side, rear and shore)
- On-site septic systems

- Land uses within 150 feet of the subject property
- Zoning district boundaries within 150 feet of the subject property
- Municipal boundaries within 150 feet of the subject property
- On-site wells and off-site wells within 10 feet of the perimeter of the subject property

Site Features (existing and proposed)

- Ground contours when any slope exceeds 10 percent
- Wetlands
- Woodlands
- Wildlife habitat, including critical wildlife habitat
- Environmentally sensitive features
- Water resources (rivers, ponds, etc.)
- Floodplain boundaries
- Environmental and manmade development constraints and hazards including brownfields, contaminated sites, unstable soils, high groundwater, bedrock, and high-pressure natural gas lines

14. Attachments List any attachments included with your application.

15. Other information You may provide any other information you feel is relevant to the review of your application.

16. Mandatory meeting with staff

When did you meet with the Community Development Director? _____ Month/year

17. Applicant certification

- I certify that all of the information in this application, along with any attachments, is true and correct to the best of my knowledge and belief.
- I understand that submission of this application authorizes City officials and employees, and other designated agents, including those retained by the City, to enter the property to conduct whatever site investigations are necessary to review this application. This does not authorize any such individual to enter any building on the subject property, unless such inspection is specifically related to the review of this application and the property owner gives his or her permission to do so.
- I understand that this application and any written materials relating to this application will become a permanent public record and that by submitting this application I acknowledge that I have no right to confidentiality. Any person has the right to obtain copies of this application and related materials or view it online.
- I understand that the zoning administrator will review this application to determine if it contains all of the required information. If he or she determines that the application is incomplete, it will not be scheduled for review until it is deemed to be complete.
- I understand that the City may request additional information depending on the nature of my project.

Property Owner:

Name – print

Name – Signature

Date

Name – print

Name – Signature

Date