

STAFF REPORT LAND MANAGEMENT COMMITTEE

Land Management Committee Meeting,

October 7, 2020

Agenda Item 4

Applicant: Kerri Harting & Dawn Stewart (owners)

Request: Conditional Use Permit (CUP) for Agritourism

Background: This CUP application was originally presented to the Committee on August 5, 2020 and was approved with 14 conditions. However, due to publishing errors, the notification had to be published again to satisfy Wisconsin State Statutes publication of legal notice requirements. The publication error nullifies the previous approval and requires the committee to again consider and take action on this CUP request.

The applicants are requesting a CUP for agritourism to allow farm tours and several open house events on their property where they operate "Eagle Eye Farm". The farm is primarily an alpaca farm where they breed, raise, show, and sell high quality alpacas. Other animals on the farm include Kune Kune pigs, chickens, llamas, Valais blacknose sheep, and miniature Highland cows.

The farm tours would focus on educating the community about alpacas and other animals, highlight the benefits of agriculture, help people understand the importance of sustainability and agriculture, and show customers how to properly care for such animals.

In May of 2020, the applicants were issued a LUP for a home business to sell raw fleece/wool produced onsite along with other products made from their fleece/wool and any products accessory to such goods. Part of the farm tours would focus on discussing the process of shearing their sheep, llamas, and alpacas and how that sheared fleece and wool are brought to a fiber mill to have yarn made for hats gloves, socks, sweaters, and other products for sale on their website. The business is mostly operated online but the applicants have indicated they would like to have an onsite farm market/store in the future so that customers have the option to buy items directly onsite. The online store is called All Things Sheared, LLC. Additional information about the farm and the store can be found on their website (<http://www.eagleeyefarm.net/>).

The applicants would also like the option to hold several open house type events each year. The Applicants have stated that the Alpacas Owners Association (AOA) encourages farms to hold farm tours/events including an annual event called Alpaca Days which is always held the last Saturday of September. This would be one of the open house type events the applicants are requesting.

Issues Pertaining to the Request:

- The property is located in part of the NE ¼ of the SW ¼ of Sec. 18, T27N, R19W, Town of Clifton.
- The property is 10.87 acres and zoned General Rural Flexible 8. Adjoining properties are zoned Primary Ag, General Rural Flexible 8 and Rural Residential 8.
- Pierce County Code (PCC) § 240-35B(1) classifies agritourism as an agricultural business operation. Ch. 240 Attachment 1 (Table of Uses) allows Agritourism in the General Rural Flexible 8 zoning district with the issuance of a CUP.
- PCC § 240-88 defines "Agritourism" as, "Activities conducted at a working agriculture operation and offered to the public or to invited groups for the purpose of recreation, education, or involvement in the operation."
- PCC § 240-88 defines "Agricultural Business Operation" as, "A site specific business reliant on the property's active agriculture which may include multiple related uses managed as one operation."

- Applicants are requesting to operate seven days a week with hours of operation from 10 AM to 6 PM.
- Applicants are requesting up to 6 open house type events each year. Hours of operation requested for open house events would be from 9am to Midnight. Applicants expect a couple hundred people could possibly show up for these events.
- The applicants expect that the farm tours will have around 10 people per tour with larger or smaller tours possible depending on the demand. Tours are expected to last approximately 1 hour.
- The farm currently has 3 employees (not including the owners). However, the applicants have stated they may need more employees in the future.
- A Sanitary Permit for a holding tank was permitted in 2004 for a bathroom in the barn. This bathroom would be used for customers on the tour.
- Pierce County Code § 240-54 establishes parking requirements. Agritourism is not a listed use, but 1 parking space per 4 patrons is required for Commercial Recreation. Groups attending will be limited to approximately 10 individuals. The number of people at the open house events will range. There is plenty of adequate parking areas onsite along the barn and along the service drive to satisfy this requirement for daily tours.
- No advertising signs are currently onsite and the applicants have indicated they do not plan to advertise using signage at this time.
- The Clifton Town Board recommended approval of this request on 7-6-2020 without any concerns or suggested conditions. The Town did not reference its Comprehensive Plan.
- PCC § 240-76G discusses expiration of Conditional Use Permits and states, “All conditional use permits shall expire 12 months from the date of issuance where no action has commenced to establish the authorized use. If a time limit has been imposed as a condition for the permit, the permit shall expire at the end of the time limit.”
- Following discussion with Legal Counsel, staff is recommending the Land Management Department and Committee not include any conditions which enforce other local and/or state ordinances and regulations that they have no control over. With such conditions in place, an applicants’ failure to comply with, or dispute about the administration of, another agency’s ordinance or licensing requirements could require the LMC to revoke their CUP. All local or state ordinances contain penalty provisions relating to noncompliance with that ordinance or rule. Given this, it is not necessary for the LMC to tie CUPs to compliance with other agencies rules and regulations. Eliminating these conditions would not excuse an applicant from the need to obtain all necessary permits and approvals; it simply removes the Land Management Committee from enforcing them.
- The applicant is strongly encouraged to comply with relevant local and state ordinances and regulations and secure all necessary permits and licenses (e.g. Department of Safety & Professional Services (DSPS), Department of Health and Family Services, etc.).
- The committee originally approved this request on August 5, 2020 with the following conditions:

Applicant: Kerri Harting & Dawn Stewart
October 7, 2020
CUP – Agritourism

1. Activities shall be conducted as presented in the application unless modified by a condition of this CUP.
2. The applicants shall contact the Town of Clifton Building Inspector to discuss whether any structures need to comply with the Uniform Commercial Code (UCC) requirements. If the Building Inspector determines that a safety issue currently exists, use of the structure shall cease until it is code compliant.
3. Applicant shall secure a Land Use Permit for all future structures or signs prior to construction or installation.
4. Adequate portable outhouses (1 per 50 people), or other acceptable restroom facilities, shall be provided for the larger open house events.
5. Hours of operation shall be Monday–Sunday, 10 AM to 6 PM.
6. Up to 6 open house events are allowed each year. Hours of operation for the open house events shall be 9am to 10pm.
7. Applicant understands that expansion or intensification of this use will require issuance of a new conditional use permit. If applicant has questions as to what constitutes expansion or intensification, Land Management staff should be contacted.
8. One parking space per four customers and areas for ADA compliant parking shall be provided onsite.
9. Applicant shall submit a parking plan prior to the first open house type event for staff review. Plan shall indicate locations and number of parking spaces available.
10. If food is provided for any open house type events it shall be provided by a licensed food vendor.
11. A status report shall be made to the Land Management Committee in one year.
12. This CUP shall be renewed every 2 years. Permit may be renewed administratively if no compliance issues arise.
13. Applicant shall obtain written driveway access approval from the Pierce County Highway Department for the change in use prior to any Agritourism.
14. Applicant shall acquire a Uniform Address Number (UAN) sign for the barn.

Recommendation:

Staff recommends that the Land Management Committee determine whether the proposed use at the proposed location would be contrary to the public interest and whether it would be detrimental or injurious to public health, public safety, or the character of the surrounding area. If found to be not contrary to the above, staff recommends the Land Management Committee approve this conditional use permit for Agritourism with the following conditions:

1. Activities shall be conducted as presented in the application unless modified by a condition of this CUP.
2. The applicants shall contact the Town of Clifton Building Inspector to discuss whether any structures need to comply with the Uniform Commercial Code (UCC) requirements. If the Building Inspector determines that a safety issue currently exists, use of the structure shall cease until it is code compliant.
3. Applicant shall secure a Land Use Permit for all future structures or signs prior to construction or installation.
4. Adequate portable outhouses (1 per 50 people), or other acceptable restroom facilities, shall be provided for the larger open house events.
5. Hours of operation shall be Monday–Sunday, 10 AM to 6 PM.
6. Up to 6 open house events are allowed each year. Hours of operation for the open house events shall be 9am to 10pm.
7. Applicant understands that expansion or intensification of this use will require issuance of a new conditional use permit. If applicant has questions as to what constitutes expansion or intensification, Land Management staff should be contacted.

Applicant: Kerri Harting & Dawn Stewart
October 7, 2020
CUP – Agritourism

8. One parking space per four customers and areas for ADA compliant parking shall be provided onsite.
9. Applicant shall submit a parking plan prior to the first open house type event for staff review. Plan shall indicate locations and number of parking spaces available.
10. If food is provided for any open house type events it shall be provided by a licensed food vendor.
11. A status report shall be made to the Land Management Committee in one year.
12. This CUP shall be renewed every 2 years. Permit may be renewed administratively if no compliance issues arise.
13. Applicant shall obtain written driveway access approval from the Pierce County Highway Department for the change in use prior to any Agritourism.
14. Applicant shall acquire a Uniform Address Number (UAN) sign for the barn.

Submitted By: Adam Adank,
Zoning Specialist

Land Management Committee

Dawn Stewart & Kerri Harting

(October 7, 2020)

CUP - Agritourism

Legend

-  Dwellings
-  CUP Parcel
-  Parcels

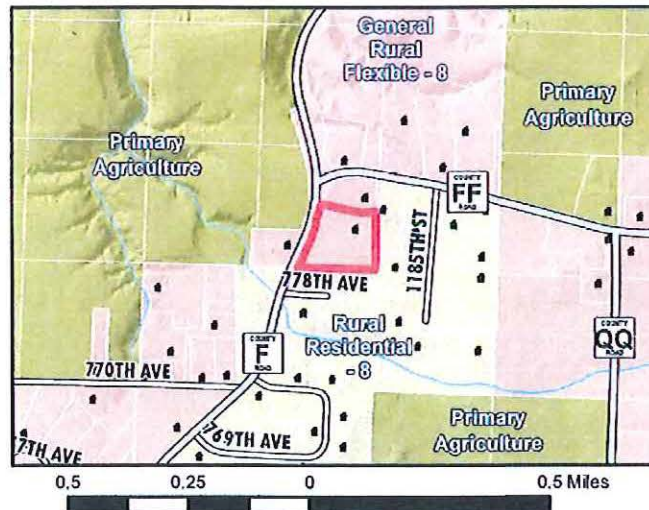
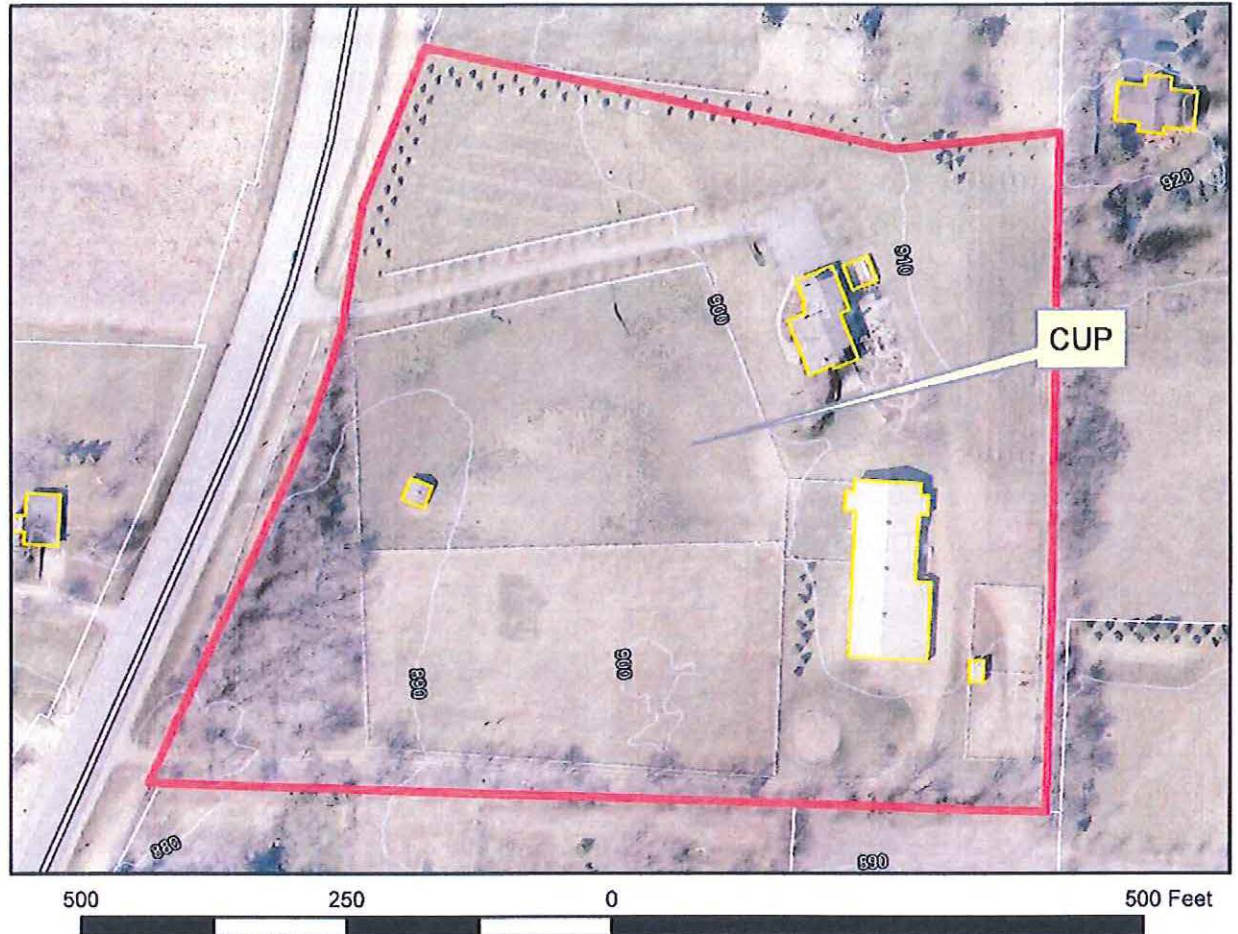
Zoning

-  General Rural Flexible - 8
-  Primary Agriculture
-  Rural Residential - 8

Orthophotography - 2015 Pierce County



Prepared by the Department of Land Management



Site Location

N7836 County Road F
Town of Clifton



STAFF REPORT LAND MANAGEMENT COMMITTEE

Land Management Committee Meeting,

October 7, 2020

Agenda Item 5

Applicant: **Prairie View Farms Inc., Randy Huppert (owner)**

Request: **Conditional Use Permit for a Farm and Home Based Business**

Background: The applicant is requesting a Conditional Use Permit to operate a trucking business at his residence in the Town of Trimbelle. The business is called Huppert Trucking and they typically transport rock, sand, gravel, asphalt, debris, etc.

Mr. Huppert has been operating a trucking business for the past few years without benefit of a permit. The Land Management Department was recently made aware of the business from a complaint about the business not having proper permits. At that time, Mr. Huppert was made aware that a Conditional Use Permit for a Farm and Home Based Business was required to run the business at his property.

Mr. Huppert owns approximately 588 acres connected to the parcel his home and trucking business is located on. The trucking business is operated out of a 50' x 90' pole building. The pole building is a garage with an equipment storage area and office area. The total square footage of the building is 4500 square feet. No other buildings are utilized for the trucking business.

Issues Pertaining to the Request:

- The property is located in the SE ¼ of the SE ¼ in Section 30, T26N, R18W, Town of Trimbelle. The property is zoned Primary Agriculture.
- The purpose of the Primary Agricultural District is established to maintain, preserve and enhance prime agricultural lands historically utilized for crop production but which are not included within the Exclusive Agriculture District. This district is also intended to provide farmland owners with additional management options by allowing limited residential development but with residential density limits set as to maintain the rural characteristics of the district.
- Adjacent properties are zoned Primary Agriculture and Agriculture-Residential.
- Adjacent land uses are agriculture and low density residential.
- Section 240-36(E) allows farm and home based businesses as accessory to single family residential uses subject to the following:
 1. The farm and home based business shall be conducted by the owner of the dwelling unit. No more than eight persons not residing on the site may be employed in the business.
 2. If located in the dwelling unit, the farm and home business shall occupy no more than 50% of the dwelling unit. If located in an accessory building, the farm and home business shall not occupy an area greater than 5,000 square feet.
 3. Minimum lot size shall be 5 acres.
 4. Such other conditions as specified by the Land Management Committee pursuant to Sec. 240-76 shall apply.

Applicant: Prairie View Farms Inc., Randy Huppert
CUP for a Farm and Home Based Trucking Business
October 7, 2020

- Mr. Huppert currently has 8 employees for the trucking business. County code stipulates that, as a Farm and Home based business, no more than 8 employees may be working at one time.
- 460th Ave is a dead-end road that connects to County Road OO. There are 6 other residences on 460th Ave.
- The business currently operates with 7 trucks.
- The business location is not open to the public.
- No bathroom facilities are located onsite other than the bathrooms for the dwellings located on the parcel.
- Off-street parking per Pierce County Zoning Code Ch. 240-54(A) requires 2 non-employee spaces for manufacturing/trade or contractor establishments. Adequate employee parking spaces are available around all sides of the building.
- Hours of operation requested are 6 a.m. to 6 p.m. Monday thru Friday, and occasionally on Saturdays.
- No advertising signs are currently onsite and the applicants have indicated they do not plan to advertise using signage at this time.
- The Trimble Town Board recommended approval of this request on 8-12-2020. The Town did not suggest any conditions or state any concerns.
- The applicant is strongly encouraged to comply with relevant local and state ordinances and regulations and secure all necessary permits and licenses.

Recommendation:

Staff recommends that the Land Management Committee determine whether the proposed use at the proposed location is contrary to the public interest and whether it would be detrimental or injurious to public health, public safety, or the character of the surrounding area. If found to be not contrary to the above, staff recommends the Land Management Committee approve this conditional use permit for a farm and home based business with the following conditions:

1. Activities shall be conducted as presented in the application unless modified by a condition of this permit.
2. The applicants shall contact the Town of Trimble Building Inspector to discuss whether any structures need to comply with the Uniform Commercial Code (UCC) requirements. If the Building Inspector determines that a safety issue currently exists, use of the structure shall cease until it is code compliant.
3. Hours of operation shall be Monday thru Friday, 6 a.m. to 6 p.m. and occasionally on Saturdays.
4. There shall be a minimum of 2 parking spaces established.
5. The entire business area shall not exceed 5,000 square feet.

Applicant: Prairie View Farms Inc., Randy Huppert
CUP for a Farm and Home Based Trucking Business
October 7, 2020

6. No more than 8 persons not residing on-site shall be employed at the site at any given time.
7. The business shall be conducted by the owner of the dwelling unit.
8. A land use permit shall be obtained for all future structures or signs prior to construction.
9. Applicant understands that expansion or intensification of this use will require modification to this conditional use permit. If applicant has questions as to what constitutes expansion or intensification, Land Management staff should be contacted.
10. This CUP shall be renewed every 2 years. Permit may be renewed administratively if no compliance issues arise.

Submitted By: Adam Adank
Zoning Specialist

Land Management Committee

Prairie View Farms Inc.- Huppert
(October 7, 2020)

CUP-Farm & Home Business
Huppert Trucking

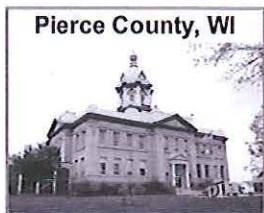
Legend

-  Dwellings
-  CUP Parcel
-  Parcels
-  Building Footprints

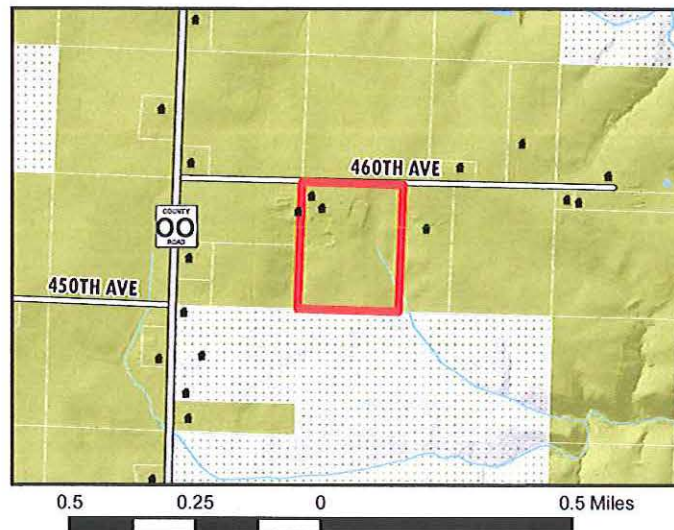
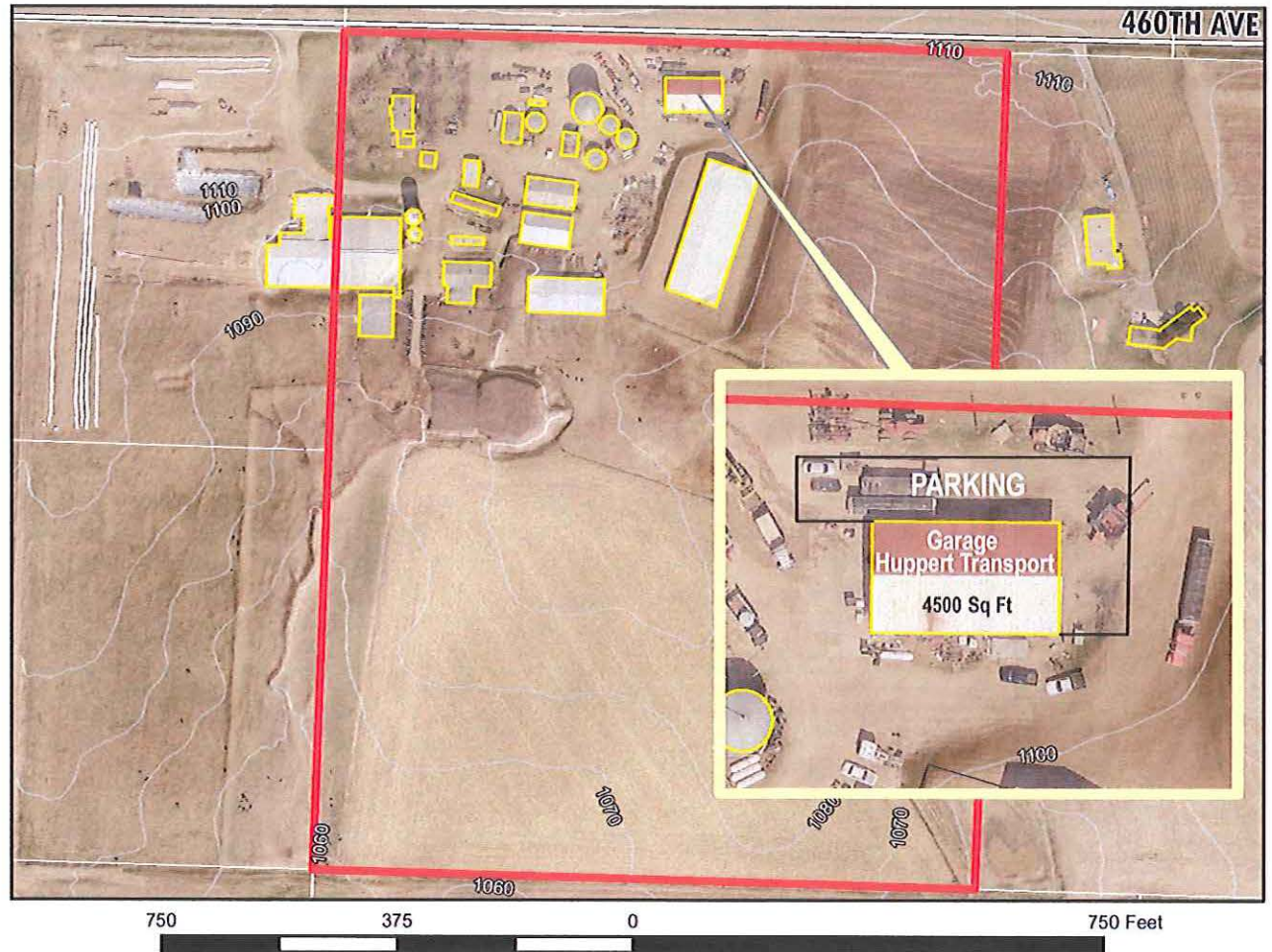
Zoning

-  Agriculture - Residential
-  Primary Agriculture

Orthophotography - 2015 Pierce County

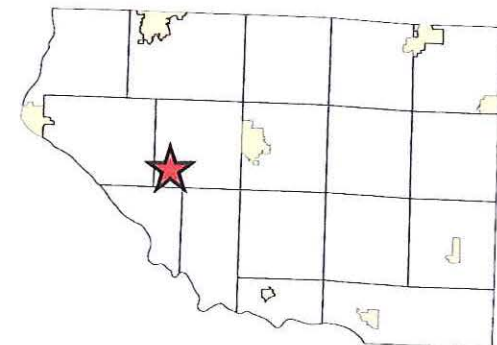


Prepared by the Department of Land Management



Site Location

W9393 460TH AVE
Town of Trimbelle



STAFF REPORT LAND MANAGEMENT COMMITTEE

Land Management Committee Meeting,

October 7, 2020

Agenda Item 6

Applicant: Prairie View Farms Inc., Randy Huppert (owner)

Request: Conditional Use Permit for a Farm and Home Based Business

Background: The applicant is requesting a Conditional Use Permit to operate an excavation business at his residence in the Town of Trimble. The business specializes in excavation and sitework services including: land clearing, foundations, stone-sand-gravel, ponds, septic, drainage systems, driveways, topsoil work etc. The business is called Big River Dirt Works.

Mr. Huppert has been operating the excavation business for the past few years without benefit of a permit. The Land Management Department was recently made aware of the business from a complaint about the business not having proper permits. At that time Mr. Huppert was made aware that a Conditional Use Permit for a Farm and Home Based Business was required.

Mr. Huppert owns approximately 588 acres connected to the parcel his home and excavation business is located on. The excavation business is run out of a 60' x 210' pole building that is used for business equipment storage and farm equipment storage. The building also has an open sided 20' x 210' lean to off the east side. Mr. Huppert has indicated that the majority of the building is used for farm equipment storage and stated that no more than 5000 sq. ft. is used for the excavation business. A 60' x 80' area of the pole shed has been delineated for the business as shown in the attached site map.

Issues Pertaining to the Request:

- The property is located in the SE ¼ of the SE ¼ in Section 30, T26N, R18W, Town of Trimble. The property is zoned Primary Agriculture.
- The purpose of the Primary Agricultural District is established to maintain, preserve and enhance prime agricultural lands historically utilized for crop production but which are not included within the Exclusive Agriculture District. This district is also intended to provide farmland owners with additional management options by allowing limited residential development but with residential density limits set as to maintain the rural characteristics of the district.
- Adjacent properties are zoned Primary Agriculture and Agriculture-Residential.
- Adjacent land uses are agriculture and low density residential.
- Section 240-36(E) allows farm and home based businesses as accessory to single family residential uses subject to the following:
 1. The farm and home based business shall be conducted by the owner of the dwelling unit. No more than eight persons not residing on the site may be employed in the business.
 2. If located in the dwelling unit, the farm and home business shall occupy no more than 50% of the dwelling unit. If located in an accessory building, the farm and home business shall not occupy an area greater than 5,000 square feet.
 3. Minimum lot size shall be 5 acres.

Applicant: Prairie View Farms Inc., Randy Huppert
CUP for a Farm and Home Based Business – Big River Dirt Works
October 7, 2020

4. Such other conditions as specified by the Land Management Committee pursuant to Sec. 240-76 shall apply.
- The Land Management Committee has historically allowed up to two (2) Farm and Home Based Businesses to be permitted on a single qualifying parcel.
 - Mr. Huppert currently has 8 employees for the excavation business. No more than 8 employees may be working at one time.
 - 460th Ave is a dead-end road that connects to County Road OO. There are 6 other residences on 460th Ave.
 - Equipment used for the business includes, backhoes, skid loaders, dozers, dump trucks, and other excavation equipment.
 - The business is not open to the public.
 - No bathroom facilities are located onsite other than the bathrooms for the dwellings located on the parcel.
 - Off-street parking per Pierce County Zoning Code Ch. 240-54(A) requires 2 non-employee parking spaces for manufacturing/trade or contractor establishments. Adequate employee parking spaces are available around all sides of the building.
 - Hours of operation requested are 6 a.m. to 6 p.m. Monday thru Friday, and occasionally on Saturdays.
 - No advertising signs are currently onsite and the applicants have indicated they do not plan to advertise using signage at this time.
 - The Trimble Town Board recommended approval of this request on 8-12-2020. The Town did not suggest any conditions or state any concerns.
 - The applicant is strongly encouraged to comply with relevant local and state ordinances and regulations and secure all necessary permits and licenses.

Recommendation:

Staff recommends that the Land Management Committee determine whether the proposed use at the proposed location is contrary to the public interest and whether it would be detrimental or injurious to public health, public safety, or the character of the surrounding area. If found to be not contrary to the above, staff recommends the Land Management Committee approve this conditional use permit for a Farm and Home Based Business with the following conditions:

1. Activities shall be conducted as presented in the application unless modified by a condition of this permit.

Applicant: Prairie View Farms Inc., Randy Huppert
CUP for a Farm and Home Based Business – Big River Dirt Works
October 7, 2020

2. The applicants shall contact the Town of Trimble Building Inspector to discuss whether any structures need to comply with the Uniform Commercial Code (UCC) requirements. If the Building Inspector determines that a safety issue currently exists, use of the structure shall cease until it is code compliant.
3. Hours of operation shall be Monday thru Friday, 6 a.m. to 6 p.m. and occasionally on Saturdays.
4. There shall be a minimum of 2 parking spaces established.
5. The entire business area shall not exceed 5,000 square feet.
6. No more than 8 persons not residing on-site shall be employed at the site at any given time.
7. The business shall be conducted by the owner of the dwelling unit.
8. A land use permit shall be obtained for all future structures or signs prior to construction.
9. Applicant understands that expansion or intensification of this use will require modification to this conditional use permit. If applicant has questions as to what constitutes expansion or intensification, Land Management staff should be contacted.
10. The CUP shall be renewed every 2 years. Permit may be renewed administratively if no compliance issues arise.

Submitted By: Adam Adank
Zoning Specialist

Land Management Committee

Prairie View Farms Inc.- Huppert
(October 7, 2020)

CUP-Farm & Home Business
Big River Dirt Works

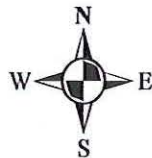
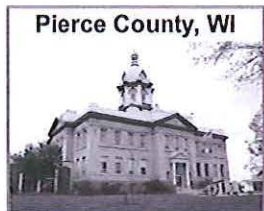
Legend

-  Dwellings
-  CUP Parcel
-  Parcels
-  Home Business
-  Building Footprints

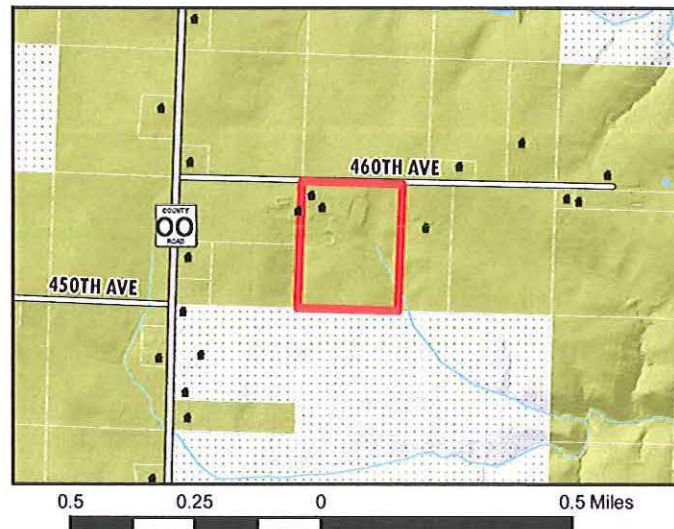
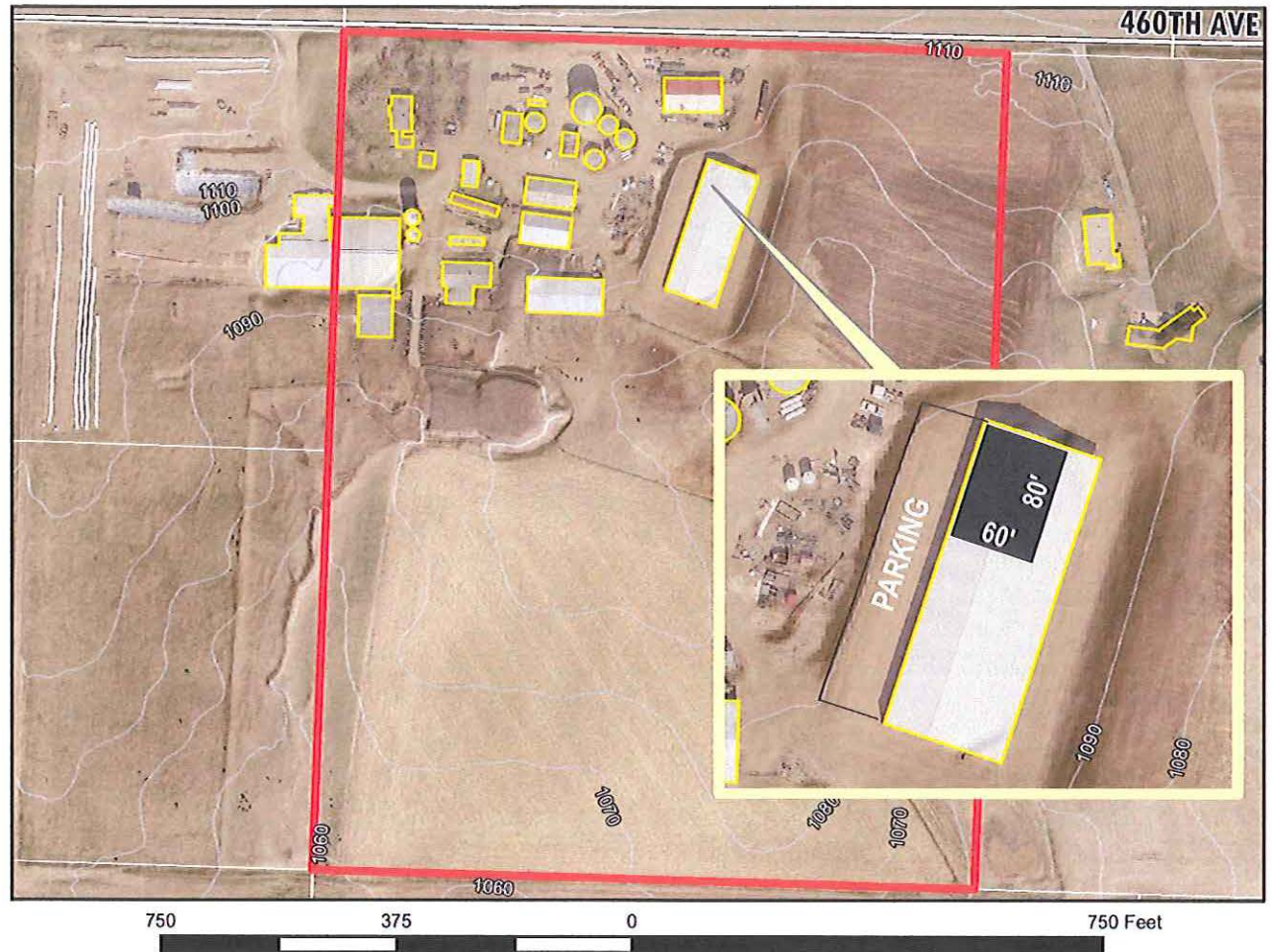
Zoning

-  Agriculture - Residential
-  Primary Agriculture

Orthophotography - 2015 Pierce County

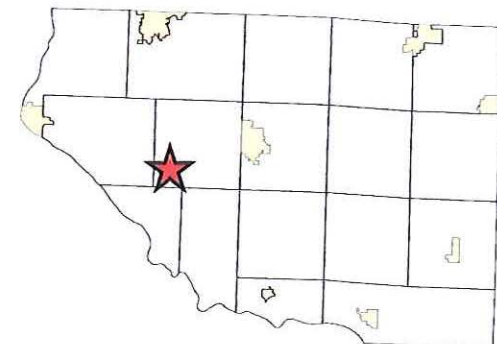


Prepared by the Department of Land Management



Site Location

W9393 460TH AVE
Town of Trimbelle



STAFF REPORT LAND MANAGEMENT COMMITTEE

Land Management Committee Meeting, October 7, 2020

Agenda Item 7

Applicant: William Schroeder (applicant) and Cedar Corporation, Dave Sauer (agent)

Request: Conditional Use Permit (CUP) for Sludge Disposal

Background:

Ralston Purina / Nestle Purina Pet Care Company is a cat and dog food flavoring processing facility located in Hager City, WI. They operate a wastewater treatment facility with two settling basins to store bio-solids, or sludge material. When the food processing equipment is cleaned, wastewater is generated. These ponds need occasional sludge removal. The LMC approved previous CUPs for sludge disposal in 1997, 1999, 2001, 2006, 2011, 2015, and 2016.

This new CUP request is for a site called Field 14 in Sections 29 and 32 in the Town of Hartland on property owned by William Schroeder. They plan to land apply sludge after the crops are harvested. The sludge contains nitrogen, phosphorous, potassium, and other nutrients that support corn and soybean plant growth. The land application locations and rates are regulated by the WI DNR through NR 214. The applicants have received land application site approval from the WI DNR on 9-1-2020.

Issues Pertaining to the Request:

- The parcels are in the N ½ of the SW ¼, the SE ¼ of the SW ¼, and the SE ¼ of Sec. 29 & the N ½ of the NE ¼ of Sec. 32, T25N, R17W, in the Town of Hartland, Pierce County, WI.
- The parcels total 339.64 acres and are zoned General Rural Flexible. Soybean and corn crops are grown on the upland areas. Surrounding land uses include agriculture, woodland, and residential.
- Pierce County Zoning Code Ch. 240 Attachment 1:1 Table of Uses defines sludge disposal as a conditionally permitted use in the General Rural Flexible zoning district.
- Of the 339.64 acres, only 197.3 acres will have sludge material applied. The WI DNR reduced the area due to regulated separation distances to wells, residences, steep slopes, surface water, drainage areas, and more. These are listed on Page 2 of the WI DNR approval letter.
- The applicant is planning to have sludge material land spread between October to November 2020. According to Page 1 of the DNR approval letter, they also regulate land spreading when the ground is saturated or frozen. In case the weather doesn't cooperate this year, they are requesting this CUP to be active for 16 months, so they can land apply sludge material in the fall of 2021 if necessary.
- The Hartland Town Board recommended approval of this request on 8-11-2020 with the following statement (attached), "Conditional approval based on letter of credit from Bank or Security Deposit to cover potential road damage. \$60,000 value. The roads to be inspected before and after to ensure no damage." The Town did not reference its Comprehensive Plan.
- PCC § 240-76G discusses expiration of Conditional Use Permits and states, "All conditional use permits shall expire 12 months from the date of issuance where no action has commenced to establish the

authorized use. If a time limit has been imposed as a condition for the permit, the permit shall expire at the end of the time limit.”

- Following discussion with Legal Counsel, staff is recommending the Land Management Committee not include any conditions which enforce other local and/or state ordinances and regulations that they have no control over. With such conditions in place, an applicants’ failure to comply with, or dispute about the administration of, another agency’s ordinance or licensing requirements could require the LMC to revoke their CUP. All local or state ordinances contain penalty provisions relating to noncompliance with that ordinance or rule. Given this, it is not necessary for the LMC to tie CUPs to compliance with other agencies rules and regulations. Eliminating these conditions would not excuse an applicant from the need to obtain all necessary permits and approvals; it simply removes the Land Management Committee from enforcing them.
- It is recommended that the properties receiving sludge update their NRCS 590 Nutrient Management Plan to reflect the new fertilizer and future fertilizer needs.
- The previous CUP (2016) had the following conditions:
 1. Applicant shall adhere to all conditions and recommendations of the WI DNR.
 2. Sludge application shall cease if the ground becomes frozen or too wet for land injection.
 3. Field access points shall be protected to control field soils and sludge from being tracked onto public roads.
 4. Sludge spreading locations need to follow all WI DNR specified slope and setback requirements (i.e. to wells, to dwellings, to surface water, to dry runs with or without vegetative buffers, to bedrock or groundwater).
 5. Any damage to roads shall be the responsibility of the applicant. A financial surety to address potential road damage shall be provided consistent with the Town of Hartland’s request.
 6. Applicant shall contact the Land Management Department when sludge spreading begins.
This conditional use permit will be active for 16 months from the date of issuance.
- The applicant is strongly encouraged to comply with relevant local and state ordinances and regulations and secure all necessary permits and licenses (e.g. Town of Hartland, WI DNR, USDA, NRCS, etc.).

Recommendation:

Staff recommends the Land Management Committee determine whether the proposed land spreading of sludge at the proposed locations would be contrary to the public interest and whether it would be detrimental or injurious to public health, public safety, or the character of the surrounding area. If found to be not contrary to the above, staff recommends the Land Management Committee approve this conditional use permit for Sludge Disposal with the following conditions:

1. Sludge application shall cease if the ground becomes frozen or too wet for land injection.
2. Field access points shall be protected to control field soils and sludge from being tracked onto public roads.
3. Applicant shall contact the Land Management Department when sludge spreading begins.
4. This conditional use permit will be active for 16 months from the date of issuance.
5. Applicant shall enter into a road maintenance agreement with the Town of Hartland, if necessary.
6. Applicant shall update their NRCS 590 Nutrient Management Plan.

Submitted By: Emily Lund,
Assistant Zoning Administrator

PIERCE COUNTY WISCONSIN
DEPARTMENT OF LAND MANAGEMENT & RECORDS
Zoning: 715/273-6747
Planning: 715/273-6746 Fax: 715/273-6864

Pierce County Courthouse
414 W. Main Street, P.O. BOX 647
Ellsworth, Wisconsin 54011
www.co.pierce.wi.us

Town Recommendation Form

Request: Conditional Use Permit Plat Approval - Concept, Preliminary, Final (Circle One)
 Map Amendment - (Rezone) Other-

Applicant/Agent:

Name Nestle Purina Petrocare Co. / Dave Sauer, P.E.

Site Address (if applicable) Field # 14

Property Description: SE 1/4 of the SW 1/4, or Gov. Lot # Section 29, T 25 N, R 17 W,

Lot , Block , Subdivision/CSM And N 1/2 SW 1/4 And SE 1/4 Town of Hartland

Parcel # 012 - 01015 - 0200, 0310 Alternate Parcel #

Zoning District 0600, 10700 Acreage 222.6
0800, 0900

A town recommendation is required as part of the application for a rezone (map amendment) or a conditional use permit. This recommendation is necessary whether a town has adopted a comprehensive plan or has not. Pierce County will seek to further each Town's planning goals when considering the establishment of conditionally permitted uses and when considering approval of a request for a rezone/map amendment.

Pierce County will consider adherence to applicable goals, objectives, and policies, of an adopted or amended town comprehensive plan to be consistent with the "public interest" for decisions relating to that Town. In cases where an adopted plan gives guidance regarding the establishment of a proposed conditional use, the specific portion of the plan relating to the request should be referenced. If a town plan is silent regarding the establishment of a proposed use, or a town has not adopted a comprehensive plan, the recommendation will be advisory in nature.

Pierce County will approve re-zonings (map amendments) within a given town only when the proposed amendment is consistent with that town's comprehensive plan. The specific portion of the plan which supports the rezone request should be referenced. It should be noted that if a town's comprehensive plan is silent on a proposed rezone, approval cannot be granted unless consistency is achieved through plan amendment. In cases where a town has not adopted a comprehensive plan, a rezoning request will be considered based upon its consistency with the Pierce County Comprehensive Plan. In such cases, a town's recommendation regarding the proposed rezone will be used to assist the Land Management Committee in evaluating applicable goal statements.

Questions regarding the need for a Town Recommendation and its generation or use should be directed to Land Management Department Staff at (715) 273-6746.

Town Recommendation: Approval Denial

Justification/Plan Reference: roads to be inspected before and after to ensure no damage

Concerns/Suggested Conditions: conditional approval based on letter of credit from a bank of security deposit to cover potential road damage (Ston v. etc)

Please attach additional information as necessary.

Town Chair Signature:

Brian W. [Signature]

Meeting Date:

08/11/20

PIERCE COUNTY WISCONSIN
DEPARTMENT OF LAND MANAGEMENT & RECORDS
Zoning: 715/273-6747
Planning: 715/273-6746 Fax: 715/273-6864

Pierce County Courthouse
414 W. Main Street, P.O. BOX 647
Ellsworth, Wisconsin 54011
www.co.pierce.wi.us

Town Recommendation Form

Request: Conditional Use Permit Plat Approval - Concept, Preliminary, Final (Circle One)
 Map Amendment - (Rezone) Other

Applicant/Agent:

Name Nestle Purina Petcare Co. / Dave Sauer, P.E.

Site Address (if applicable) Field # 14

Property Description: N 1/2 of the NE 1/4, or Gov. Lot # Section 32, T25 N, R 17 W,

Lot , Block , Subdivision/CSM Town of Hartland

Parcel # 012 - 01081 - 0100, 6200 Alternate Parcel #

Zoning District Acreage 78

A town recommendation is required as part of the application for a rezone (map amendment) or a conditional use permit. This recommendation is necessary whether a town has adopted a comprehensive plan or has not. Pierce County will seek to further each Town's planning goals when considering the establishment of conditionally permitted uses and when considering approval of a request for a rezone/map amendment.

Pierce County will consider adherence to applicable goals, objectives, and policies, of an adopted or amended town comprehensive plan to be consistent with the "public interest" for decisions relating to that Town. In cases where an adopted plan gives guidance regarding the establishment of a proposed conditional use, the specific portion of the plan relating to the request should be referenced. If a town plan is silent regarding the establishment of a proposed use, or a town has not adopted a comprehensive plan, the recommendation will be advisory in nature.

Pierce County will approve re-zonings (map amendments) within a given town only when the proposed amendment is consistent with that town's comprehensive plan. The specific portion of the plan which supports the rezone request should be referenced. It should be noted that if a town's comprehensive plan is silent on a proposed rezone, approval cannot be granted unless consistency is achieved through plan amendment. In cases where a town has not adopted a comprehensive plan, a rezoning request will be considered based upon its consistency with the Pierce County Comprehensive Plan. In such cases, a town's recommendation regarding the proposed rezone will be used to assist the Land Management Committee in evaluating applicable goal statements.

Questions regarding the need for a Town Recommendation and its generation or use should be directed to Land Management Department Staff at (715) 273-6746.

Town Recommendation: Approval Denial

Justification/Plan Reference: roads to be inspected before and after to ensure no damage

Concerns/Suggested Conditions: conditional approval based on letter of credit from a bank or security deposit to cover potential road damage (\$500k value)

Please attach additional information as necessary.

Town Chair Signature: Brian Neth

Meeting Date: 08/11/20

Land Management Committee

William Schroeder
(October 7, 2020)
CUP - Sludge Disposal

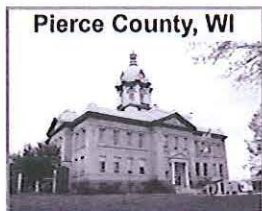
Legend

-  Dwellings
-  Sludge Disposal Area
-  Parcels
-  100 Yr Floodway/
No Base Elev. Det

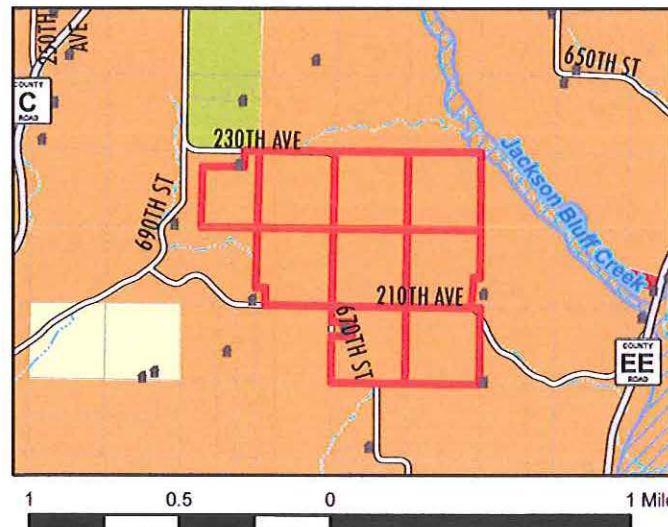
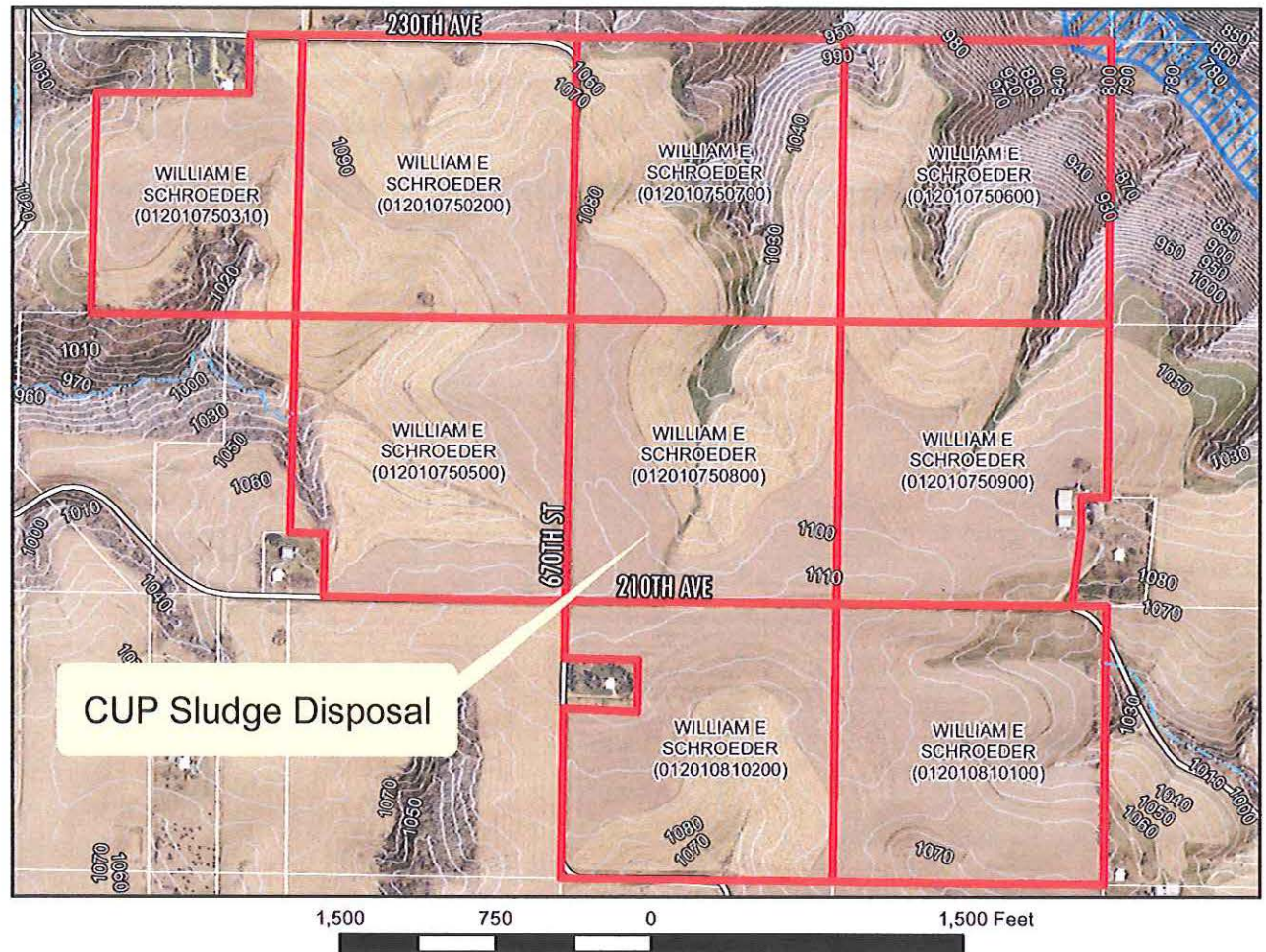
Zoning

-  Commercial
-  General Rural Flexible
-  Primary Agriculture
-  Rural Residential - 8

Orthophotography - 2015 Pierce County

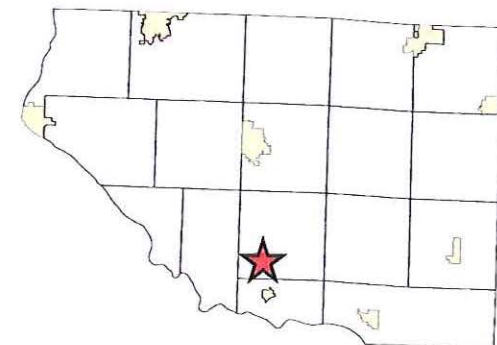


Prepared by the Department of Land Management



Site Location

T25N R17W SEC 29/32
Town of Hartland



STAFF REPORT LAND MANAGEMENT COMMITTEE

Land Management Committee Meeting, October 7, 2020

Agenda Item 8

Request: Public hearing to consider and take action on proposed floodplain (zoning ordinance and/or map) revisions that are required by state and federal law, for Pierce County Code Chapter 238, Floodplain Zoning.

Background:

In 2011, Pierce County updated its Floodplain Zoning Ordinance and Flood Insurance Rate Maps (FIRMs) and the Flood Insurance Study (FIS). Earlier this year, FEMA updated the FIRMs and FIS for Pierce County, which must be adopted into the floodplain ordinance no later than December 30, 2020. If we do not meet this deadline, FEMA will suspend the county from the National Flood Insurance Program.

Only two FIRMs were updated, both near Spring Valley, and no new structures were placed in the Floodplain. The process to update the Floodplain Ordinance requires approval of the ordinance by the DNR. Staff was notified in July of this year by the DNR that a repeal and recreate of the current Floodplain Ordinance is required to comply with current State and Federal standards. The DNR forwarded a model ordinance for the County to adopt.

Much of the DNR model ordinance is consistent with the current Floodplain Ordinance. Many of the changes are minor and will not have a significant impact on the administration of the ordinance. There were changes to Article VIII Amendments and Enforcement (page 24) which provides greater development options to landowners.

Staff does have concerns about the proposed amendments to Article VI Nonconforming Uses (page 12). The model ordinance includes new language which requires maintenance, on a per event basis, to comply with the 50% rule (**highlighted and bolded on page 13**). There also appears to be potential issues regarding what constitutes maintenance and repairs as opposed to additions and modifications. A new definition was also added, that being "Substantial Improvement" (**highlighted and bolded on page 32**). By definition, any repair would now be considered a "substantial improvement." Staff has raised these concerns with FEMA and the DNR regarding how the differing contexts of this section will make administration of this ordinance difficult for staff and ultimately for landowners with property in the floodplain.

Discussions are continuing between FEMA, DNR and staff regarding Article VI Nonconforming Uses. The exact language may change prior to presenting the ordinance to the County Board for approval.

Recommendation:

Staff recommends the Land Management Committee review the proposed revisions, as well as any input received at the public hearing, and if appropriate, approve the ordinance with the proposed revisions and forward to the Finance and Personnel Committee and County Board of Supervisors for adoption.

Submitted By: Brad Roy, Zoning Administrator

Chapter 238. Floodplain Zoning

Article I. General Provisions

§ 238-1. Statutory authorization.

This chapter is adopted pursuant to the authorization in §§ 59.69, 59.692 and 59.694; and the requirements in § 87.30, Wis. Stats.

§ 238-2. Finding of fact.

Uncontrolled development and use of the floodplains and rivers of Pierce County will impair the public health, safety, convenience, general welfare and tax base.

§ 238-3. Statement of purpose

This chapter is intended to regulate floodplain development to:

- A. Protect life, health and property;
- B. Minimize expenditures of public funds for flood control projects;
- C. Minimize rescue and relief efforts undertaken at the expense of the taxpayers;
- D. Minimize business interruptions and other economic disruptions;
- E. Minimize damage to public facilities in the floodplain;
- F. Minimize the occurrence of future flood blight areas in the floodplain;
- G. Discourage the victimization of unwary land and home buyers;
- H. Prevent increases in flood heights that could increase flood damage and result in conflicts between property owners; and
- I. Discourage development in a floodplain if there is any practicable alternative to locate the activity, use or structure outside of the floodplain.

§ 238-4. Title.

This chapter shall be known as the "Floodplain Zoning Ordinance for Pierce County, Wisconsin."

§ 238-5. Areas to be regulated.

This ordinance regulates all areas that would be covered by the regional flood or base flood as shown on the Flood Insurance Rate Map (FIRM) or other maps approved by DNR. Base flood elevations are derived from the flood profiles in the Flood Insurance Study (FIS) and are shown as AE, A1-30, and AH Zones on the FIRM. Other regulatory zones are displayed as A and AO zones. Regional Flood Elevations (RFE) may be derived from other studies. If more than one map or revision is referenced, the most restrictive information shall apply.

§ 238-6. Official maps and revisions.

The boundaries of all floodplain districts are designated as A, AE, AH, AO or A1-30 on the maps based on the Flood Insurance Study (FIS) listed below. Any change to the base flood elevations (BFE) or any changes to the boundaries of the floodplain or floodway in the FIS or on the Flood Insurance Rate Map (FIRM) must be reviewed and approved by the DNR and FEMA through the Letter of Map Change process (see article VIII Amendments and Enforcement) before it is effective. No changes to RFE's on non-FEMA maps shall be effective until approved by the DNR. These maps and revisions are on file in the office of the Pierce County

Land Management Department. If more than one map or revision is referenced, the most restrictive information shall apply.

A. OFFICIAL MAPS: Based on the FIS: Flood Insurance Rate Map (FIRM), panel numbers:

550953C0085E, 55093C0095E, 55093C0107E, 55093C0109E, 55093C0125E, 55093C0126E, 55093C0127E, 55093C0130E, 55093C0131E, 55093C0132E, 55093C0150E, 55093C0155E, 55093C0160E, 55093C0165E, 55093C0170E, 55093C0180E, 55093C0190E, 55093C0195E, 55093C0210E, 55093C0215E, 55093C0216E, 55093C0217E, 55093C0218E, 55093C0219E, 55093C0231E, 55093C0232E, 55093C0251E, 55093C0252E, 55093C0253E, 55093C0254E, 55093C0260E, 55093C0262E, 55093C0266E, 55093C0267E, 55093C0269E, 55093C0288E, 55093C0300E, 55093C0301E, 55093C0302E, 55093C0305E, 55093C0325E, 55093C0350E, 55093C0364E, 55093C0368E, 55093C0375E, 55093C0376E, 55093C0377E, 55093C0381E, 55093C0382E, 55093C0383E, 55093C0384E, 55093C0403E, 55093C0404E, 55093C0405E, 55093C0408E, 55093C0409E, 55093C0410E, 55093C0412E, 55093C0416E, 55093C0417E, 55093C0428E, 55093C0429E, 55093C0430E, 55093C0435E, 55093C0436E, 55093C0437E, 55093C0441E, 55093C0445E, 55093C0452E, 55093C0456E, 55093C0475E, dated 11/16/2011; and panels 55093C0205F and 55093C0185F dated 12/30/2020 with corresponding profiles that are based on the Flood Insurance study 55093CV000B, dated, 12/30/2020.

Approved by: The DNR and FEMA

B. OFFICIAL MAPS: Based on other studies. Any maps referenced in this section must be approved by the DNR and be more restrictive than those based on the FIS at the site of the proposed development.

(1) St. Croix Regional Flood Analysis, St. Croix Falls to Mouth, dated March 1973, by the Minnesota Department of Natural Resources and Wisconsin Department of Natural Resources in cooperation with the United States Army Corp of Engineers.

(2) Plum Creek #2 Dam Failure Analysis approved by the Department of Natural Resources on May 22, 1996, including:

- (a) Map dated March 1996 and titled "Hydraulic Shadow Map," Cross Sections 10 - 24
- (b) Floodway data table dated March 1996 and titled "Table 4: Hydraulic Shadow Floodway Data" Maximum Stage Elevation Column, Cross Sections 10 - 24
- (c) Flood profiles dated March 1996 and titled "Plum Creek Structure 2: Dam Break Flood Profiles," Cross Sections 10 - 24

(3) Plum Creek #3 Dam Failure Analysis approved by the Department of Natural Resources on May 20, 1996, including:

- (a) Map dated March 1996 and titled "Hydraulic Shadow Map"
- (b) Floodway data table dated March 1996 and titled "Table 4: Hydraulic Shadow Floodway Data" Maximum Stage Elevation Column
- (c) Flood profiles dated March 1996 and titled "Plum Creek Structure 3: Dam Break Flood Profiles"

(4) Plum Creek #19 Dam Failure Analysis approved by the Department of Natural Resources on May 22, 1996, including:

- (a) Map dated March 1996 and titled "Hydraulic Shadow Map"
- (b) Floodway data table dated March 1996 and titled "Table 4: Hydraulic Shadow Floodway Data" Maximum Stage Elevation Column,
- (c) Flood profiles dated March 1996 and titled "Plum Creek Structure 19: Dam Break Flood Profiles"

- (5) Bay City Dam Structure No. 1 Dam Failure Analysis approved by the Department of Natural Resources on June 10, 1996, including:
 - (a) Map dated March 1996 and titled "Hydraulic Shadow Map"
 - (b) Floodway data table dated March 1996 and titled "Table 4: Hydraulic Shadow Floodway Data" Maximum Stage Elevation Column
 - (c) Flood profiles dated March 1996 and titled "Bay City Structure #1:Hydraulic Shadow Map,"
- (6) Letter of Map Revision 14-05-2976P-555571, 10/23/2014.

§ 238-7. Establishment of districts.

The regional floodplain areas are divided into three districts as follows:

- A. The Floodway District (FW) is the channel of a river or stream and those portions of the floodplain adjoining the channel required to carry the regional floodwaters and are contained in AE Zones as shown on the FIRM.
- B. The Floodfringe District (FF) is that portion of the floodplain between the regional flood limits and the floodway and displayed as AE zones on the FIRM.
- C. The General Floodplain District (GFP) is those areas that have been or may be covered by floodwater during the regional flood and does not have a BFE or floodway boundary determined, including A, AH and AO zones on the FIRM.

§ 238-8. Locating floodplain boundaries.

Discrepancies between boundaries on the Official Floodplain Zoning Map and actual field conditions shall be resolved using the criteria in Subsection A or B below. If a significant difference exists, the map shall be amended according to Article VIII, Amendments and Enforcement. The Zoning Administrator can rely on a boundary derived from a profile elevation to grant or deny a land use permit, whether or not a map amendment is required. The Zoning Administrator shall be responsible for documenting actual predevelopment field conditions and the basis upon which the district boundary was determined and for initiating any map amendments required under this section. Disputes between the Zoning Administrator and an applicant over the district boundary line shall be settled according to § 238-41 and the criteria in Subsections A and B below. Where the flood profiles are based on established base flood elevations from a FIRM, FEMA must approve any map amendment or revision pursuant to Article VIII, Amendments and Enforcement.

- A. If flood profiles exist, the map scale and the profile elevations shall determine the district boundary. The regional or base flood elevations shall govern if there are any discrepancies.
- B. Where flood profiles do not exist, the location of the boundary shall be determined by the map scale.

§ 238-9. Removal of lands from floodplain.

Compliance with the provisions of this chapter shall not be grounds for removing land from the floodplain unless it is filled at least two feet above the regional or base flood elevation, the fill is contiguous to land outside the floodplain, and the map is amended pursuant to Article VIII.

§ 238-10. Compliance.

Any development or use within the areas regulated by this chapter shall be in compliance with the terms of this chapter and other applicable local, state, and federal regulations.

§ 238-11. Municipalities and state agencies regulated.

Unless specifically exempted by law, all cities, villages, towns and counties are required to comply with this ordinance and obtain all necessary permits. State agencies are required to comply if § 13.48(13), Wis. Stats., applies. The construction, reconstruction, maintenance and repair of state highways and bridges by the Wisconsin Department of Transportation is exempt when § 30.2022, Wis. Stats., applies.

§ 238-12. Abrogation and greater restrictions.

- A. This chapter supersedes all the provisions of any zoning ordinance enacted under §§ 59.69, 59.692 or 59.694; or § 87.30, Wis. Stats., which relate to floodplains. A more restrictive ordinance shall continue in full force and effect to the extent of the greater restrictions, but not otherwise.
- B. This chapter is not intended to repeal, abrogate or impair any existing deed restrictions, covenants or easements. If this chapter imposes greater restrictions, the provisions of this chapter shall prevail.

§ 238-13. Interpretation.

In their interpretation and application, the provisions of this chapter are the minimum requirements liberally construed in favor of the governing body and are not a limitation on or repeal of any other powers granted by the Wisconsin Statutes. If a provision of this chapter, required by Chapter NR 116 of Wisconsin Administrative Code is unclear, the provision shall be interpreted in light of the standards in effect on the date of the adoption of this chapter or in effect on the date of the most recent text amendment to this chapter.

§ 238-14. Warning and disclaimer of liability.

The flood protection standards in this chapter are based on engineering experience and research. Larger floods may occur or the flood height may be increased by man-made or natural causes. This chapter does not imply or guarantee that non-floodplain areas or permitted floodplain uses will be free from flooding and flood damages. This chapter does not create liability on the part of, or a cause of action against, the municipality or any officer or employee thereof for any flood damage that may result from reliance on this chapter.

§ 238-15. Severability

Should any portion of this chapter be declared unconstitutional or invalid by the court of competent jurisdiction, the remainder of this chapter shall not be affected.

§ 238-16. Annexed areas for cities and villages.

The Pierce County floodplain zoning provisions in effect on the date of annexation shall remain in effect and shall be enforced by the municipality for all annexed areas until the municipality adopts and enforces an ordinance which meets the requirements of Chapter NR 116 of the Wisconsin Administrative Code and 44 CFR 59-72, National Flood Insurance Program (NFIP). These annexed lands are described on the municipality's Official Zoning Map. County floodplain zoning provisions are incorporated by reference for the purpose of administering this section and are on file in the office of the municipal Zoning Administrator. All plats or maps of annexation shall show the regional flood elevation and the location of the floodway.

Article II. General Standards Applicable to All Floodplain Districts

§ 238-17. General development standards.

- A. The County shall review all permit applications to determine whether proposed building sites will be reasonably safe from flooding. If a proposed building site is in a flood-prone area, all new construction and substantial improvements shall be designed and anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads; be constructed with flood-resistant materials; be constructed to minimize flood damages and to ensure that utility and mechanical equipment is designed and/or located so as to prevent water from entering or accumulating within the equipment during conditions of flooding.
- B. Subdivisions shall be reviewed for compliance with the above standards. All subdivision proposals (including manufactured home parks) shall include regional flood elevation and floodway data for any development that meets the subdivision definition of this chapter and all other requirements in §238-37. Adequate drainage shall be provided to reduce exposure to flood hazards and all public utilities and facilities, such as sewer, gas, electrical, and water systems are located and constructed to minimize or eliminate flood damages.

§ 238-18. Hydraulic and hydrologic analyses.

- A. No floodplain development shall:
 - (1) 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
 - (2) Cause any increase in the regional flood height due to floodplain storage area lost.
- B. 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 Article VIII are met.

§ 238-19. Watercourse alterations.

- A. No land use permit to alter or relocate a watercourse in a mapped floodplain shall be issued until the local official has notified in writing all adjacent municipalities, the Department and FEMA regional offices, and required the applicant to secure all necessary state and federal permits. The standards of §238-18 must be met and the flood-carrying capacity of any altered or relocated watercourse shall be maintained.
- B. As soon as is practicable, but not later than six months after the date of the watercourse alteration or relocation and pursuant to Article VIII, the community shall apply for a Letter of Map Revision (LOMR) from FEMA. Any such alterations must be reviewed and approved by FEMA and the DNR through the LOMC process.

§ 238-20. Chapter 30,31 Wis. Stats., Development.

Development which requires a permit from the Department under Chapters 30 and 31, Wis. Stats., such as docks, piers, wharves, bridges, culverts, dams and navigational aids, may be allowed if the necessary permits are obtained and amendments to the Floodplain Zoning Ordinance are made according to Article VIII.

§ 238-21. Public or private campgrounds.

Public or private campgrounds shall have a low flood damage potential and shall meet the following provisions:

- A. The campground is approved by the Department of Health Services;
- B. A land use permit for the campground is issued by the Zoning Administrator;

- C. The character of the river system and the campground elevation are such that a 72-hour warning of an impending flood can be given to all campground occupants;
- D. There is an adequate flood warning procedure for the campground that offers the minimum notice required under this section to all persons in the campground. This procedure shall include a written agreement between the campground owner, the municipal emergency government coordinator and the chief law enforcement official which specifies the flood elevation at which evacuation shall occur, personnel responsible for monitoring flood elevations, types of warning systems to be used and the procedures for notifying at-risk parties, and the methods and personnel responsible for conducting the evacuation;
- E. This agreement shall be for no more than one calendar year, at which time the agreement shall be reviewed and updated - by the officials identified in Subsection D - to remain in compliance with all applicable regulations, including those of the State Department of Health Services and all other applicable regulations;
- F. Only camping units that are fully licensed, if required, and ready for highway use are allowed;
- G. The camping units shall not occupy any site in the campground for more than 180 consecutive days, at which time the camping unit must be removed from the floodplain for a minimum of 24 hours;
- H. All camping units that remain on site for more than 30 days shall be issued a limited authorization by the campground operator, a written copy of which is kept on file at the campground. Such authorization shall allow placement of a camping unit for a period not to exceed 180 days and shall ensure compliance with all the provisions of this section;
- I. The municipality shall monitor the limited authorizations issued by the campground operator to assure compliance with the terms of this section;
- J. All camping units that remain in place for more than 180 consecutive days, must meet the applicable requirements in either Article III, Article IV or Article V for the floodplain district in which the structure is located;
- K. The campground shall have signs clearly posted at all entrances warning of the flood hazard and the procedures for evacuation when a flood warning is issued; and
- L. All service facilities, including but not limited to refuse collection, electrical service, gas lines, propane tanks, sewage systems and wells shall be properly anchored and placed at or floodproofed to the flood protection elevation.

Article III. Floodway District (FW)

§ 238-22. Applicability.

This section applies to all floodway areas on the floodplain zoning maps and those identified pursuant to § 238-32.

§ 238-23. Permitted uses.

The following open space uses are allowed in the Floodway District and the floodway areas of the general floodplain district, if they are not prohibited by any other ordinance; they meet the standards in §§ 238-24 and 238-25; and all permits or certificates have been issued according to § 238-38:

- A. Agricultural uses, such as: farming, outdoor plant nurseries, horticulture, viticulture and wild crop harvesting.
- B. Nonstructural industrial and commercial uses, such as loading areas, parking areas and airport landing strips.

- C. Nonstructural recreational uses, such as golf courses, tennis courts, archery ranges, picnic grounds, boat ramps, swimming areas, parks, wildlife and nature preserves, game farms, fish hatcheries, shooting, trap and skeet activities, hunting and fishing areas and hiking and horseback riding trails, subject to the fill limitations of § 238-24D.
- D. Uses or structures accessory to open space uses, or classified as historic structures that comply with §§ 238-24 and 238-25.
- E. Extraction of sand, gravel or other materials that comply with § 238-24D.
- F. Functionally water-dependent uses, such as docks, piers or wharves, dams, flowage areas, culverts, navigational aids and river crossings of transmission lines, and pipelines that comply with Chapters 30, 31, Wis. Stats.
- G. Public utilities, streets and bridges that comply with § 238-24C.

§ 238-24. Standards for developments in floodway areas.

A. General.

- (1) Any development in floodway area shall comply with Article II and have a low flood damage potential.
- (2) Applicants shall provide the following data to determine the effects of the proposal according to § 238-18 and 238-38(C):
 - (a) A cross-section elevation view of the proposal, perpendicular to the watercourse, showing if the proposed development will obstruct flow; or
 - (b) An analysis calculating the effects of this proposal on regional flood height.
- (3) The Zoning Administrator shall deny the permit application if the project will cause any increase in the flood elevations upstream or downstream, based on the data submitted for Subsection A(2) above.

B. Structures. Structures accessory to permanent open space uses, including utility and sanitary facilities, or functionally dependent on a waterfront location may be allowed by permit if the structures comply with the following criteria:

- (1) Not designed for human habitation, does not have a high flood damage potential and is constructed to minimize flood damage;
- (2) Shall either have the lowest floor elevated to or above the flood protection elevation and shall meet all the following standards:
 - (a) Be dry floodproofed so that the structure is watertight with walls substantially impermeable to the passage of water and completely dry to the flood protection elevation without human intervention during flooding;
 - (b) Have structural components capable of meeting all provisions of § 238-24B.(7) and;
 - (c) Be certified by a registered professional engineer or architect, through the use of a Federal Emergency Management Agency Floodproofing Certificate, that the design and methods of construction are in accordance with § 238-24B.(7)
- (3) Must be anchored to resist flotation, collapse and lateral movement;

- (4) Mechanical and utility equipment must be elevated or floodproofed to or above the flood protection elevation; and
- (5) Must not obstruct the flow of floodwater or cause any increase in flood levels during the occurrence of the regional flood.
- (6) For a structure designed to allow the automatic entry of floodwaters below the Regional Flood Elevation, the applicant shall submit a plan that meets or exceeds the following standards:
 - (a) The lowest floor must be elevated to or above the flood protection elevation;
 - (b) A minimum of two openings have a total net area of not less than one square inch for every square foot of enclosed area subject to flooding;
 - (c) The bottom of all openings shall be no higher than one foot above the lowest adjacent grade; openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters, otherwise must remain open.
- (7) Certification: Whenever floodproofing measures are required, a registered professional engineer or architect shall certify that the following floodproofing measures will be utilized, where appropriate, and are adequate to withstand the food depths, pressures, velocities, impact and uplift forces and other factors associated with the regional flood:
 - (a) Reinforcement of floors and walls to resist rupture, collapse, or lateral movement caused by water pressures or debris buildup;
 - (b) Construction of wells, water supply systems and waste treatment systems so as to prevent the entrance of flood waters in such systems and must be in accordance with provisions in §§ 238-24D.(d) and 238-24D.(e);
 - (c) Subsurface drainage systems to relieve external pressures on foundation walls and basement floors;
 - (d) Cutoff valves on sewer lines or the elimination of gravity flow basement drains; and
 - (e) Placement of utilities above the flood protection elevation.

C. Public utilities, streets and bridges may be allowed by permit, if:

- (1) Adequate floodproofing measures are provided to the flood protection elevation; and
- (2) Construction meets the development standards of § 238-18.

D. Fills or deposition of materials may be allowed by permit, if:

- (1) The requirements of § 238-18 are met;
- (2) No material is deposited in the navigable channel unless a permit is issued by the Department pursuant to Chapter 30, Wis. Stats., and a permit pursuant to § 404 of the Federal Water Pollution Control Act, Amendments of 1972, 33 U.S.C. 1344 has been issued, if applicable, and the other requirements of this section are met;
- (3) The fill or other materials will be protected against erosion by riprap, vegetative cover, sheet piling or bulkheading; and
- (4) The fill is not classified as a solid or hazardous waste material.

§ 238-25. Prohibited uses.

All uses not listed as permitted uses in § 238-23 are prohibited, including the following uses:

- A. Habitable structures, structures with high flood damage potential, or those not associated with permanent open-space uses;
- B. Storing materials that are buoyant, flammable, explosive, injurious to property, water quality, or human, animal, plant, fish or other aquatic life;
- C. Uses not in harmony with or detrimental to uses permitted in the adjoining districts;
- D. Any private or public sewage systems, except portable latrines that are removed prior to flooding and systems associated with recreational areas and Department-approved campgrounds that meet the applicable provisions of local ordinances and Chapter SPS 383 of the Wisconsin Administrative Code.
- E. Any public or private wells which are used to obtain potable water, except those for recreational areas that meet the requirements of local ordinances and Chapters NR 811 and NR 812, of the Wisconsin Administrative Code;
- F. Any solid or hazardous waste disposal sites;
- G. Any wastewater treatment ponds or facilities, except those permitted under Section NR 110.15(3)(b), Wisconsin Administrative Code; and
- H. Any sanitary sewer or water supply lines, except those to service existing or proposed development located outside the floodway which complies with the regulations for the floodplain area occupied.

Article IV. Floodfringe District (FF)

§ 238-26. Applicability.

This section applies to all floodfringe areas shown on the floodplain zoning maps and those identified pursuant to § 238-32.

§ 238-27. Permitted uses.

Any structure, land use, or development is allowed in the Floodfringe District if the standards in § 238-28 are met, the use is not prohibited by this or any other ordinance or regulation and all permits or certificates specified in §§ 238-38 through 238-40 have been issued.

§ 238-28. Standards for development in floodfringe areas.

- A. § 238-18 shall apply in addition to the following requirements according to the use requested. Any existing structure in the floodfringe must meet the requirements of Article VI Nonconforming Uses;
 - (1) Residential uses. Any structure, including a manufactured home, which is to be newly constructed or moved into the floodfringe area, shall meet or exceed the following standards. Any existing structure in the floodfringe must meet the requirements of Article VI Nonconforming Uses;
 - (a) The elevation of the lowest floor shall be at or above the flood protection elevation on fill unless the requirements of § 238-28(B)(2) can be met. The fill shall be one foot or more above the regional flood elevation extending at least 15 feet beyond the limits of the structure;

- (b) The basement or crawlway floor may be placed at the regional flood elevation if it is dry floodproofed to the flood protection elevation. No basement or crawlway floor is allowed below the regional flood elevation;
- (c) Contiguous dryland access shall be provided from a structure to land outside of the floodplain, except as provided in Subsection A(1)(d).
- (d) In developments where existing street or sewer line elevations make compliance with Subsection A(1)(c) impractical, the municipality may permit new development and substantial improvements where access roads are at or below the regional flood elevation, if:
 - 1. The municipality has written assurance from police, fire and emergency services that rescue and relief will be provided to the structure(s) by wheeled vehicles during a regional flood event; or
 - 2. The municipality has a DNR-approved emergency evacuation plan.
- (2) Accessory structures or uses. Accessory structures shall be constructed on fill with the lowest floor at or above the regional flood elevation.
- (3) Commercial uses. Any commercial structure which is erected, altered or moved into the floodfringe area shall meet the requirements of § 238-28A. Subject to the requirements of Subsection F, storage yards, surface parking lots and other such uses may be placed at lower elevations if an adequate warning system exists to protect life and property.
- (4) Manufacturing and industrial uses. Any manufacturing or industrial structure which is erected, altered or moved into the floodfringe area shall have the lowest floor elevated to or above the flood protection elevation or meet the floodproofing standards in § 238-47. Subject to the requirements of Subsection F, storage yards, surface parking lots and other such uses may be placed at lower elevations if an adequate warning system exists to protect life and property.
- (5) Storage of materials. Materials that are buoyant, flammable, explosive, or injurious to property, water quality or human, animal, plant, fish or aquatic life shall be stored at or above the flood protection elevation or floodproofed in compliance with § 238-47. Adequate measures shall be taken to ensure that such materials will not enter the water body during flooding.
- (6) Public utilities, streets and bridges. All utilities, streets and bridges shall be designed to be compatible with comprehensive floodplain development plans; and
 - (a) When failure of public utilities, streets and bridges would endanger public health or safety, or where such facilities are deemed essential, construction or repair of and substantial improvements to such facilities may only be permitted if they are floodproofed in compliance with § 238-47;
 - (b) Minor roads or nonessential utilities may be constructed at lower elevations if they are designed to withstand flood forces to the regional flood elevation.
- (7) Sewage systems. All sewage disposal systems shall be designed to minimize or eliminate infiltration of flood water into the system, pursuant to § 238-47C, to the flood protection elevation and meet the provisions of all local ordinances and Chapter SPS 383 of the Wisconsin Administrative Code.
- (8) Wells. All wells shall be designed to minimize or eliminate infiltration of flood water into the system, pursuant to § 238-47C, to the flood protection elevation and shall meet the provisions of Chapters NR 811 and NR 812 of the Wisconsin Administrative Code.

- (9) Solid waste disposal sites. Disposal of solid or hazardous waste is prohibited in flood-fringe areas.
- (10) Deposition of materials. Any deposited material must meet all the provisions of this chapter.
- (11) Manufactured homes.
 - (a) Owners or operators of all manufactured home parks and subdivisions shall provide adequate surface drainage to minimize flood damage and prepare, secure approval and file an evacuation plan, indicating vehicular access and escape routes, with local emergency management authorities.
 - (b) In existing manufactured home parks, all new homes, replacement homes on existing pads, and substantially improved homes shall:
 - 1. Have the lowest floor elevated to the flood protection elevation; and
 - 2. Be anchored so they do not float, collapse or move laterally during a flood.
 - (c) Outside of existing manufactured home parks, including new manufactured home parks and all single units outside of existing parks, all new, replacement and substantially improved manufactured homes shall meet the residential development standards for the flood-fringe in § 238-28A.
- (12) Mobile recreational vehicles. All mobile recreational vehicles that are on site for 180 consecutive days or more or are not fully licensed and ready for highway use shall meet the elevation and anchoring requirements in § 238-28L(2) and (3). A mobile recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick-disconnect utilities and security devices and has no permanently attached additions.

Article V. General Floodplain District (GFP)

§ 238-29. Applicability.

The provisions for this district shall apply to all floodplains mapped as A, AO or AH zones.

§ 238-30. Permitted uses.

- A. Pursuant to § 238-32, it shall be determined whether the proposed use is located within a floodway or floodfringe area.
- B. Those uses permitted in Floodway (§ 238-23) and Floodfringe (§ 238-27) Districts are allowed within the General Floodplain District, according to the standards of § 238-31, provided that all permits or certificates required under §§ 238-38 through 238-40 have been issued.

§ 238-31. Standards for development in the General Floodplain District.

Article III applies to floodway areas; Article IV applies to floodfringe areas. The rest of this chapter applies to either district.

§ 238-32. Determining floodway and flood-fringe limits.

Upon receiving an application for development within the General Floodplain District, the Zoning Administrator shall:

- A. Require the applicant to submit two copies of an aerial photograph or a plan which shows the proposed development with respect to the General Floodplain District limits, stream channel, and existing floodplain developments, along with a legal description of the property, fill limits and elevations, building floor elevations and floodproofing measures; and the flood zone as shown on the FIRM.
- B. Require the applicant to furnish any of the following information deemed necessary by the Department to evaluate the effects of the proposal upon flood height and flood flows, regional flood elevation and to determine floodway boundaries:
 - (1) A hydrologic and hydraulic study as specified in § 238-38C.
 - (2) Plan (surface view) showing elevations or 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;
 - (3) Specifications for building construction and materials, floodproofing, filling, dredging, channel improvement, storage, water supply and sanitary facilities.

Article VI. Nonconforming Uses

§ 238-33. General provisions.

- A. Applicability. If these standards conform with §87.30, Wis. Stats., ch. NR 116.15 Wis. Adm. Code and 44 CFR 59-72, they shall apply to all modifications or additions to any nonconforming use or structure and to the use of any structure or premises which was lawful before the passage of this chapter or any amendment thereto.
- B. The existing lawful use of a structure or its accessory use which is not in conformity with the provisions of this chapter may continue, subject to the following conditions:
 - (1) No modifications or additions to a nonconforming use or structure shall be permitted unless they comply with this ordinance. The words "modification" and "addition" include, but are not limited to, any alteration, addition, modification, rebuilding or replacement of any such existing use, structure or accessory structure or use. Maintenance is not considered a modification; this includes painting, decorating, paneling and the replacement of doors, windows and other nonstructural components and the maintenance, repair or replacement of existing private sewage or water supply systems or connections to public utilities. Any costs associated with the repair of a damaged structure are not considered maintenance.
 - (2) The construction of a deck that does not exceed 200 square feet and that is adjacent to the exterior wall of a principal structure is not an extension, modification, or addition. The roof of the structure may extend over a portion of the deck in order to provide safe ingress and egress to the principal structure.
 - (3) If a nonconforming use or the use of a nonconforming structure is discontinued for 12 consecutive months, it is no longer permitted and any future use of the property, and any structure or building thereon, shall conform to the applicable requirements of this chapter;
 - (4) The municipality shall keep a record which lists all nonconforming uses and nonconforming structures, their present equalized assessed value, the cost of all modifications or additions which have been permitted, and the percentage of the structure's total current value those modifications represent;
 - (5) No modification or addition to any nonconforming structure or any structure with a nonconforming use, which over the life of the structure would equal or exceed 50% of its present equalized assessed value, shall be allowed unless the entire structure is permanently changed to a conforming structure with a conforming use in compliance with the applicable requirements of this ordinance. Contiguous dry land access must be provided for residential and commercial uses in compliance with § 238-28A.(1). The costs of elevating the

lowest floor of a nonconforming building or a building with a nonconforming use to the flood protection elevation are excluded from the 50% provisions of this subsection;

- (6) **No maintenance to any nonconforming structure or any structure with a nonconforming use, the cost of which would equal or exceed 50% of its present equalized assessed value, shall be allowed unless the entire structure is permanently changed to a conforming structure with a conforming use in compliance with the applicable requirements of this ordinance. Contiguous dry land access must be provided for residential and commercial uses in compliance with § 238-28A.(1).**
- (7) If on a per event basis the total value of the work being done as described above equals or exceeds 50% of the present equalized assessed value the work shall not be permitted unless the entire structure is permanently changed to a conforming structure with a conforming use in compliance with the applicable requirements of this ordinance. Contiguous dry land access must be provided for residential and commercial uses in compliance with §§ 238-28A.(1).
- (8) Except as provided in Subsection B(8) , if any nonconforming structure or any structure with a nonconforming use is destroyed or is substantially damaged, it cannot be replaced, reconstructed or rebuilt unless the use and the structure meet the current ordinance requirements. A structure is considered substantially damaged if the total cost to restore the structure to its pre-damaged condition equals or exceeds 50% of the structure's present equalized assessed value.
- (9) For nonconforming buildings that are damaged or destroyed by a nonflood disaster, the repair or reconstruction of any such nonconforming building may be permitted in order to restore it to the size and use in effect prior to the damage event, provided that the minimum federal code requirements below are met and all required permits have been granted prior to the start of construction.
- (a) Residential Structures
1. Shall have the lowest floor, including basement, elevated to or above the base flood elevation using fill, pilings, columns, posts or perimeter walls. Perimeter walls must meet the requirements of §238-47(B).
 2. Shall be anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy and shall be constructed with methods and materials resistant to flood damage.
 3. Shall be constructed with electrical, heating, ventilation, plumbing, air conditioning equipment and other services that are designed and/or elevated so as to prevent water from entering or accumulating within the components during conditions of flooding.
 4. In A Zones, obtain, review and utilize any flood data available from a federal, state, or other source.
- (b) Nonresidential Structures
1. Shall meet the requirements of §238-33B.(7)(a)1-4.
 2. Shall either have the lowest floor, including basement, elevated to or above the regional flood elevation; or, together with attendant utility and sanitary facilities, shall meet the standards in §238-47(A) or (B).
- C. A nonconforming historic structure may be altered if the alteration will not preclude the structures continued designation as a historic structure, the alteration will comply with § 238-24A, flood-resistant materials are used, and construction practices and floodproofing methods that comply with § 238-47 are used. Repair or rehabilitation of historic structures shall be exempt from the development standards of §238-32B.(7)(a) if it is determined that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and is the minimum necessary to preserve the historic character and design of the structure.

§ 238-34. Floodway District.

- A. No modification or addition shall be allowed to any nonconforming structure or any structure with a nonconforming use in the Floodway District, unless such modification or addition:
- (1) Has been granted a permit or variance which meets all ordinance requirements;
 - (2) Meets the requirements of § 238-33;
 - (3) Shall not increase the obstruction to flood flows or regional flood height;
 - (4) Any addition to the existing structure shall be floodproofed, pursuant to § 238-47, by means other than the use of fill, to the flood protection elevation; and
 - (5) If any part of the foundation below the flood protection elevation is enclosed, the following standards shall apply:
 - (a) The enclosed area shall be designed by a registered architect or engineer to allow for the efficient entry and exit of floodwaters without human intervention. A minimum of two openings must be provided with a minimum net area of at least one square inch for every one square foot of enclosed area. The lowest part of the opening can be no more than 12 inches above the adjacent grade;
 - (b) The parts of the foundation located below the flood protection elevation must be constructed of flood-resistant materials;
 - (c) Mechanical and utility equipment must be elevated or floodproofed to or above the flood protection elevation; and
 - (d) The use must be limited to parking, building access or limited storage.
- B. No new on-site sewage disposal system or addition to an existing on-site sewage disposal system, except where an addition has been ordered by a government agency to correct a hazard to public health, shall be allowed in the Floodway District. Any replacement, repair or maintenance of an existing onsite sewage disposal system in a floodway area shall meet the applicable requirements of all municipal ordinances, §238-47(C) and Chapter SPS 383 of the Wisconsin Administrative Code.
- C. No new well or modification to an existing well used to obtain potable water shall be allowed in the Floodway District. Any replacement, repair or maintenance of an existing well in the Floodway District shall meet the applicable requirements of all municipal ordinances, §238-47(C) and Chapters NR 811 and NR 812 of the Wisconsin Administrative Code.

§ 238-35. Floodfringe District.

- A. No modification or addition shall be allowed to any nonconforming structure or any structure with a nonconforming use unless such modification or addition has been granted a permit or variance by the municipality, and meets the requirements of § 238-28, except where Subsection B is applicable.
- B. Where compliance with the provisions of Subsection A would result in unnecessary hardship and only where the structure will not be used for human habitation or be associated with a high flood damage potential, the Board of Adjustment, using the procedures established in § 238-43, may grant a variance from those provisions of Subsection A for modifications or additions, using the criteria listed below. Modifications or additions which are protected to elevations lower than the flood protection elevation may be permitted if:
- (1) No floor is allowed below the regional flood elevation for residential or commercial structures;
 - (2) Human lives are not endangered;
 - (3) Public facilities, such as water or sewer, will not be installed;
 - (4) Flood depths will not exceed two feet;

- (5) Flood velocities will not exceed two feet per second; and
- (6) The structure will not be used for storage of materials as described in § 238-28(F).
- C. If neither the provisions of Subsection A or B above can be met, one addition to an existing room in a nonconforming building or a building with a nonconforming use may be allowed in a floodfringe area on a one time basis only, if the addition:
 - (1) Meets all other regulations and has been granted by permit or variance;
 - (2) Does not exceed 60 square feet in area; and
 - (3) In combination with other previous modifications or additions to the building, does not equal or exceed 50% of the present equalized assessed value of the building.
- D. All new private sewage disposal systems, or addition to, replacement, repair or maintenance of a private sewage disposal system, shall meet all the applicable provisions of all local ordinances, § 238-47C and Chapter SPS 383 of the Wisconsin Administrative Code.
- E. All new wells, or addition to, replacement, repair or maintenance of a well shall meet the applicable provisions of this chapter, § 238-47C. and Chapter NR 811 and NR 812, of the Wisconsin Administrative Code.

Article VII. Administration; Appeals; Floodproofing

§ 238-36. Administration.

The Zoning Administrator, appointed to administer the Zoning Ordinance adopted under §§ 59.69, 59.692, Wis. Stats., shall also administer this chapter.

§ 238-37. Zoning Administrator.

The Zoning Administrator is authorized to administer this chapter and shall have the following duties and powers:

- A. Advise applicants of the ordinance provisions, assist in preparing permit applications and appeals, and assure that the regional flood elevation for the proposed development is shown on all permit applications.
- B. Issue permits and inspect properties for compliance with provisions of this chapter and issue certificates of compliance where appropriate.
- C. Inspect all damaged floodplain structures to determine if substantial damage to the structure has occurred.
- D. Keep records of all official actions such as:
 - (1) All permits issued, inspections made, and work approved;
 - (2) Documentation of certified lowest floor and regional flood elevations;
 - (3) Floodproofing certificates;
 - (4) Water surface profiles, floodplain zoning maps and ordinances, nonconforming uses and structures including changes, appeals, variances and amendments;
 - (5) All substantial damage assessment reports for floodplain structures;
 - (6) List of nonconforming structures and uses.
- E. Submit copies of the following items to the Department Regional office:

- (1) Within 10 days of the decision, a copy of any decisions on variances, appeals for map or text interpretations, and map or text amendments;
 - (2) Copies of any case-by-case analyses, and any other required information including an annual summary of the number and types of floodplain zoning actions taken;
 - (3) Copies of substantial damage assessments performed and all related correspondence concerning the assessments.
- F. Investigate, prepare reports, and report violations of this chapter to the municipal zoning agency and attorney for prosecution. Copies of the reports shall also be sent to the Department Regional office.
- G. Submit copies of text and map amendments and biennial reports to the FEMA Regional office.

§ 238-38. Land use permit.

A land use permit shall be obtained before any new development or any repair, modification or addition to an existing structure; or change in the use of a building or structure, including sewer and water facilities, may be initiated. Application to the Zoning Administrator shall include:

A. General information.

- (1) Name and address of the applicant, property owner and contractor;
- (2) Legal description, proposed use, and whether it is new construction or a modification.

B. Site development plan. A site plan drawn to scale shall be submitted with the permit application form and shall contain:

- (1) Location, dimensions, area and elevation of the lot;
- (2) Location of the ordinary high-water mark of any abutting navigable waterways;
- (3) Location of any structures with distances measured from the lot lines and street center lines;
- (4) Location of any existing or proposed onsite sewage systems or private water supply systems;
- (5) Location and elevation of existing or future access roads;
- (6) Location of floodplain and floodway limits as determined from the Official Floodplain Zoning Maps;
- (7) The elevation of the lowest floor of proposed buildings and any fill using the vertical datum from the adopted study - either National Geodetic Vertical Datum (NGVD) or North American Vertical Datum (NAVD);
- (8) Data sufficient to determine the regional flood elevation in NGVD or NAVD at the location of the development and to determine whether or not the requirements of Article III and Article IV are met; and
- (9) Data to determine if the proposed development will cause an obstruction to flow or an increase in regional flood height or discharge according to § 238-18. This may include any of the information noted in § 238-24(A).

C. Hydraulic and hydrologic studies to analyze development. All hydraulic and hydrologic studies shall be completed under the direct supervision of a professional engineer registered in the State. The study contractor shall be responsible for the technical adequacy of the study. All studies shall be reviewed and approved by the Wisconsin Department of Natural Resources.

(1) Zone A floodplains

- a. Hydrology. The appropriate method shall be based on the standards in ch. NR 116.07(3), Wis. Admin. Code, *Hydrologic Analysis: Determination of Regional Flood Discharge*.
- b. Hydraulic modeling. The regional flood elevation shall be based on the standards in ch. NR 116.07(4), Wis. Admin. Code, *Hydraulic Analysis: Determination of Regional Flood Elevation* and the following:

1. determination of the required limits of the hydraulic model shall be based on detailed study information for downstream structures (dam, bridge, culvert) to determine adequate starting WSEL for the study.
 2. channel sections must be surveyed.
 3. minimum four foot contour data in the overbanks shall be used for the development of cross section overbank and floodplain mapping.
 4. a maximum distance of 500 feet between cross sections is allowed in developed areas with additional intermediate cross sections required at transitions in channel bottom slope including a survey of the channel at each location.
 5. the most current version of HEC_RAS shall be used.
 6. a survey of bridge and culvert openings and the top of road is required at each structure.
 7. additional cross sections are required at the downstream and upstream limits of the proposed development and any necessary intermediate locations based on the length of the reach if greater than 500 feet.
 8. standard accepted engineering practices shall be used when assigning parameters for the base model such as flow, Manning's N values, expansion and contraction coefficients or effective flow limits. The base model shall be calibrated to past flooding data such as high water marks to determine the reasonableness of the model results. If no historical data is available, adequate justification shall be provided for any parameters outside standard accepted engineering practices.
 9. the model must extend past the upstream limit of the difference in the existing and proposed flood profiles in order to provide a tie-in to existing studies. The height difference between the proposed flood profile and the existing study profiles shall be no more than 0.00 feet.
- c. Mapping. A work map of the reach studied shall be provided, showing all cross section locations, floodway/floodplain limits based on best available topographic data, geographic limits of the proposed development and whether the proposed development is located in the floodway.
1. If the proposed development is located outside of the floodway, then it is determined to have no impact on the regional flood elevation.
 2. If any part of the proposed development is in the floodway, it must be added to the base model to show the difference between existing and proposed conditions. The study must ensure that coefficients remain the same as in the existing model, unless adequate justification based on standard accepted engineering practices is provided.

(2) Zone AE Floodplains

- a. Hydrology. If the proposed hydrology will change the existing study, the appropriate method to be used shall be based on ch. NR 116.07(3), Wis. Admin. Code, *Hydrologic Analysis: Determination of Regional Flood Discharge*.
- b. Hydraulic modeling. The regional flood elevation shall be based on the standards in ch. NR 116.07(4), Wis. Admin. Code, *Hydraulic Analysis: Determination of Regional Flood Elevation and the following*:
 1. Duplicate Effective Model. The effective model shall be reproduced to ensure correct transference of the model data and to allow integration of the revised data to provide a continuous FIS model upstream and downstream of the revised reach. If data from the effective model is available, models shall be generated that duplicate the FIS profiles and the elevations shown in the Floodway Data Table in the FIS report to within 0.1 foot.
 2. Corrected Effective Model. The Corrected Effective Model shall not include any man-made physical changes since the effective model date, but shall import the model into the most

current version of HEC-RAS for Department review.

3. Existing (Pre-Project Conditions) Model. The Existing Model shall be required to support conclusions about the actual impacts of the project associated with the Revised (Post-Project) Model or to establish more up-to-date models on which to base the Revised (Post-Project) Model.
 4. Revised (Post-Project Conditions) Model. The Revised (Post-Project Conditions) Model shall incorporate the Existing Model and any proposed changes to the topography caused by the proposed development. This model shall reflect proposed conditions.
 5. All changes to the Duplicate Effective Model and subsequent models must be supported by certified topographic information, bridge plans, construction plans and survey notes.
 6. Changes to the hydraulic models shall be limited to the stream reach for which the revision is being requested. Cross sections upstream and downstream of the revised reach shall be identical to those in the effective model and result in water surface elevations and topwidths computed by the revised models matching those in the effective models upstream and downstream of the revised reach as required. The Effective Model shall not be truncated.
- c. Mapping. Maps and associated engineering data shall be submitted to the Department for review which meet the following conditions:
1. Consistency between the revised hydraulic models, the revised floodplain and floodway delineations, the revised flood profiles, topographic work map, annotated FIRMs and/or Flood Boundary Floodway Maps (FBFMs), construction plans, bridge plans.
 2. Certified topographic map of suitable scale, contour interval, and a planimetric map showing the applicable items. If a digital version of the map is available, it may be submitted in order that the FIRM may be more easily revised.
 3. Annotated FIRM panel showing the revised 1% and 0.2% annual chance floodplains and floodway boundaries.
 4. If an annotated FIRM and/or FBFM and digital mapping data (GIS or CADD) are used then all supporting documentation or metadata must be included with the data submission along with the Universal Transverse Mercator (UTM) projection and State Plane Coordinate System in accordance with FEMA mapping specifications.
 5. The revised floodplain boundaries shall tie into the effective floodplain boundaries.
 6. All cross sections from the effective model shall be labeled in accordance with the effective map and a cross section lookup table shall be included to relate to the model input numbering scheme.
 7. Both the current and proposed floodways shall be shown on the map.
 8. The stream centerline, or profile baseline used to measure stream distances in the model shall be visible on the map.
- D. Expiration. All permits issued under the authority of this chapter shall expire 180 days after issuance. The permit may be extended for a maximum of 180 days for good and sufficient cause.

§ 238-39. Certificate of compliance.

No land shall be occupied or used, and no building which is hereafter constructed, altered, added to, modified, repaired, rebuilt or replaced shall be occupied until a certificate of compliance is issued by the Zoning Administrator, except where no permit is required, subject to the following provisions:

- A. The certificate of compliance shall show that the building or premises or part thereof, and the proposed use, conform to the provisions of this chapter;
- B. Application for such certificate shall be concurrent with the application for a permit;
- C. If all ordinance provisions are met, the certificate of compliance shall be issued within 10 days after written notification that the permitted work is completed;
- D. The applicant shall submit a certification signed by a registered professional engineer or registered land surveyor that the fill, lowest floor and floodproofing elevations are in compliance with the permit issued. Floodproofing measures also require certification by a registered professional engineer or architect that floodproofing measures meet the requirements of § 238-47.

§ 238-40. Other permits.

Prior to obtaining a floodplain development permit the applicant must secure all necessary permits from federal, state, and local agencies, including but not limited to those required by the U.S. Army Corps of Engineers under Section 404 of the Federal Water Pollution Control Act, Amendments of 1972, 33 U.S.C. § 1344.

§ 238-41. Zoning agency.

- A. The Land Management Committee shall:
 - (1) Oversee the Office of the Zoning Administrator; and
 - (2) Review and advise the County Board on all proposed amendments to this chapter, maps and text.
- B. This zoning agency shall not:
 - (1) Grant variances to the terms of the chapter in place of action by the Board of Adjustment; or
 - (2) Amend the text or zoning maps in place of official action by the County Board.

§ 238-42. Board of Adjustment.

- A. The Board of Adjustment, created under § 59.694, Wis. Stats., is hereby authorized or shall be appointed to act for the purposes of this chapter. The Board shall exercise the powers conferred by Wisconsin Statutes and adopt rules for the conduct of business. The Zoning Administrator shall not be the Secretary of the Board.
- B. Powers and duties. The Board of Adjustment shall:
 - (1) Appeals. Hear and decide appeals where it is alleged there is an error in any order, requirement, decision or determination made by an administrative official in the enforcement or administration of this chapter;
 - (2) Boundary disputes. Hear and decide disputes concerning the district boundaries shown on the Official Floodplain Zoning Map; and
 - (3) Variances. Hear and decide, upon appeal, variances from the ordinance standards.

§ 238-43. Appeals process.

- A. Appeals to the Board may be taken by any person aggrieved, or by any officer or department of the municipality affected by any decision of the Zoning Administrator or other administrative officer. Such appeal shall be taken within 30 days, unless otherwise provided by the rules of the Board, by filing with the official whose decision is in question, and with the Board, a notice of appeal specifying the reasons for the appeal. The official whose decision is in question shall transmit to the board all records regarding the matter appealed.
- B. Notice and hearing for appeals including variances.
 - (1) Notice. The Board shall:

- (a) Fix a reasonable time for the hearing;
 - (b) Publish adequate notice pursuant to Wisconsin Statutes, specifying the date, time, place and subject of the hearing;
 - (c) Assure that notice shall be mailed to the parties in interest and the Department Regional office at least 10 days in advance of the hearing.
- (2) Hearing. Any party may appear in person or by agent. The Board shall:
- (a) Resolve boundary disputes according to § 238-44.
 - (b) Decide variance applications according to § 238-45.
 - (c) Decide appeals of permit denials according to § 238-46.
- C. Decision. The final decision regarding the appeal or variance application shall:
- (1) Be made within a reasonable time;
 - (2) Be sent to the Department Regional office within 10 days of the decision;
 - (3) Be a written determination signed by the Chairman or Secretary of the Board;
 - (4) State the specific facts which are the basis for the Board's decision;
 - (5) Either affirm, reverse, vary or modify the order, requirement, decision or determination appealed, in whole or in part, dismiss the appeal for lack of jurisdiction or grant or deny the variance application; and
 - (6) Include the reasons for granting an appeal, describing the hardship demonstrated by the applicant in the case of a variance, clearly stated in the recorded minutes of the Board proceedings.

§ 238-44. Boundary disputes.

The following procedure shall be used by the Board in hearing disputes concerning floodplain district boundaries:

- A. If a floodplain district boundary is established by approximate or detailed floodplain studies, the flood elevations or profiles shall prevail in locating the boundary. If none exist, other evidence may be examined;
- B. The person contesting the boundary location shall be given a reasonable opportunity to present arguments and technical evidence to the Board; and
- C. If the boundary is incorrectly mapped, the Board should inform the Zoning Committee or the person contesting the boundary location to petition the governing body for a map amendment according to Article VIII.

§ 238-45. Variances.

- A. The Board may, upon appeal, grant a variance from the standards of this chapter if an applicant convincingly demonstrates that:
 - (1) Literal enforcement of the ordinance will cause unnecessary hardship;
 - (2) The hardship is due to adoption of the Floodplain Ordinance and unique property conditions, not common to adjacent lots or premises. In such case, the ordinance or map must be amended;
 - (3) The variance is not contrary to the public interest; and
 - (4) The variance is consistent with the purpose of this chapter in § 238-3.
- B. In addition to the criteria in Subsection A, to qualify for a variance under FEMA regulations, the following criteria must be met:
 - (1) The variance may not cause any increase in the regional flood elevation;
 - (2) Variances can only be granted for lots that are less than one-half acre and are contiguous to existing structures constructed below the RFE;
 - (3) Variances shall only be granted upon a showing of good and sufficient cause, shall be the minimum relief necessary, shall not cause increased risks to public safety or nuisances, shall not increase costs for rescue and relief efforts and shall not be contrary to the purpose of the ordinance.

C. A variance shall not:

- (1) Grant, extend or increase any use prohibited in the zoning district.
- (2) Be granted for a hardship based solely on an economic gain or loss.
- (3) Be granted for a hardship which is self-created.
- (4) Damage the rights or property values of other persons in the area.
- (5) Allow actions without the amendments to this chapter or map(s) required in Article VIII.
- (6) Allow any alteration of an historic structure, including its use, which would preclude its continued designation as an historic structure.

D. When a floodplain variance is granted, the Board shall notify the applicant in writing that it may increase flood insurance premiums and risks to life and property and flood insurance premiums could increase up to \$25.00 per \$100.00 of coverage. A copy shall be maintained with the variance record.

§ 238-46. Appeal of permit denials.

A. The Board shall review all data related to the appeal. This may include:

- (1) Permit application data listed in § 238-38.
- (2) Floodway/floodfringe determination data in § 238-32.
- (3) Data listed in § 238-24A(2) , where the applicant has not submitted this information to the Zoning Administrator.
- (4) Other data submitted with the application, or submitted to the Board with the appeal.

B. For appeals of all denied permits, the Board shall:

- (1) Follow the procedures of § 238-43;
- (2) Consider zoning agency recommendations; and
- (3) Either uphold the denial or grant the appeal.

C. For appeals concerning increases in regional flood elevation the Board shall:

- (1) Uphold the denial where the Board agrees with the data showing an increase in flood elevation. Increases may only be allowed after amending the flood profile and map and all appropriate legal arrangements are made with all adversely affected property owners as per the requirements of Article VIII; and
- (2) Grant the appeal where the Board agrees that the data properly demonstrates that the project does not cause an increase, provided no other reasons for denial exist.

§ 238-47. Floodproofing

A. No permit or variance shall be issued 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.

B. For a structure designed to allow the entry of floodwaters, no permit or variance shall be issued until the applicant submits a plan either:

1. Certified by a professional engineer or architect, or
2. Meeting or exceeding the following standards:
 - (a) A minimum of 2 openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding;
 - (b) The bottom of all openings shall be no higher than one foot above grade; and
 - (c) Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

- C. Floodproofing measures shall be designed, as appropriate to:
 - (1) Withstand flood pressures, depths, velocities, uplift and impact forces and other regional flood factors;
 - (2) Protect structures to the flood protection elevation;
 - (3) Anchor structures to foundations to resist flotation and lateral movement; and
 - (4) Minimize or eliminate infiltration of flood waters; and
 - (5) Minimize or eliminate discharges into flood waters.
- D. In addition to meeting subparagraphs B and C Floodproofing measures could include:
 - (1) Reinforcing walls and floors to resist rupture or collapse caused by water pressure or floating debris.
 - (2) Adding mass or weight to prevent flotation.
 - (3) Placing essential utilities above the flood protection elevation.
 - (4) Installing surface or subsurface drainage systems to relieve foundation wall and basement floor pressures.
 - (5) Constructing water supply wells and waste treatment systems to prevent the entry of floodwaters.
 - (6) Putting cutoff valves on sewer lines or eliminating gravity-flow basement drains.

§ 238-48. Public information.

- A. Place marks on structures to show the depth of inundation during the regional flood.
- B. All maps, engineering data and regulations shall be available and widely distributed.
- C. Real estate transfers should show what floodplain district any real property is in.

Article VIII. Amendments and Enforcement

§ 238-49. Amendments.

Obstructions or increases may only be permitted if amendments are made to this ordinance, the official floodplain zoning maps, floodway lines and water surface profiles, in accordance with §238-50.

- A. In AE zones with a mapped floodway, no obstructions or increases shall be permitted unless the applicant receives a Conditional Letter of map Revision from FEMA and amendments are made to this ordinance, the official floodplain zoning maps, floodway lines and water surface profiles, in accordance with §238-50. Any such alterations must be reviewed and approved by FEMA and the DNR.
- B. In A Zones increases equal to or greater than 1.0 foot may only be permitted if the applicant receives a Conditional Letter of Map Revision from FEMA and amendments are made to this ordinance, the official floodplain maps, floodway lines, and water surface profiles, in accordance with §238-50.

§ 238-50. General provisions.

The governing body may change or supplement the floodplain zoning district boundaries and this chapter in the manner outlined in § 238-51 below. Actions which require an amendment to the ordinance and/or submittal of a Letter of Map Change (LOMC) include, but are not limited to, the following:

- A. Any fill or floodway encroachment that obstructs flow causing any increase in the regional flood height.
- B. Any change to the floodplain boundaries and/or watercourse alterations on the FIRM.
- C. Any changes to any other officially adopted floodplain maps listed in § 238-6B
- D. Correction of discrepancies between the water surface profiles and floodplain zoning maps.
- E. Any fill in the floodplain which raises the elevation of the filled area to a height at or above the flood protection elevation and is contiguous to land lying outside the floodplain.
- F. Any upgrade to a Floodplain Zoning Ordinance text required by Section NR 116.05 of the Wisconsin Administrative Code, or otherwise required by law, or for changes by the municipality.

- G. All channel relocations and changes to the maps to alter floodway lines or to remove an area from the floodway or the flood-fringe that is based on a base flood elevation from a FIRM requires prior approval by FEMA.

§ 238-51. Procedures.

Ordinance amendments may be made upon petition of any party according to the provisions of § 59.69, Wis. Stats. The petitions shall include all necessary data required by §§ 238-32 and 238-38. The Land Use Permit shall not be issued until a Letter of Map Revision is issued by FEMA for the proposed changes.

- A. The proposed amendment shall be referred to the zoning agency for a public hearing and recommendation to the governing body. The amendment and notice of public hearing shall be submitted to the Department Regional office for review prior to the hearing. The amendment procedure shall comply with the provisions of § 59.69, Wis. Stats.
- B. No amendments shall become effective until reviewed and approved by the Department.
- C. All persons petitioning for a map amendment that obstructs flow, increasing regional flood height 0.01 foot or more, shall obtain flooding easements or other appropriate legal arrangements from all adversely affected property owners and notify local units of government before the amendment can be approved by the governing body.

§ 238-52. Enforcement and penalties.

Any violation of the provisions of this chapter by any person shall be unlawful and shall be referred to the municipal attorney who shall expeditiously prosecute all such violators. A violator shall, upon conviction, forfeit to the municipality a penalty of not more than \$50.00 (fifty dollars), together with a taxable cost of such action. Each day of continued violation shall constitute a separate offense. Every violation of this chapter is a public nuisance, and the creation may be enjoined and the maintenance may be abated by action at suit of the municipality, the state, or any citizen thereof, pursuant to § 87.30, Wis. Stats.

Article IX. Definitions

§ 238-53. Definitions and word usage.

Unless specifically defined below, words and phrases used in this chapter shall have their common law meaning and shall be applied in accordance with their common law usage. Words used in the present tense include the future; the singular number includes the plural and the plural number includes the singular. The word "may" is permissive; "shall" is mandatory and not discretionary.

A ZONES

Those areas shown on the Official Floodplain Zoning Map which would be inundated by the regional flood. These areas may be numbered or unnumbered A Zones. The A Zones may or may not be reflective of flood profiles, depending on the availability of data for a given area.

AH ZONE

See "AREA OF SHALLOW FLOODING".

AO ZONE

See "AREA OF SHALLOW FLOODING".

ACCESSORY STRUCTURE OR USE

A facility, structure, building or use which is accessory or incidental to the principal use of a property, structure or building.

ALTERATION

An enhancement, upgrading or substantial change or modifications other than an addition or repair to a dwelling or to electrical, plumbing, heating, ventilating, air conditioning and other systems within a structure.

AREA OF SHALLOW FLOODING

A designated AO, AH, AR/AO, AR/AH, or VO zone on a community's Flood Insurance Rate Map (FIRM) with a 1 percent or greater annual chance of flooding to an average depth of 1 to 3 feet where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where velocity flood may be evident. Such flooding is characterized by ponding or sheet flow.

BASE FLOOD

Means the flood having a 1% chance of being equaled or exceeded in any given year, as published by FEMA as part of an FIS and depicted on an FIRM.

BASEMENT

Any enclosed area of a building having its floor subgrade, i.e., below ground level, on all sides.

BUILDING

See "structure."

BULKHEAD LINE

A geographic line along a reach of navigable water that has been adopted by a municipal ordinance and approved by the Department pursuant to § 30.11, Wis. Stats., and which allows limited filling between this bulkhead line and the original ordinary high-water mark, except where such filling is prohibited by the floodway provisions of this chapter.

CAMPGROUND

Any parcel of land which is designed, maintained, intended or used for the purpose of providing sites for nonpermanent overnight use by four or more camping units, or which is advertised or represented as a camping area.

CAMPING UNIT

Any portable device, no more than 400 square feet in area, used as a temporary shelter, including but not limited to a camping trailer, motor home, bus, van, pickup truck, tent that is fully licensed, if required, and ready for highway use.

CERTIFICATE OF COMPLIANCE

A certification that the construction and the use of land or a building, the elevation of fill or the lowest floor of a structure is in compliance with all of the provisions of this chapter.

CHANNEL

A natural or artificial watercourse with definite bed and banks to confine and conduct normal flow of water.

CRAWLWAYS OR CRAWL SPACE

An enclosed area below the first usable floor of a building, generally less than five feet in height, used for limited access to plumbing and electrical utilities.

DECK

An unenclosed exterior structure that has no roof or sides, but has a permeable floor which allows the infiltration of precipitation.

DEPARTMENT

The Wisconsin Department of Natural Resources.

DEVELOPMENT

Any artificial change to improved or unimproved real estate, including but not limited to the construction of buildings, structures or accessory structures; the construction of additions or alterations to buildings, structures or accessory structures; the repair of any damaged structure or the improvement or renovation of any structure, regardless of percentage of damage or improvement; the placement of buildings or structures; mining, dredging, filling, grading, paving, excavation or drilling operations; the storage, deposition or extraction of materials or equipment; and the installation, repair or removal of public or private sewage disposal systems or water supply facilities.

DRYLAND ACCESS

A vehicular access route which is above the regional flood elevation and which connects land located in the floodplain to land outside the floodplain, such as a road with its surface above regional flood elevation and wide enough for wheeled rescue and relief vehicles.

ENCROACHMENT

Any fill, structure, equipment, building, use or development in the floodway.

EXISTING MANUFACTURED HOME PARK OR SUBDIVISION

A parcel of land, divided into two or more manufactured home lots for rent or sale, on which the construction of facilities for servicing the lots is completed before the effective date of this chapter. At a minimum, this would include the installation of utilities, the construction of streets and either final site grading or the pouring of concrete pads

EXPANSION TO EXISTING MOBILE/MANUFACTURED HOME PARK

The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed. This includes installation of utilities, construction of streets and either final site grading, or the pouring of concrete pads.

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)

The federal agency that administers the National Flood Insurance Program.

FLOOD INSURANCE RATE MAP (FIRM)

A map of a community on which the Federal Insurance Administration has delineated both the floodplain and the risk premium zones applicable to the community. This map can only be amended by the Federal Emergency Management Agency.

FLOOD OR FLOODING

A general and temporary condition of partial or complete inundation of normally dry land areas caused by one of the following conditions:

A. The overflow or rise of inland waters;

B. The rapid accumulation or runoff of surface waters from any source;

C. The inundation caused by waves or currents of water exceeding anticipated cyclical levels along the shore of Lake Michigan or Lake Superior; or

D. The sudden increase caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as a seiche, or by some similarly unusual event.

FLOOD FREQUENCY

The probability of a flood occurrence which is determined from statistical analyses. The frequency of a particular flood event is usually expressed as occurring, on the average, once in a specified number of years or as a percent chance of occurring in any given year.

FLOODFRINGE

That portion of the floodplain outside of the floodway which is covered by floodwaters during the regional flood and associated with standing water rather than flowing water.

FLOOD HAZARD BOUNDARY MAP

A map designating approximate flood hazard areas. Flood hazard areas are designated as unnumbered A Zones and do not contain floodway lines or regional flood elevations. This map forms the basis for both the regulatory and insurance aspects of the National Flood Insurance Program (NFIP) until superseded by a Flood Insurance Study and a Flood Insurance Rate Map.

FLOOD INSURANCE STUDY

A technical engineering examination, evaluation, and determination of the local flood hazard areas. It provides maps designating those areas affected by the regional flood and provides both flood insurance rate zones and base flood elevations and may provide floodway lines. The flood hazard areas are designated as numbered and unnumbered A Zones. Flood Insurance Rate Maps that accompany the Flood Insurance Study form the basis for both the regulatory and the insurance aspects of the National Flood Insurance Program.

FLOODPLAIN

Land which has been or may be covered by floodwater during the regional flood. It includes the floodway and the floodfringe, and may include other designated floodplain areas for regulatory purposes.

FLOODPLAIN ISLAND

A natural geologic land formation within the floodplain that is surrounded, but not covered, by floodwater during the regional flood.

FLOODPLAIN MANAGEMENT

Policy and procedures to insure wise use of floodplains, including mapping and engineering, mitigation, education, and administration and enforcement of floodplain regulations.

FLOOD PROFILE

A graph or a longitudinal profile line showing the relationship of the water surface elevation of a flood event to locations of land surface elevations along a stream or river.

FLOODPROOFING

Any combination of structural provisions, changes or adjustments to properties and structures, water and sanitary facilities and contents of buildings subject to flooding, for the purpose of reducing or eliminating flood damage.

FLOOD PROTECTION ELEVATION

An elevation of two feet of freeboard above the water surface profile elevation designated for the regional flood. (Also see "freeboard.")

FLOOD STORAGE

Those floodplain areas where storage of floodwaters has been taken into account during analysis in reducing the regional flood discharge.

FLOODWAY

The channel of a river or stream and those portions of the floodplain adjoining the channel required to carry the regional flood discharge.

FREEBOARD

A safety factor expressed in terms of a specified number of feet above a calculated flood level. Freeboard compensates for any factors that cause flood heights greater than those calculated, including ice jams, debris accumulation, wave action, obstruction of bridge openings and floodways, the effects of watershed urbanization, loss of flood storage areas due to development and aggregation of the river or stream bed.

HABITABLE STRUCTURE

Any structure or portion thereof used or designed for human habitation.

HEARING NOTICE

Publication or posting meeting the requirements of Chapter 985, Wis. Stats. For appeals, a Class 1 notice, published once at least one week (7 days) before the hearing, is required. For all zoning ordinances and amendments, a Class 2 notice, published twice, once each week consecutively, the last at least a week (7 days) before the hearing. Local ordinances or bylaws may require additional notice exceeding these minimums.

HIGH FLOOD DAMAGE POTENTIAL

Damage that could result from flooding that includes any danger to life or health or any significant economic loss to a structure or building and its contents.

HIGHEST ADJACENT GRADE

The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

HISTORIC STRUCTURE

Any structure that is either:

A. Listed individually in the National Register of Historic Places or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

B. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

C. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or

D. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either by an approved state program, as determined by the Secretary of the Interior, or by the Secretary of the Interior in states without approved programs.

HUMAN HABITATION

A human residence or dwelling.

INCREASE IN REGIONAL FLOOD HEIGHT

A calculated upward rise in the regional flood elevation equal to or greater than 0.00 foot, based on a comparison of existing conditions and proposed conditions, which is directly attributable to development in the floodplain but not attributable to manipulation of mathematical variables such as roughness factors, expansion and contraction coefficients and discharge.

LAND USE

Any nonstructural use made of unimproved or improved real estate. (Also see "development.")

LOWEST ADJACENT GRADE

Elevation of the lowest ground surface that touches any of the exterior walls of a building.

LOWEST FLOOR

The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of 44 CFR 60.3.

MAINTENANCE

The act or process of restoring to original soundness, including redecorating, refinishing, non structural repairs, or the replacement of existing fixtures, systems or equipment with equivalent fixtures, systems or structures.

MANUFACTURED HOME

A structure transportable in one or more sections, which is built on a permanent chassis and is designed to be used with or without a permanent foundation when connected to required utilities. The term "manufactured home" includes a mobile home but does not include a "mobile recreational vehicle."

MOBILE/MANUFACTURED HOME PARK OR SUBDIVISION

A parcel (or contiguous parcels) of land, divided into two or more manufactured home lots for rent or sale.

MOBILE/MANUFACTURED HOME PARK OR SUBDIVISION, EXISTING

A parcel of land, divided into two or more manufactured home lots for rent or sale, on which the construction of facilities for servicing the lots is completed before the effective date of this ordinance. At a minimum, this would include the installation of utilities, the construction of streets and either final site grading or the pouring of concrete pads.

MOBILE/MANUFACTURED HOME PARK, EXPANSION TO EXISTING

The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed. This includes installation of utilities, construction of streets and either final site grading, or the pouring of concrete pads.

MOBILE RECREATIONAL VEHICLE

A vehicle which is built on a single chassis, 400 square feet or less when measured at the largest horizontal projection, designed to be self-propelled, carried or permanently towable by a licensed, light-duty vehicle, is licensed for highway use if registration is required and is designed primarily not for use as a permanent dwelling, but as temporary living quarters for recreational, camping, travel or seasonal use. Manufactured homes that are towed or carried onto a parcel of land, but do not remain capable of being towed or carried, including park model homes, do not fall within the definition of "mobile recreational vehicles."

MODEL, CORRECTED EFFECTIVE

A hydraulic engineering model that corrects any errors that occur in the Duplicate Effective Model, adds any additional cross sections to the Duplicate Effective Model, or incorporates more detailed topographic information than that used in the current effective model.

MODEL, DUPLICATE EFFECTIVE

A copy of the hydraulic analysis used in the effective FIS and referred to as the effective model.

MODEL, EFFECTIVE

The hydraulic engineering model that was used to produce the current effective Flood Insurance Study.

MODEL, EXISTING (PRE-PROJECT)

A modification of the Duplicate Effective Model or Corrected Effective Model to reflect any man made modifications that have occurred within the floodplain since the date of the effective model but prior to the construction of the project for which the revision is being requested. If no modification has occurred since the date of the effective model, then this model would be identical to the Corrected Effective Model or Duplicate Effective Model.

MODEL, REVISED (POST-PROJECT)

A modification of the Existing or Pre-Project Conditions Model, Duplicate Effective Model or Corrected Effective Model to reflect revised or post-project conditions.

MUNICIPALITY OR MUNICIPAL

The county, city or village governmental units enacting, administering and enforcing this Zoning Ordinance.

NAVD or NORTH AMERICAN VERTICAL DATUM

Elevations referenced to mean sea level datum, 1988 adjustment.

NGVD OR NATIONAL GEODETIC VERTICAL DATUM

Elevations referenced to mean sea level datum, 1929 adjustment.

NEW CONSTRUCTION

For floodplain management purposes, "new construction" means structures for which the start of construction commenced on or after the effective date of floodplain zoning regulations adopted by this community and includes any subsequent improvements to such structures. For the purpose of determining flood insurance rates, it includes any structures for which the "start of construction" commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures.

NONCONFORMING STRUCTURE

An existing lawful structure or building which is not in conformity with the dimensional or structural requirements of this chapter for the area of the floodplain which it occupies. (For example, an existing residential structure in the Floodfringe District is a conforming use. However, if the lowest floor is lower than the flood protection elevation, the structure is nonconforming.)

NONCONFORMING USE

An existing lawful use or accessory use of a structure or building which is not in conformity with the provisions of this chapter for the area of the floodplain which it occupies. (Such as a residence in the floodway.)

OBSTRUCTION TO FLOW

Any development which blocks the conveyance of floodwaters such that this development alone or together with any future development will cause an increase in regional flood height.

OFFICIAL FLOODPLAIN ZONING MAP

That map, adopted and made part of this chapter, as described in § 238-6, which has been approved by the Department and FEMA.

OPEN SPACE USE

Those uses having a relatively low flood damage potential and not involving structures.

ORDINARY HIGH-WATER MARK

The point on the bank or shore up to which the presence and action of surface water is so continuous as to leave a distinctive mark, such as by erosion, destruction or prevention of terrestrial vegetation, predominance of aquatic vegetation, or other easily recognized characteristic.

PERSON

An individual, or group of individuals, corporation, partnership, association, municipality or state agency.

PRIVATE SEWAGE SYSTEM

A sewage treatment and disposal system serving one structure, with a septic tank and soil absorption field located on the same parcel as the structure. It also means an alternative sewage system approved by the Department of Safety and Professional Services, including a substitute for the septic tank or soil absorption

field, a holding tank, a system serving more than one structure or a system located on a different parcel than the structure.

PUBLIC UTILITIES

Those utilities using underground or overhead transmission lines, such as electric, telephone and telegraph, and distribution and collection systems, such as water, sanitary sewer and storm sewer.

REASONABLY SAFE FROM FLOODING

Means base flood waters will not inundate the land or damage structures to be removed from the floodplain and that any subsurface waters related to the base flood will not damage existing or proposed buildings.

REGIONAL FLOOD

A flood determined to be representative of large floods known to have occurred in Wisconsin. A regional flood is a flood with a 1% chance of being equaled or exceeded in any given year, and if depicted on the FIRM, the RFE is equivalent to the BFE.

START OF CONSTRUCTION

The date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond initial excavation, or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling, nor does it include the installation of streets and/or walkways, nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms, nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For an alteration, the actual start of construction means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

STRUCTURE

Any man-made object with form, shape and utility, either permanently or temporarily attached to, placed upon or set into the ground, stream bed or lake bed, including but not limited to roofed and walled buildings, gas or liquid storage tanks, bridges, dams and culverts.

SUBDIVISION

Reference definition in § 236.02(12), Wis. Stats.

SUBSTANTIAL DAMAGE

Damage of any origin sustained by a structure, whereby the cost of restoring the structure to its pre-damaged condition would equal or exceed 50% of the equalized assessed value of the structure before the damage occurred.

SUBSTANTIAL IMPROVEMENT

Any repair, reconstruction, rehabilitation, addition or improvement of a building or structure, the cost of which equals or exceeds 50 percent of the equalized assessed value of the structure before the improvement or repair is started. If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the work performed. The term does not, however, include either any project for the improvement of a building required to correct existing health, sanitary or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions; or any alteration of a historic structure provided that the alteration will not preclude the structure's continued designation as a historic structure.

UNNECESSARY HARDSHIP

Where special conditions affecting a particular property, which were not self-created, have made strict conformity with restrictions governing areas, setbacks, frontage, height or density unnecessarily burdensome or unreasonable in light of the purposes of the ordinance.

VARIANCE

An authorization by the Board of Adjustment or Appeals for the construction or maintenance of a building or structure in a manner which is inconsistent with dimensional standards (not uses) contained in the Floodplain Zoning Ordinance.

VIOLATION

The failure of a structure or other development to be fully compliant with the Floodplain Zoning Ordinance. A structure or other development without required permits, lowest floor elevation documentation, floodproofing certificates or required floodway encroachment calculations is presumed to be in violation until such time as that documentation is provided.

WATERSHED

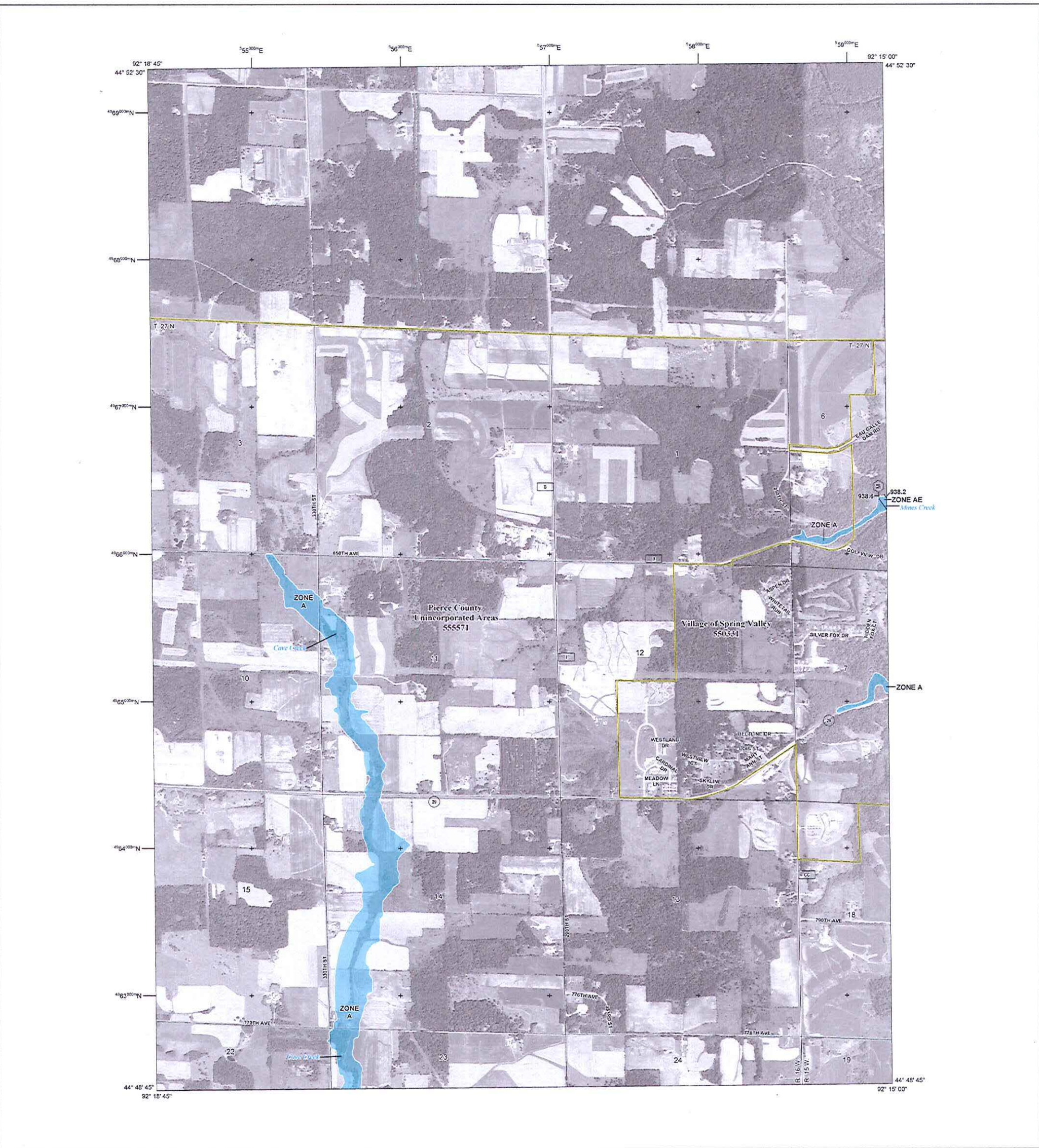
The entire region contributing runoff or surface water to a watercourse or body of water.

WATER SURFACE PROFILE

A graphical representation showing the elevation of the water surface of a watercourse for each position along a reach of river or stream at a certain flood flow. A water surface profile of the regional flood is used in regulating floodplain areas.

WELL

An excavation opening in the ground made by digging, boring, drilling, driving or other methods, to obtain groundwater regardless of its intended use.



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT [HTTPS://MSC.FEMA.GOV](https://MSC.FEMA.GOV)

- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE)
 - With BFE or Depth Zone AE, AD, AH, VE, AR
 - Regulatory Floodway
 - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
- OTHER AREAS OF FLOOD HAZARD**
 - Area with Reduced Flood Risk due to Levee See Notes, Zone X
 - Area with Flood Risk due to Levee Zone D
 - NO SCREEN Areas of Minimal Flood Hazard Zone X
 - Area of Undetermined Flood Hazard Zone D
- OTHER AREAS**
 - Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall
- GENERAL STRUCTURES**
 - Cross Sections with 1% Annual Chance Water Surface Elevation
 - Coastal Transect
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary

NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-325-2627) or visit the FEMA Flood Map Service Center website at <https://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

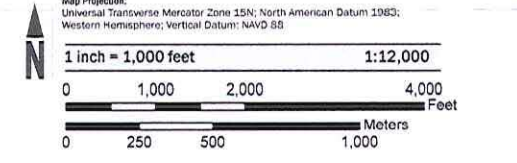
Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study Report for this jurisdiction.

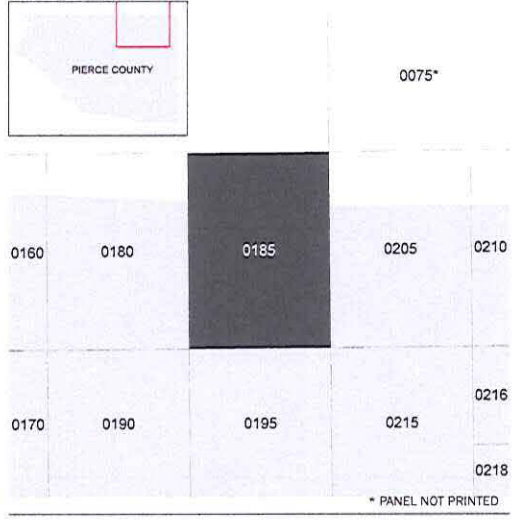
To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Base map information shown on this FIRM was provided in digital format by the United States Department of Agriculture Imagery Program (NAIP). This information was derived from digital orthophotography at a 1-meter resolution from photography dated 2017.

SCALE



PANEL LOCATOR



National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

PIERCE COUNTY, WISCONSIN
and Incorporated Areas

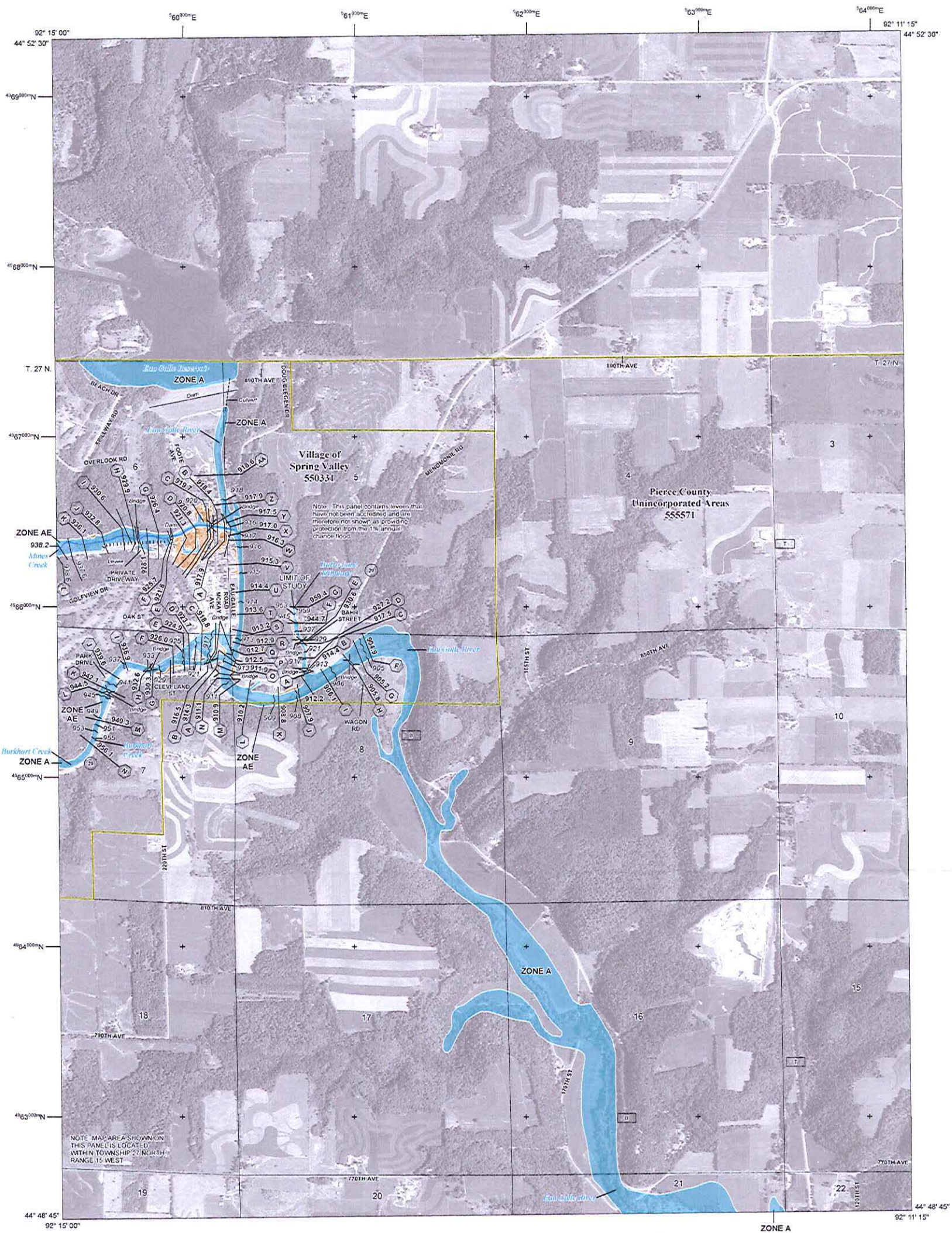
PANEL 185 of 475

COMMUNITY	NUMBER	PANEL	SUFFIX
PIERCE COUNTY	555571	0185	F
SPRING VALLEY, VILLAGE OF	550331	0185	F

VERSION NUMBER
2.4.2.0

MAP NUMBER
55093C0185F

MAP REVISED
DECEMBER 30, 2020



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT. THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT [HTTPS://MSC.FEMA.GOV](https://MSC.FEMA.GOV)

- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE)
 - With BFE or Depth Zone AE, AO, AH, VE, AR
 - Regulatory Floodway
 - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
- OTHER AREAS OF FLOOD HAZARD**
 - Area with Reduced Flood Risk due to Levee See Notes, Zone X
 - Area with Flood Risk due to Levee Zone D
 - NO SCREEN Areas of Minimal Flood Hazard Zone X
- OTHER AREAS**
 - Area of Undetermined Flood Hazard Zone D
- GENERAL STRUCTURES**
 - Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall
- Cross Sections with 1% Annual Chance Water Surface Elevation**
 - 18.2
 - 17.5
- OTHER FEATURES**
 - Coastal Transect
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary

NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Flood Map Service Center website at <https://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

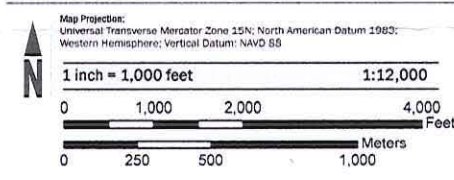
Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study Report for this jurisdiction.

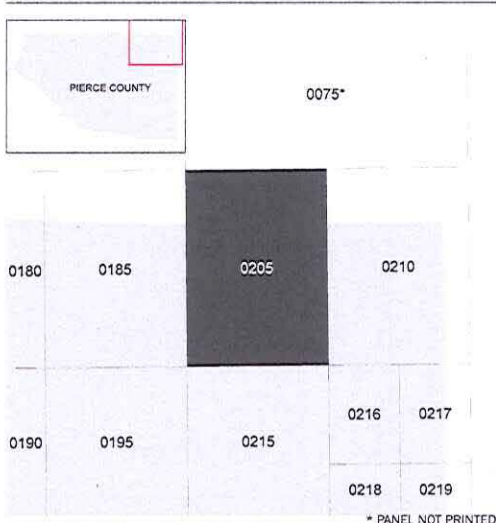
To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Base map information shown on this FIRM was provided in digital format by the United States Department of Agriculture Imagery Program (NAIP). This information was derived from digital orthophotography at a 1-meter resolution from photography dated 2017.

SCALE



PANEL LOCATOR



FEMA

National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP

PIERCE COUNTY, WISCONSIN and Incorporated Areas

PANEL 205 of 475

COMMUNITY	NUMBER	PANEL	SUFFIX
PIERCE COUNTY	555571	0205	F
SPRING VALLEY, VILLAGE OF	550331	0205	F

VERSION NUMBER 2.4.2.0

MAP NUMBER 55093C0205F

MAP REVISED DECEMBER 30, 2020

STAFF REPORT LAND MANAGEMENT COMMITTEE

Land Management Committee Meeting, October 7, 2020

Agenda Item 9

Applicant: Rumpca Excavating

Request: Renewal of Conditional Use Permit for Nonmetallic Mining.

Background:

Rumpca Excavating owns and operates a nonmetallic mine on 80 acres which was expanded in 2002 requiring the issuance of a conditional use permit. The materials mined are gravel and limestone. The operation plan states that the 60 of the 80 acres will be mined.

A policy exception, of the 100-foot setback, was granted in April, 2018 to allow for the Rumpca mine to join the neighboring Rohl mine. Much of the extraction this year was done in the Rohl mine. Attempts are being made to complete extraction from the Rohl mine as soon as possible and to complete final reclamation in accordance with the agreement between Rohl, Rumpca and the Kinnickinnic River Land Trust.

Issues Pertaining to the Request:

- The legal description for this property is in the E ½ of the SE ¼ in Section 29, T27N, R19W in the Town of Clifton. The property is zoned General Rural Flexible-8.
- The mining site has approximately 10 unreclaimed acres. Access to the mine is off of County Road MM.
- Portable crushing equipment is brought in to make C/5 Gravel, Recycled C/5 and Screened Hard Rock and trucks are used to haul the product.
- Blasting infrequently takes place on this site. No explosives are stored onsite.
- The operator has removed approximately 50 to 60-feet of material to a depth of approximately 990 feet. Groundwater elevation is approximately 850 feet.
- Hours of operation are 7:00 am to 6:00 pm Monday through Friday and 7:00 am to 4:30 pm on Saturday. Blasting is between the hours of 8:00 am to 4:00 pm Monday through Friday. Crushing is between the hours of 7:00 am to 4:30 pm Monday through Friday.
- A 100-foot setback has been maintained for all extraction in all areas of the property except for the portion which borders the Rohl mine. The 100-foot setback is still in effect for all of the property that does not border the Rohl mine.
- A scale and scale house are located on the site.
- Staff has received concerns from a property owner west of the site off of County Road MM regarding the amount of trucks traveling on the road.

Applicant: Rumpca Excavating
Conditional Use Permit Renewal for Nonmetallic Mining
October 7, 2020

- The Pierce County Highway Commissioner has also inquired about the operation due to road damage. The Commissioner is examining the situation. Staff has proposed a new condition requiring a road agreement with the Pierce County Highway Department. Rumpca Excavating does not have any concerns about the new proposed condition.
- Staff has contacted the Town of Clifton Chairperson, there were no concerns or complaints reported.
- No well tests have been submitted. The operator has not blasted since prior to 2005. In 2006 the permit condition related to well tests was worded as:

“Well tests for nitrates, suspended solids, and dissolved solids shall be conducted for all existing wells within 1000 feet of the proposed mining operation. This should be completed prior to blasting. This condition should apply to future mining operations.”

Past department practices have excused the well testing requirement for operations in which blasting has not taken place and having sufficient separation from ground water. Staff is proposing new language related to well testing to standardize the process for mining operations.

- Based on advice from Corporation Counsel, staff is not recommending any conditions which require the permitting or compliance with other agencies, organizations, or departments regulations or rules.
- The current conditions for the permit are:
 1. Applicant shall follow all recommendations and receive all necessary permits from other agencies.
 2. A 100-ft setback shall be maintained from all property lines for all mining activities. Unless granted an exception from the Land Management Committee.
 3. Applicant shall comply with DNR NR 135 Annual Reclamation Permits.
 4. Property owners located within 1000 feet shall be given adequate notice, at least 48 hours, of any blasting, and all blasting shall be done by a certified state licensed blaster.
 5. Well tests for nitrates, suspended solids, and dissolved solids shall be conducted annually for all wells within 1000 feet of the proposed mining operation.
 6. The applicant shall notify the Zoning Office if groundwater is encountered.
 7. Dust control measures shall be implemented along haul roads.
 8. Hours of operation are 7:00 am to 6:00 pm Monday through Friday and 7:00 am to 4:30 pm on Saturday.
 9. Recycling of concrete, asphalt and bricks into Class five materials is allowed.
 10. Reclamation shall be according to submitted plans.
 11. Applicant agrees that any unforeseen erosion issues shall be addressed to the satisfaction of the county.
 12. This CUP renewal shall expire in two years.
 13. A new reclamation plan shall be completed if extraction differs from the approved plan on file.
 14. Any expansion or intensification shall require a new conditional use permit and potentially a rezone depending on the intensity of the use.

Recommendation:

Applicant: Rumpca Excavating
Conditional Use Permit Renewal for Nonmetallic Mining
October 7, 2020

Staff recommends the Land Management Committee consider the above and if determined to be not contrary to the public interest, health, safety or character of the area, renew this conditional use permit with the following conditions:

1. A 100-ft setback shall be maintained from all property lines for all mining activities. Unless granted an exception from the Land Management Committee.
2. Applicant shall comply with PCC Chapter § 242 Annual Reclamation Permits.
3. Property owners located within 1000 feet shall be given adequate notice, at least 48 hours, of any blasting, and all blasting shall be done by a certified state licensed blaster.
4. **Well tests for nitrates, suspended solids, and dissolved solids shall be conducted for all wells within 1000 feet of the proposed mining operation, prior to any blasting. Tests shall be conducted annually, thereafter, as long as blasting continues. If blasting ceases, tests shall be conducted at a minimum every four years after the most recent blast. Well tests shall be conducted prior to the initial blast, and annually thereafter, when blasting is resumed after a break of more than one year.**
5. The applicant shall notify the Zoning Office if groundwater is encountered.
6. Dust control measures shall be implemented along haul roads.
7. Hours of operation are 7:00 am to 6:00 pm Monday through Friday and 7:00 am to 4:30 pm on Saturday.
8. Recycling of concrete, asphalt and bricks into Class five materials is allowed.
9. Reclamation shall be according to submitted plans.
10. Applicant agrees that any unforeseen erosion issues shall be addressed to the satisfaction of the county.
11. This CUP renewal shall expire in two years.
12. A new reclamation plan shall be completed if extraction differs from the approved plan on file.
13. Any expansion or intensification shall require a new conditional use permit and potentially a rezone depending on the intensity of the use.
14. **The applicant shall enter into a road agreement with the Pierce County Highway Department if deemed necessary by the Highway Commissioner.**

Submitted By: Brad Roy
Zoning Administrator

Land Management Committee

Rumpca Excavating
(October 7, 2020)

CUP Renewal
Non Metallic Mining

Legend


 Dwellings

 CUP Renewal

Parcels

Zoning

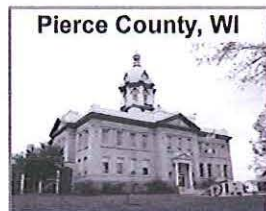
 General Rural Flexible - 8

 Primary Agriculture

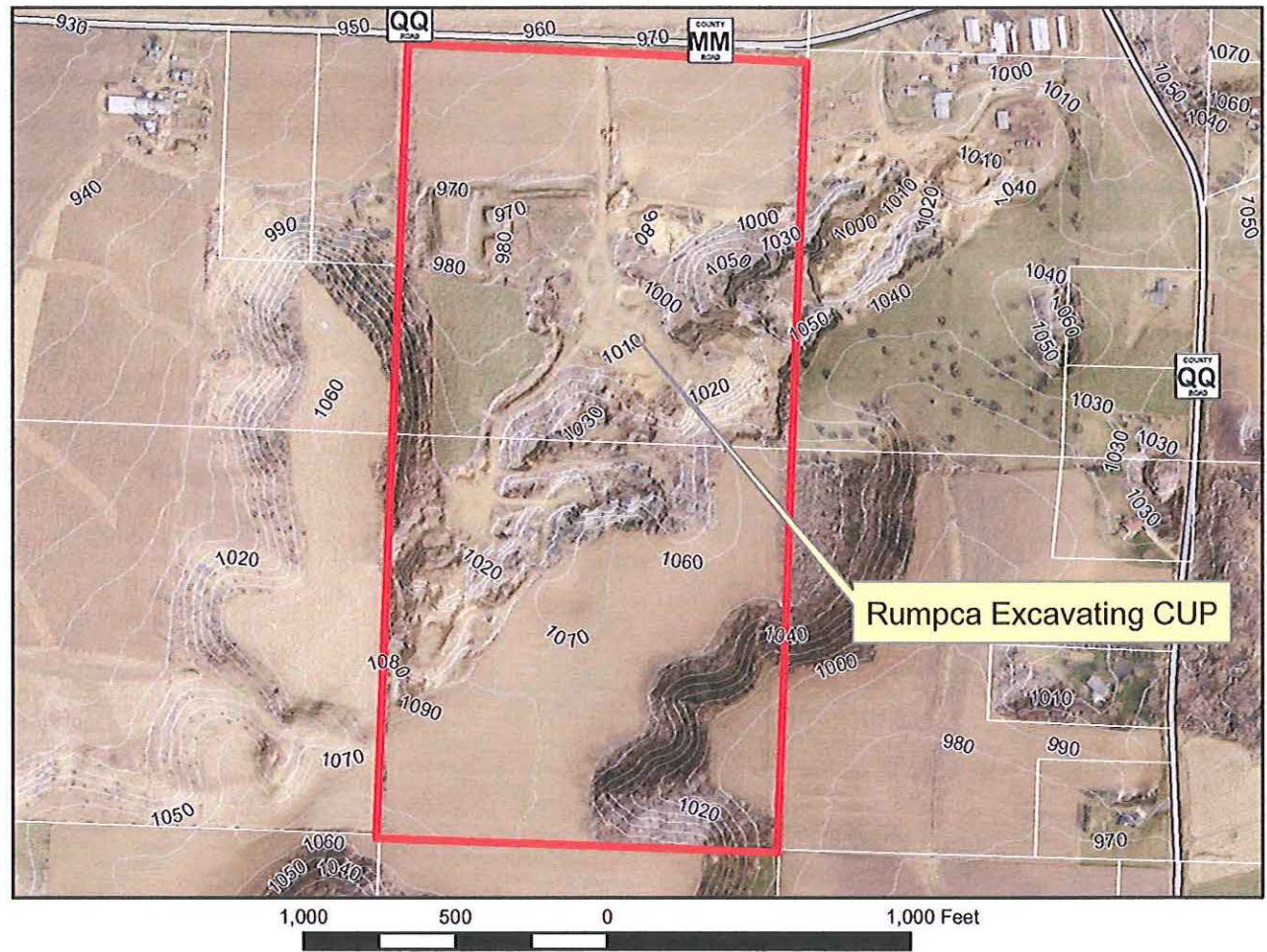
Flood Hazard Zones

 100 Yr Floodway/
No Base Elev. Det

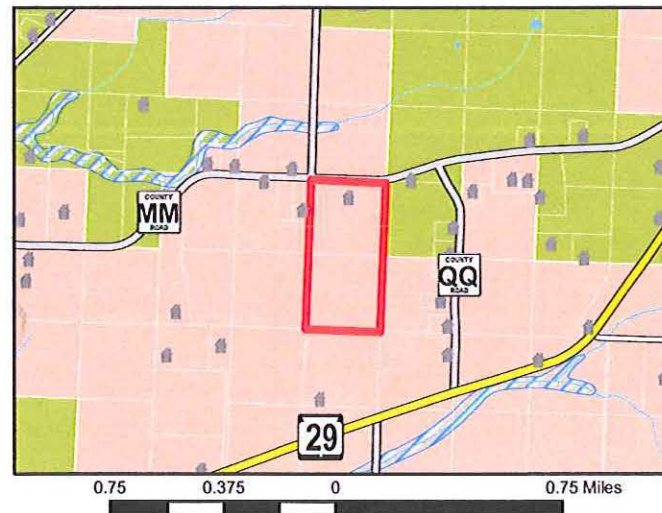
Orthophotography - 2015 Pierce County



Prepared by the Department of Land Management

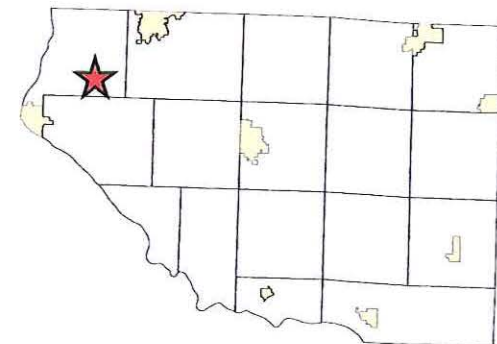


Rumpca Excavating CUP



Site Location

W11351 COUNTY RD MM
TOWN OF CLIFTON



STAFF REPORT LAND MANAGEMENT COMMITTEE

Land Management Committee Meeting, October 7, 2020

Agenda Item 10

Applicant: Ben Burshem

Request: Renewal of Conditional Use Permit for Nonmetallic Mining.

Background:

The site was mined in the past, dates are unknown. Mining activities were ceased prior to August of 2001, when NR 135 took effect requiring nonmetallic mining reclamation, and was left unreclaimed. A Conditional Use Permit for Nonmetallic Mining was issued in 2006 to authorize new mining on the site. The applicant became the operator of the mine in 2018.

Sand is mined from the site and waste industrial sand has been deposited in the mine. Portable processing equipment is utilized when necessary. All new mining activity has been consistent with current rules and regulations.

Issues Pertaining to the Request:

- The legal description for this property is in the SW 1/4 of the SE ¼ in Section 5, T24N, R17W in the Town of Isabelle. The property is zoned General Rural.
- The mining site has approximately 4 unreclaimed acres; the total extent of the mine will be approximately 6.5 acres. Access to the mine is off of 150th Avenue.
- Sand screening and sizing equipment is placed on the site when necessary. There is no blasting on this site; sand is extracted with excavating equipment and trucks.
- There are numerous residences located within close proximity to the site; staff has not received any complaints about this operation.
- A 100-foot setback will be maintained from property lines for all new extractions.
- Staff has contacted the Town of Isabelle Chairperson regarding this renewal. No concerns or complaints were reported.
- Based on advice from Corporation Counsel, staff is not recommending any conditions which require the permitting or compliance with other agencies, organizations, or departments regulations or rules.
- The current conditions of the permit are:
 1. Hours of operation remain consistent with daylight hours Monday through Friday, Saturday hours will be 8:00am – 4:00pm.
 2. Applicant shall receive all necessary permits from other agencies.
 3. Applicant shall comply with DNR NR 135 Annual Reclamation Permits.
 4. A 100-ft setback shall be maintained from all property lines for all mining activities, which includes stockpiling and equipment placement.

Applicant: Ben Burshem
Conditional Use Permit Renewal for Nonmetallic Mining
October 7, 2020

5. Applicant agrees that any unforeseen erosion issues that arise shall be addressed to the satisfaction of the county.
6. Reclamation shall be according to submitted plans and shall be completed within one year of ceasing mining operations.
7. This CUP renewal shall expire in two years.

Recommendation:

Staff recommends the Land Management Committee consider the above and if it is found that no changes or modifications are necessary to protect the public interest, public health, safety or character of the area, renew this conditional use permit with the following conditions:

1. Hours of operation remain consistent with daylight hours Monday through Friday, Saturday hours will be 8:00am – 4:00pm.
2. Applicant shall comply with PCC Chapter § 242 Annual Reclamation Permits.
3. A 100-ft setback shall be maintained from all property lines for all mining activities, which includes stockpiling and equipment placement.
4. Applicant agrees that any unforeseen erosion issues that arise shall be addressed to the satisfaction of the county.
5. Reclamation shall be according to submitted plans and shall be completed within one year of ceasing mining operations.
6. This CUP shall expire in two years.

Submitted By: Brad Roy
Zoning Administrator


Land Management Committee

BEN BURSHEM
(October 7, 2020)
CUP Renewal
Non Metallic Mining

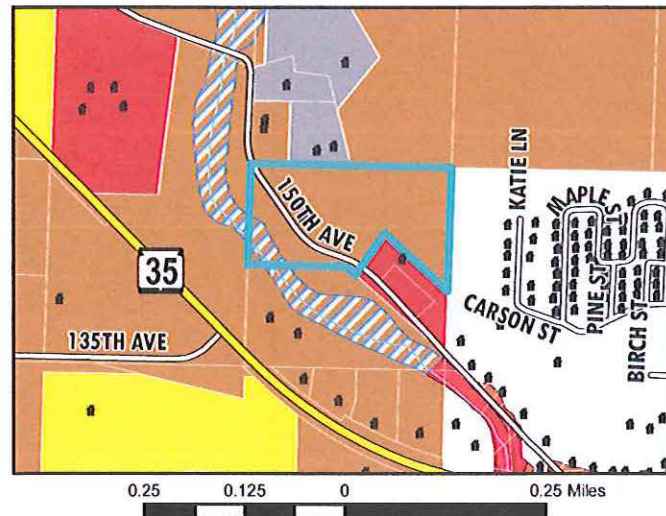
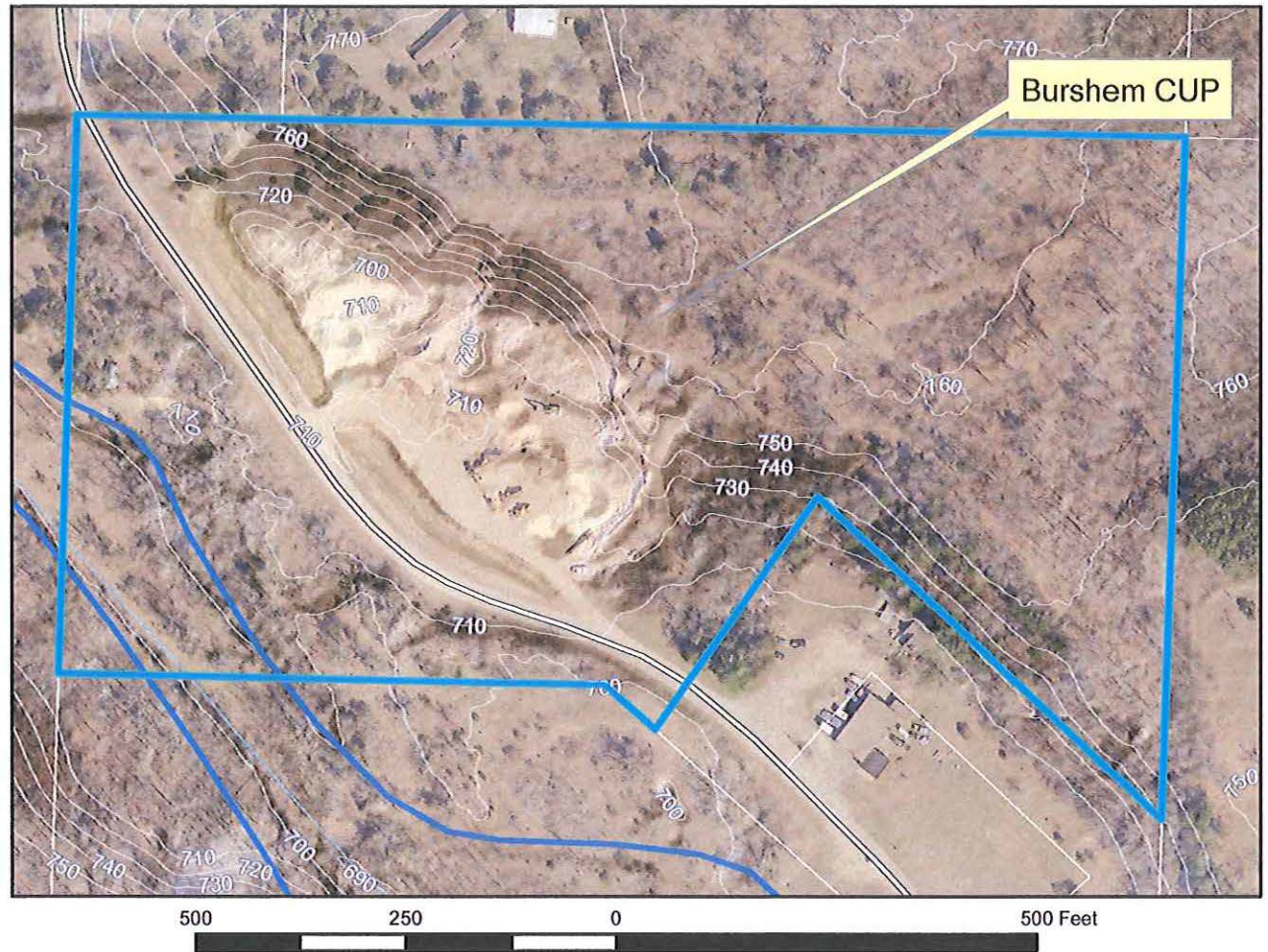
Legend

-  Dwellings
-  CUP Renewal
Parcels
- Zoning**
-  Bay City
-  Commercial
-  General Rural
-  Industrial
-  Rural Residential - 20

Flood Hazard Zones

-  100 Yr Floodway/
No Base Elev. Det

Orthophotography - 2015 Pierce County



Site Location

W6670 150TH ST
Town of Isabelle

