

**Amended - Notice of Regular Meeting  
Oneida County Board of Supervisors  
April 16, 2013 – 9:30 a.m.  
Oneida County Courthouse  
County Board Meeting Room 2<sup>nd</sup> Floor**

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Chairman Cushing called the meeting to order at 9:30 a.m. in the County Board Meeting Room at the Oneida County Courthouse. There was a moment of silence for Supervisor Paul Dean and our troops here and overseas, followed by the Pledge of Allegiance.

**MEMBERS PRESENT:** Supervisors: Gary Baier, Greg Berard, Ted Cushing, Billy Fried, David Hintz, Scott Holewinski, Jim Intrepidi, Bob Martini, Bob Metropulos, Bob Mott, Sonny Paszak, Carol Pederson, Tom Rudolph, Jerry Shidell, Candy Sorensen, Jack Sorensen, Denny Thompson, Michael Timmons and Romelle Vandervest.

**# OF MEMBERS PRESENT:** 19

**SUPERVISORS EXCUSED:** 1- Jack Martinson

**STUDENT REPRESENTATIVES PRESENT:** 0

**OTHERS PRESENT:** Mary Bartelt, County Clerk; Melodie Gauthier, Chief Deputy Clerk; Brian Desmond, Corporation Counsel; Mike Romportl, Land Information; Karl Jennrich, Planning & Zoning; Lisa Charbarneau, LRES; Grady Hartman, Sheriff; and Roger Luce, Oneida County Economic Development Corp.

**Announcements by Chair, Correspondence and Communications  
Sign Attendance Form at the Podium.  
Please Use Microphones When Speaking.**

Chairman Cushing stated Supervisor Dean served 13 years on the County Board and he loved every minute of it. Supervisor Dean will be remembered fondly and will be sadly missed.

**Accept the Minutes of the March 19, 2013 Regular Meeting**

**Motion/Second: J.Sorensen/Vandervest** to accept the March 19<sup>th</sup> minutes as presented. 18 Ayes on voice vote, 1 Abstain – Rudolph, 1 Absent – Martinson, motion carries.

**Reports/ Presentations:**

**Improvements to the 2014 Budget Process**

Supervisor Hintz presented a presentation to brief the County Board on improvements for the 2014 budget process. Some objectives are:

- More involvement by the community and committees of jurisdiction.
- More participation by the Administration Committee and County Board Supervisors.
- Setting new guidelines
- Overall direction of budget / critical decisions.

**Technology Committee Progress and Plans**

Supervisor Hintz updated the County Board on the Technology Committee's progress. The Technology Committee would like the County Board to promote and develop a vision and policy on high speed broad band internet for the County area. Also, the Technology Committee will Sponsor a training session

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( 9:30 a.m.) per Special County Board Meeting Petition)

on May 22, 2013 at 9:00 a.m. in the County Board Room for the County Board Committee.

**Public Comment** - Alan VanRaalte, Little Rice – in favor of posting draft minutes to the County Board website.

**Consent Agenda:**

**Resolution #27-2013** offered by the Supervisors of the Administration Committee authorizing 2012 budget transfers.

**Resolution #28-2013** offered by the Supervisors of the Land Records Committee approving the Sale of Outlot1- Certified Survey May 2653 (tax parcel RH 9010-0403), to the City of Rhinelander, WI.

Appointments to committees, commissions and other organizations - none

**Motion/Second: Shidell/Vandervest** to accept the consent Agenda as presented. All eyes on voice vote, motion carries.

**Consideration of Resolutions & Ordinances:**

**Resolution #20-2013/General Code OA #1-2013** offered by the Supervisors of the Planning and Development Committee.

Resolved by the Board of Supervisors of Oneida County, Wisconsin:

**WHEREAS**, the Planning and Development Committee, having considered Ordinance Amendment #1-2013, (Copy attached) which was filed February 13, 2013 to amend the Oneida County Floodplain Ordinance, and having given notice thereof as provided by law and having held a public hearing thereon March 6, 2013, pursuant to Section 59.69(5), Wisconsin Statutes, and having been informed of the facts pertinent to the changes which are as follows:

**WHEREAS**, Oneida County received a letter from the Wisconsin Department of Natural Resources (WDNR) dated December 2, 2011, requesting Oneida County to adopt updated Flood Insurance Rate Maps (FIRMs); and

**WHEREAS**, the new FIRMS are in digital format that is more convenient for the public and staff to utilize; and

**WHEREAS** an open house was held on January 12, 2012 and all Towns were notified; and

**WHEREAS**, no comments were provided to the WDNR or Oneida County regarding the FIRMS; and

**WHEREAS**, Oneida County also received a letter from the Federal Emergency Management Agency (FEMA) dated November 16, 2012 requesting the County to adopt the updated FIRMs and incorporate updates into Chapter 20, Oneida County Floodplain Ordinance; and

**WHEREAS**, a Public Hearing was held on updates to Chapter 20 and adoption of the new FIRM's and no written comments were received and no one appeared opposed to the revisions; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Oneida County Board of Supervisors hereby accepts and approves Petition #1-2013 of Chapter 20, the Oneida County Floodplain Ordinance and ordains as follows:

Additions noted by underline and deletions noted by ~~strikethrough~~.

**ONEIDA COUNTY**  
***“WHERE NATURE LINGERED LONGER”***

**ONEIDA COUNTY FLOODPLAIN  
ZONING ORDINANCE**

**CHAPTER 20 OF THE GENERAL CODE OF ONEIDA COUNTY  
WISCONSIN**



**ONEIDA COUNTY BOARD RESOLUTION #440**  
**APRIL 18, 1995**  
**Amended by County Board Resolution #52-2008**  
**June 23, 2008**

February 21, 2012

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**1.0 STATUTORY AUTHORIZATION, FINDING OF FACT, STATEMENT OF PURPOSE, TITLE AND GENERAL PROVISIONS**

**1.1 STATUTORY AUTHORIZATION**

This ordinance is adopted pursuant to the authorization in ss. 61.35 and 62.23, for villages and cities; 59.69, 59.692, and 59.694 for counties; and the requirements in s. 87.30, Stats.

**1.2 FINDING OF FACT**

Uncontrolled development and use of the floodplains and rivers of this municipality would impair the public health, safety, convenience, general welfare and tax base.

**1.3 STATEMENT OF PURPOSE**

This ordinance is intended to regulate floodplain development to:

- (1) Protect life, health and property;
- (2) Minimize expenditures of public funds for flood control projects;
- (3) Minimize rescue and relief efforts undertaken at the expense of the taxpayers;
- (4) Minimize business interruptions and other economic disruptions;
- (5) Minimize damage to public facilities in the floodplain;
- (6) Minimize the occurrence of future flood blight areas in the floodplain;
- (7) Discourage the victimization of unwary land and homebuyers;
- (8) Prevent increases in flood heights that could increase flood damage and result in conflicts between property owners; and
- (9) Discourage development in a floodplain if there is any practicable alternative to locate the activity, use or structure outside of the floodplain.

**1.4 TITLE**

This ordinance shall be known as the Oneida County Floodplain Zoning Ordinance for Oneida County, Wisconsin.

**1.5 GENERAL PROVISIONS**

(1) **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.

**Note:** 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 Flood Elevations (RFE) may be derived from other studies. Areas covered by the base flood are identified as A-Zones on the Flood Insurance Rate Map. If more than one map or revision is referenced, the most restrictive information shall apply.

(2) **OFFICIAL MAPS & REVISIONS**

The boundaries of all floodplain districts are designated as ~~floodplains or A-Zones on the A, AE, AH, AO or A1-30~~ on the maps based on the Flood Insurance Study (FIS) listed below, ~~and the revisions in the Oneida County Floodplain Zoning Ordinance Appendix.~~ Any change to the base flood elevations (BFE) or any changes to in the boundaries of the floodplain or floodway in the FIS Flood Insurance Study (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 s.8.0 Amendments) before it is effective. No changes to regional flood elevations (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 Planning & Zoning Department, Oneida County. If more than one map or revision is referenced, the most restrictive information shall apply.

(a.) OFFICIAL MAPS: Based on the FIS

- (a) 1. Flood Insurance Rate Map (FIRM), panel numbers:  
55085C0020C, 55085C0040C, 55085C0045C  
55085C0065C, 55085C0070C, 55085C0090C  
55085C0095C, 55085C0120C, 55085C0140C  
55085C0145C, 55085C0165C, 55085C0195C  
55085C0215C, 55085C0220C, 55085C0235C  
55085C0245C, 55085C0255C, 55085C0260C  
55085C0265C, 55085C0270C, 55085C0280C  
55085C0285C, 55085C0290C, 55085C0295C  
55085C0305C, 55085C0310C, 55085C0315C  
55085C0320C, 55085C0330C, 55085C0333C  
55085C0335C, 55085C0339C, 55085C0340C  
55085C0341C, 55085C0343C, 55085C0345C  
55085C0355C, 55085C0360C, 55085C0365C  
55085C0370C, 55085C0380C, 55085C0385C  
55085C0390C, 55085C0395C, 55085C0405C  
55085C0410C, 55085C0415C, 55085C0420C  
55085C0430C, 55085C0435C, 55085C0440C  
55085C0445C, 55085C0460C, 55085C0470C  
55085C0480C, 55085C0485C, 55085C0490C  
55085C0495C, 55085C0505C, 55085C0510C  
55085C0515C, 55085C0520C, 55085C0530C  
55085C0535C, 55085C0540C, 55085C0545C  
55085C0556C, 55085C0557C, 55085C0558C  
55085C0559C, 55085C0565C, 55085C0570C  
55085C0578C, 55085C0579C, 55085C0580C  
55085C0585C, 55085C0587C, 55085C0589C  
55085C0590C, 55085C0591C, 55085C0592C  
55085C0593C, 55085C0594C, 55085C0605C  
55085C0610C, 55085C0615C, 55085C0620C  
55085C0630C, 55085C0635C, 55085C0640C  
55085C0645C, 55085C0655C, 55085C0660C  
55085C0665C, 55085C0670C, 55085C0685C  
55085C0695C, 55085C0705C, 55085C0710C  
55085C0715C, 55085C0720C, 55085C0730C  
55085C0735C, 55085C0740C, 55085C0742C  
55085C0745C, 55085C0753C, 55085C0754C  
55085C0755C, 55085C0760C, 55085C0761C  
55085C0762C, 55085C0770C, 55085C0780C  
55085C0785C, 55085C0790C, 55085C0795C

55085C0802C, 55085C0805C, 55085C0807C  
55085C0810C, 55085C0815C, 55085C0820C  
55085C0830C, 55085C0835C, 55085C0840C  
55085C0845C, 55085C0855C, 55085C0860C  
55085C0865C, 55085C0870C, 55085C0880C  
55085C0885C, 55085C0890C, 55085C0895C  
55085C0930C, 55085C0935C, 55085C0955C  
55085C0960C, 55085C0980C

25, 50, 75, 100, 125, 150, 175, 200, 225, 250, 275, 300, 307, 309, 325, 326, 328, 350, 375, 400, and 425 prepared by Federal Emergency Management Agency; with corresponding profiles that are based on the Flood Insurance Study (FIS) dated August 5, 1991. Approved by the DNR & FEMA May 22, 1995.

**(b) 2. 100 year Dam Failure Study downstream of the Killarney Lake Dam in Sections 24, 25**

**and 36, T36N, R5E, located in the Town of Little Rice, dated March 1, 1991 (File #90357.01) prepared by Short, Elliot and Hendrickson. Approved by DNR & FEMA**

**November 6, 1992.**

**(e) 3. 100 year Dam Failure Study downstream of Spruce Lake Dam located in the E ¼, of SE**

**¼, in Section 22, T38N, R7E, located in the Town of Cassian, dated August 9, 2005 1995**

**prepared by Pete Wuzer of the Natural Resources Conservation Service. Approved by**

**DNR March 28, 1996.**

- (e) 4. Floodplain Study Appendix: All DNR- and FEMA-approved floodplain maps, flood profiles, floodway data tables, regional or base flood elevations and other information located in the appendix of this ordinance. The community shall provide the most up to date appendix to the DNR and FEMA regional offices.**

**(3) ESTABLISHMENT OF FLOODPLAIN ZONING 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 within 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.
- (c) The General Floodplain District (GFP) is those areas that have been or may be covered by floodwater during the regional flood.

**(4) LOCATING FLOODPLAIN BOUNDARIES**

Discrepancies between boundaries on the official floodplain zoning map and actual field

conditions shall be resolved using the criteria in ~~sub paragraphs~~ (a) or (b) below. If a significant difference exists, the map shall be amended according to s. 8.0.

Amendments. The Zoning Director can rely on a boundary derived from a profile elevation to grant or deny a zoning permit, whether or not a map amendment is required. The Zoning Director shall be responsible for documenting actual pre-development 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 Director and an applicant over the district boundary line shall be settled according to s. 7.3(3) and the criteria in (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 S. 8.0 Amendments.

- (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 for projects, the location of the boundary shall be determined by the map scale, ~~visual on-site inspection and any information provided by the Department.~~

~~**Note:** Where the flood profiles are based on established base flood elevations from a FIRM, FEMA must also approve any map amendment pursuant to s. 8.1 (6).~~

(5) REMOVAL OF LANDS FROM FLOODPLAIN

Compliance with the provisions of this ordinance 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 s. 8.0-Amendments.

~~**Note:** This procedure does not remove the requirements for the mandatory purchase of flood insurance. The property owner must contact FEMA to request a Letter of Map Change (LOMC).~~

(6) COMPLIANCE

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

(7) 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 s. 13.48(13), Stats., applies. The construction, reconstruction, maintenance and repair of state highways and bridges by the Wisconsin Department of Transportation is exempt when s. 30.2022, Stats., applies.

(8) ABROGATION AND GREATER RESTRICTIONS

- (a) This ordinance supersedes all the provisions of any municipal zoning ordinance enacted under ss. 59.69, 59.692 or 59.694 for counties; s. 62.23 for cities; s. 61.35 for villages; or s. 87.30, Stats., which relate to floodplains. ~~If another ordinance is~~ A more restrictive than this ordinance, that ordinance shall continue in full force and effect to the extent of the greater restrictions, but not otherwise.

- (b) This ordinance is not intended to repeal, abrogate or impair any existing deed restrictions, covenants or easements. If this ordinance imposes greater restrictions, the provisions of this ordinance shall prevail.

(9) INTERPRETATION

In their interpretation and application, the provisions of this ordinance 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 ordinance, required by ch. NR 116, Wis. Adm. Code, is unclear, the provision shall be interpreted in light of the standards in effect on the date of the adoption of this ordinance or in effect on the date of the most recent text amendment to this ordinance.

(10) WARNING AND DISCLAIMER OF LIABILITY

The flood protection standards in this ordinance are based on engineering experience and scientific research. Larger floods may occur or the flood height may be increased by man-made or natural causes. This ordinance does not imply or guarantee that non-floodplain areas or permitted floodplain uses will be free from flooding and flood damages. Nor does this ordinance 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 ordinance.

(11) SEVERABILITY

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

(12) ANNEXED AREAS FOR CITIES AND VILLAGES

The Oneida 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 ch. NR 116, Wis. Adm. Code and 44 CFR 59-72, the 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 Director. All plats or maps of annexation shall show the regional flood elevation and the floodway location, ~~of the floodway~~

**2.0 (13) GENERAL DEVELOPMENT STANDARDS APPLICABLE TO ALL FLOODPLAIN DISTRICTS**

The community 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 ~~or modified and adequately~~ anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads; be constructed with ~~materials flood-~~ resistant materials to flood damage; be constructed ~~to by methods and practices that minimize flood damages; and be constructed with electrical, heating, ventilation, plumbing, and air conditioning, and to ensure that utility and mechanical equipment is and other service facilities~~ designed and/or located so as to prevent water from entering or accumulating within the ~~components~~ equipment during conditions of flooding.

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

ordinance and all other requirements in s.7.1 (2). 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.

## 2.1 HYDRAULIC AND HYDROLOGIC ANALYSES

- (1) Except as allowed in par. (3) below, No floodplain development shall:
  - (a) Obstruct flow, defined as development which blocks the conveyance of floodwaters by itself or with other development, increasing causing any increase in the regional flood height; or
  - (b) Cause any increase in the regional flood height due to floodplain storage area lost, which equals or exceeds 0.01 foot.
- (2) The Zoning Director shall deny permits if it is determined the proposed development will obstruct flow or cause any increase in the regional flood heights 0.01 foot or more, based on the officially adopted FIRM or other adopted map, unless the provisions of sub. (3) s.8.0 Amendments are met.
- (3) Obstructions or increases equal to or greater than 0.01 foot 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 s. 8.0.

**Note:** This section refers to obstructions or increases in base flood elevations as shown on the officially adopted FIRM or other adopted map. Any such alterations must be reviewed and approved by FEMA and the DNR.

## 2.2 WATERCOURSE ALTERATIONS

No zoning 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 s.2.1 must be met and the flood carrying capacity of any altered or relocated watercourse shall be maintained.

As soon as is practicable, but not later than six months after the date of the watercourse alteration or relocation, and pursuant to s. 8.0 Amendments, 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. the Zoning Director shall notify FEMA of the changes by submitting appropriate technical or scientific data in accordance with NFIP guidelines that shall be used to revise the FIRM, risk premium rates and floodplain management regulations as required.

## 2.3 CHAPTER 30, 31, WIS. STATS., DEVELOPMENT

Development which requires a permit from the Department, under chs. 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 floodway lines, water surface profiles, BFE's established in the FIS, or other data from the officially adopted FIRM, or other floodplain zoning maps or the floodplain zoning ordinance are made according to s. 8.0 Amendments.

## 2.4 PUBLIC OR PRIVATE CAMPGROUNDS

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

- (1) The campground is approved by the Department of Health and Family Services;
- (2) A Conditional Use Permit and/or zoning permit for the campground is issued by the Zoning Director;
- (3) The character of the river system and the ~~elevation of the~~ campground elevation are is such that a 72-hour warning of an impending flood can be given to all campground occupants;
- (4) 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. ;
- (5) 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 sub. (4) - to remain in compliance with all applicable regulations, including those of the State Department of Health and Family Services and all other applicable regulations;
- (6) Only camping units that are fully licensed, if required, and ready for highway use are allowed;
- (7) The camping units ~~may~~ 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;
- (8) 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;
- (9) The municipality shall monitor the limited authorizations issued by the campground operator to assure compliance with the terms of this section;
- (10) All camping units that remain in place for more than 180 consecutive days must meet the applicable requirements in either s. 3.0, ~~or~~ s. 4.0 or 5.0 for the floodplain district in which the structure is located;
- (11) 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
- (12) All service facilities, including but not limited to refuse collection, electrical service, ~~natural~~ gas lines, propane tanks, sewage systems and wells shall be properly anchored and placed at or floodproofed to the flood protection elevation.

### **3.0 FLOODWAY DISTRICT (FW)**

#### **3.1 APPLICABILITY**

This section applies to all floodway areas on the floodplain zoning maps and those identified pursuant to s. 5.4.

#### **3.2 PERMITTED USES**

The following open space uses are allowed in the ~~f~~Floodway ~~d~~District and the floodway areas of the ~~g~~General floodplain district, if

- they are not prohibited by any other ordinance;
- they meet the standards in s. 3.3 and 3.4; and

all permits or certificates have been issued according to s. 7.1:

- (1) Agricultural uses, such as: farming, outdoor plant nurseries, horticulture, viticulture and wild crop harvesting.
- (2) Nonstructural industrial and commercial uses, such as loading areas, parking areas and airport landing strips.
- (3) 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 s. 3.3(4).
- (4) Uses or structures accessory to open space uses, or classified as historic structures that comply with ss. 3.3 and 3.4.
- (5) Extraction of sand, gravel or other materials that comply with s. 3.3(4).
- (6) 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 chs. 30 and 31, Stats.
- (7) Public utilities, streets and bridges that comply with s. 3.3(3).

### **3.3 STANDARDS FOR DEVELOPMENTS IN THE FLOODWAY AREAS**

#### **(1) GENERAL**

- (a) Any development in the floodway areas shall comply with s. 2.0 and have a low flood damage potential.
- (b) Applicants shall provide the following data to determine the effects of the proposal according to s. 2.1:
  1. A cross-section elevation view of the proposal, perpendicular to the watercourse, showing if the proposed development will obstruct flow; or
  2. An analysis calculating the effects of this proposal on regional flood height.
- (c) The Zoning Director shall deny the permit application if the project will cause any increase in the flood elevations upstream or downstream ~~0.01 foot or more~~, based on the data submitted for ~~par.~~ Subd. (b) above.

#### **(2) STRUCTURES**

Structures accessory to permanent open space uses or functionally dependent on a waterfront location may be allowed by permit if the structures comply with the following criteria:

- (a) ~~The structure is a~~ Not designed for human habitation, and does not have a high flood damage potential- and is constructed to minimize flood damage;
- (b) Shall have a minimum of two openings on different walls having a total net area not less than one square inch for every square foot of enclosed area, and the bottom of all such openings being no higher than one foot above grade. The openings shall

be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

~~(c)(b)~~ ~~It m~~ Must be anchored to resist flotation, collapse, and lateral movement;

~~(d)(e)~~ Mechanical and utility equipment must be elevated or flood proofed to or above the flood protection elevation; and

~~(e)(d)~~ It must not obstruct flow of flood waters or cause any increase in flood levels during the occurrence of the regional flood.

(3) PUBLIC UTILITIES, STREETS AND BRIDGES

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

(a) Adequate floodproofing measures are provided to the flood protection elevation; and

(b) Construction meets the development standards of s. 2.1.

(4) FILLS OR DEPOSITION OF MATERIALS

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

(a) The requirements of s. 2.1 are met;

(b) No material is deposited in ~~the navigable waters channel~~ unless a permit is issued by the Department pursuant to ch. 30, Stats., and a permit pursuant to s. 404 of the Federal Water Pollution Control Act, Amendments of 1972, 33 U.S.C. 1344 has been issued, if applicable, and ~~the all~~ other requirements ~~of this section~~ are have been met;

(c) The fill or other materials will be protected against erosion by riprap, vegetative cover, sheet piling or bulkheading; and

(d) The fill is not classified as a solid or hazardous material.

**3.4 PROHIBITED USES**

All uses not listed as permitted uses in s. 3.2 are prohibited, including the following uses:

(1) Habitable structures, structures with high flood damage potential, or those not associated with permanent open-space uses;

(2) Storing materials that are buoyant, flammable, explosive, injurious to property, water quality, or human, animal, plant, fish or other aquatic life;

(3) Uses not in harmony with or detrimental to uses permitted in the adjoining districts;

(4) 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 ch. COMM 83, Wis. Adm. Code;

(5) 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 chs. NR 811 and NR 812, Wis. Adm. Code;

- (6) Any solid or hazardous waste disposal sites;
- (7) Any wastewater treatment ponds or facilities, except those permitted under s. NR 110.15(3)(b), Wis. Adm. Code; and
- (8) 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.

**4.0 FLOODFRINGE DISTRICT (FF)**

**4.1 APPLICABILITY**

This section applies to all floodfringe areas shown on the floodplain zoning maps and those identified pursuant to s. 5.4.

**4.2 PERMITTED USES**

Any structure, land use, or development is allowed in the Floodfringe District if the standards in s. 4.3 are met, the use is not prohibited by this or any other ordinance or regulation and all permits or certificates specified in s. 7.1 have been issued.

**4.3 STANDARDS FOR DEVELOPMENT IN THE FLOODFRINGE AREAS**

S. 2.1 shall apply in addition to the following requirements according to the use requested.

Any existing structure in the floodfringe must meet the requirements of s.6.0

Nonconforming Uses;

(1) **RESIDENTIAL USES**

Any ~~habitable~~ structure, including a manufactured home, which is to be newly erected, constructed, ~~reconstructed, altered,~~ or moved into the floodfringe area, shall meet or exceed the following standards; Any existing structure in the floodfringe must meet the requirements of s. 6.0 Nonconforming Uses;

- (a) The elevation of the lowest floor, ~~excluding the basement or crawlway,~~ shall be at or above the flood protection elevation on fill- unless the requirements of s.4.3 (1)(b) 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. The Department may authorize other floodproofing measures if the elevations of existing streets or sewer lines makes compliance with the fill standards impractical;
- (b) The basement or crawlway floor may be placed at the regional flood elevation if it is 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 ~~par.~~ subd. (d).
- (d) In developments where existing street or sewer line elevations make compliance with ~~par.~~ subd. (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 ~~natural disaster plan~~ DNR approved by Wisconsin Emergency Management and the Department. emergency evacuation plan.
- (2) ACCESSORY STRUCTURES OR USES
- (a) ~~Except as provided in par.(b), an accessory structure which is not connected to a principal structure may~~ Accessory structures shall be constructed on fill with its the lowest floor at or above the regional flood elevation.
  - (b) ~~An accessory structure which is not connected to the principal structure and which is less than 600 square feet in size and valued at less than \$10,000 may be constructed with its lowest floor no more than two feet below the regional flood elevation if it is subject to flood velocities of no more than two feet per second and it meets all of the provisions of Sections 3.3 (2) (a), (b), (c) and (d) and 4.3 (5) below.~~
- (3) COMMERCIAL USES  
Any commercial structure which is erected, altered or moved into the floodfringe ~~area~~ shall meet the requirements of s. 4.3(1). Subject to the requirements of s. 4.3(5), 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 be protected to~~ shall have the lowest floor elevated to or above the flood protection elevation ~~using fill, levees, floodwalls, or other flood proofing measures or meet the floodproofing standards~~ in s. 7.5. Subject to the requirements of s. 4.3(5), 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 s. 7.5. 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 shall ~~may~~ only be permitted if they are designed to comply ~~are floodproofed in compliance~~ with s. 7.5, ~~to the flood protection elevation;~~
  - (b) Minor roads or non-essential utilities may be constructed at lower elevations if they are designed to withstand flood forces to the regional flood elevation.
- (7) SEWAGE SYSTEMS

All POWTS shall be designed to minimize or eliminate infiltration of flood water into they system, floodproofed, pursuant to s. 7.5(3), to the flood protection elevation and shall meet the provisions of Chapter 13, The Oneida County Private Onsite Wastewater Treatment System Ordinance (POWTS) and DSPS 383, Wis. Adm. Code.

(8) WELLS

All wells shall be floodproofed, designed to minimize or eliminate infiltration of flood waters into the system, pursuant to s. 7.5(3), to the flood protection elevation and shall meet the provisions of chs. NR 811 and NR 812, Wis. Adm. Code.

(9) SOLID WASTE DISPOSAL SITES

Disposal of solid or hazardous waste is prohibited in floodfringe areas.

(10) DEPOSITION OF MATERIALS

Any deposited material must meet all the provisions of this ordinance.

(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 floodfringe in s. 4.3(1).

(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 s. 4.3 (11)(b) and (c). 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.

**5.0 GENERAL FLOODPLAIN DISTRICT (GFP)**

**5.1 APPLICABILITY**

The provisions for this district shall apply to all floodplains ~~for which flood profiles are not available mapped as A, AO or AH zones. or where flood profiles are available but floodways have not been delineated.~~ Floodway and floodfringe districts shall be delineated when adequate data is available.

**5.2 PERMITTED USES**

Pursuant to s. 5.4, it shall be determined whether the proposed use is located within the a floodway or floodfringe ~~area~~.

Those uses permitted in the Floodway (s. 3.2) and Floodfringe areas Districts (s. 4.2) are allowed within the General Floodplain District, according to the standards of s. 5.3, provided that all permits or certificates required under s. 7.1 have been issued.

### 5.3 **STANDARDS FOR DEVELOPMENT IN THE GENERAL FLOODPLAIN DISTRICT**

S. 3.0 applies to floodway areas, s. 4.0 applies to floodfringe areas. The rest of this ordinance applies to either district.

(1) In AO/AH Zones the structure's lowest floor must meet one of the conditions listed below whichever is higher.

(a) at or above the flood protection elevation; or

(b) two (2) feet above the highest adjacent grade around the structure; or

(c) the depth as shown on the FIRM

(2) In AO/AH zones, provide plans showing adequate drainage paths to guide floodwaters around structures.

### 5.4 **DETERMINING FLOODWAY AND FLOODFRINGE LIMITS**

Upon receiving an application for development within the general floodplain district, the Zoning Director shall:

- (1) 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 flood proofing measures; and the flood zone as shown on the FIRM.
- (2) 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:
  - (a) A Hydrologic and Hydraulic Study as specified in s. 7.1(2)(c).
  - ~~(a) A typical valley cross-section showing the stream channel, the floodplain adjoining each side of the channel, the cross-sectional area to be occupied by the proposed development, and all historic high water information;~~
  - (b) 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;
  - (c) Specifications for building construction and materials, floodproofing, filling, dredging, channel improvement, storage, water supply and sanitary facilities.
  - ~~(c) Profile showing the slope of the bottom of the channel or flow line of the stream;~~
  - ~~(d) Specifications for building construction and materials, floodproofing, filling, dredging, channel improvement, storage, water supply and sanitary facilities.~~

- (3) ~~Transmit one copy of the information described in pars. (1) and (2) to the Department regional office along with a written request for technical assistance to establish regional flood elevations and, where applicable, floodway data. Where the provisions of s. 7.1(2)(c) apply, the applicant shall provide all required information and computations to delineate floodway boundaries and the effects of the project on flood elevations.~~

## 6.0 LEGAL PRE-EXISTING USES/ STRUCTURES

### 6.1 GENERAL

#### (1) APPLICABILITY

If these standards conform with s. 59.69(10), Stats., for counties or s. 62.23(7)(h), Stats., for cities and villages, they shall apply to all modifications or additions to any legal pre-existing use or structure and to the use of any structure or premises which was lawful before the passage of this ordinance or any amendment thereto.

- (2) The existing lawful use of a structure or its accessory use which is not in conformity with the provisions of this ordinance may continue subject to the following conditions:

- (a) No modifications or additions to a legal pre-existing 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, structural repair, rebuilding or replacement of any such existing use, structure or accessory structure or use. ~~Ordinary maintenance repairs are not~~ Maintenance is not considered an extension, a modification or addition; these include 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. ~~Ordinary maintenance repairs do not include any~~ Any costs associated with the repair of a damaged structure are not considered maintenance.

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.

- (b) If a legal pre-existing or the use of a legal pre-existing 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 ordinance;
- (c) **The municipality shall keep a record of permits issued for which lists all legal pre-existing uses and legal pre-existing 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;**
- (d) No modification or addition to any legal pre-existing structure or any structure with a legal pre-existing 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 s. 4.3(1). The costs of elevating the lowest floor of a legal pre-existing

building or a building with a legal pre-existing use to the flood protection elevation are excluded from the 50% provisions of this paragraph;

- (e) No maintenance to any legal pre-existing structure or any structure with a legal pre-existing 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 s.4.3(1).

~~1. Except as provided in subd. 2., if any legal pre-existing structure or any structure with a legal pre-existing 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 exceeds 50% of the structure's present equalized assessed value.~~

~~2. For legal pre-existing buildings that are damaged or destroyed by a nonflood disaster, the repair or reconstruction of any such legal pre-existing building may be permitted in order to restore it after the nonflood disaster, provided that the legal pre-existing building will meet all of the minimum requirements under applicable FEMA regulations (44 CFR Part 60), or the regulations promulgated thereunder.~~

- (f) If on a per event basis the total value of the work being done under (d) and (e) 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 s.4.3(1).

- ~~(f) A legal pre-existing historic structure may be altered if the alteration will not preclude the structure's continued designation as a historic structure, the alteration will comply with s. 3.3 (1), flood resistant materials are used, and construction practices and floodproofing methods that comply with s. 7.5 are used.~~

- (g) Except as provided in subd. (h), if any legal pre-existing structure or any structure with a legal pre-existing 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.

- (h) For legal pre-existing buildings that are substantially damaged or destroyed by a nonflood disaster, the repair or reconstruction of any such legal pre-existing building shall 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.

## 1. Residential Structures

- a. 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 s.7.5(2).
- b. 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.
- c. Shall be constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or elevated so as to prevent water from entering or accumulating within the components during conditions of flooding.
- d. In A Zones, obtain, review and utilize any flood data available from a federal, state or other source.
- e. In AO Zones with no elevations specified, shall have the lowest floor, including basement, meet the standards in s.5.3(1).
- f. In AO Zones, shall have adequate drainage paths around structures on slopes to guide floodwaters around and away from the structure.

## 2. Nonresidential Structures

- a. Shall meet the requirements of s.6.1 (2) (h) 1a-b and e-g.
- b. Shall either have the lowest floor, including basement, elevated to or above regional flood elevation; or, together with attendant utility and sanitary facilities, shall meet the standards in s.7.5(1) or (2).
- c. In AO Zones with no elevations specified, shall have the lowest floor, including basement, meet the standards in s.5.3(1).

the

- (3) A legal pre-existing historic structure may be altered if the alteration will not preclude the structures continued designation as a historic structure, the alteration will comply with s. 3.3(1), flood resistant materials are used, and construction practices and floodproofing methods that comply with s. 7.5 are used. Repair or rehabilitation of historic structures shall be exempt from the development standards of s.6.1(2)(h)1 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.

## **6.2 FLOODWAY AREAS DISTRICT**

- (1) No modification or addition shall be allowed to any legal pre-existing structure or any structure with a legal pre-existing use in a floodway area, the Floodway District, unless such modification or addition:
  - (a) Has been granted a permit or variance which meets all ordinance requirements;

- (b) Meets the requirements of s. 6.1;
- (c) ~~Will~~ Shall not increase the obstruction to flood flows or regional flood height;
- (d) Any addition to the existing structure shall be floodproofed, pursuant to s. 7.5, by means other than the use of fill, to the flood protection elevation; and
- (e) If any part of the foundation below the flood protection elevation is enclosed, the following standards shall apply:
  - 1. The enclosed area shall be designed by a registered architect or engineer to allow for the efficient entry and exit of flood waters 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 the enclosed area. The lowest part of the opening can be no more than 12 inches above the adjacent grade;
  - 2. The parts of the foundation located below the flood protection elevation ~~must be constructed of flood-resistant materials;~~
  - 3. Mechanical and utility equipment must be elevated or floodproofed to or above the flood protection elevation; and
  - 4. The use must be limited to parking, building access or limited storage.
- (2) No new POWTS, or addition to an existing POWTS, except where an addition has been ordered by a government agency to correct a hazard to public health, shall be allowed in ~~a floodway area~~ the Floodway District. Any replacement, repair or maintenance of an existing POWTS in a floodway area shall meet the applicable requirements of Chapter 13, The Oneida County Private Onsite Wastewater Treatment System Ordinance (POWTS) and DSPTS 383, Wis. Adm. Code.
- (3) No new well or modification to an existing well used to obtain potable water shall be allowed in ~~a floodway area~~ the Floodway District. Any replacement, repair or maintenance of an existing well in ~~a floodway area~~ the Floodway District shall meet the applicable requirements of all municipal ordinances and chs. NR 811 and NR 812, Wis. Adm. Code.

### **6.3 FLOODFRINGE AREAS DISTRICTS**

- (1) No modification or addition shall be allowed to any legal pre-existing structure or any structure with a legal pre-existing use unless such modification or addition has been granted a permit or variance by the municipality, and meets the requirements of s. ~~the modification or addition shall be placed on fill or floodproofed to the flood protection elevation in compliance with the standards for that particular use in s. 4.3,~~ except where s. 6.3(2) is applicable.
- (2) Where compliance with the provisions of ~~par. subd. (1)~~ 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/Appeals, using the procedures established in s. 7.3, may grant a variance from those provisions of ~~par. subd.(1)~~ 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:

- (a) No floor is allowed below the regional flood elevation for residential or commercial structures;
  - (b) Human lives are not endangered;
  - (c) Public facilities, such as water or sewer, ~~will~~ shall not be installed;
  - (d) Flood depths ~~will~~ shall not exceed two feet;
  - (e) Flood velocities ~~will~~ shall not exceed two feet per second; and
  - (f) The structure ~~will~~ shall not be used for storage of materials as described in s. 4.3(6).
- (3) All new POWTS, or addition to, replacement, repair or maintenance of a POWTS shall meet all the applicable provisions of Chapter 13, the Oneida County Private Onsite Wastewater Treatment System Ordinance (POWTS) and DSPS 383, Wis. Adm. Code.
- ~~(3) If neither the provisions of par. (1) or (2) above can be met, one addition to an existing room in a legal pre-existing building or a building with a legal pre-existing use may be allowed in the floodfringe, if the addition:~~
- ~~(a) Meets all other regulations and will be granted by permit or variance;~~
  - ~~(b) Does not exceed 60 square feet in area; and~~
  - ~~(c) In combination with other previous modifications or additions to the building, does not exceed 50% of the present equalized assessed value of the building.~~
- (4) All new wells, or addition to, replacement, repair or maintenance of a well shall meet the applicable provisions of this ordinance and ch. NR 811 and NR 812, Wis. Adm. Code.
- ~~(4) All new POWTS, or addition to, replacement, repair or maintenance of a POWTS shall meet all the applicable provisions of all local ordinances and ch. COMM 83, Wis. Adm. Code.~~
- ~~(5) All new wells, or addition to, replacement, repair or maintenance of a well shall meet the applicable provisions of this ordinance and ch. NR 811 and NR 812, Wis. Adm. Code.~~

## 7.0 **ADMINISTRATION**

Where the Zoning Director, Oneida County Planning & Zoning Committee or a Board of Adjustment/appeals has already been appointed to administer a zoning ordinance adopted under ss. 59.69, 59.692 or 62.23(7), Stats., these officials shall also administer this ordinance.

### 7.1 **ZONING DIRECTOR**

#### **(1) DUTIES AND POWERS**

The Zoning Director is authorized to administer this ordinance 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 ordinance, and issue certificates of compliance where appropriate.
- ~~(c)~~(b) Inspect and assess all damaged floodplain structures ~~and perform a substantial damage assessment~~ to determine if substantial damage to the structures has occurred.

~~(d)~~(e) 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; ~~for floodplain development~~
3. Floodproofing certificates.
- ~~4~~ 3. Records of wWater surface profiles, floodplain zoning maps and ordinances, legal pre-existing uses and structures including changes, appeals, variances and amendments.
- ~~5~~ 4. All substantial damage assessment reports for floodplain structures.
6. List of legal pre-existing structures and uses.

and

~~(e)~~(d) 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, ~~required by the Department~~ 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.

available

~~Note: Information on conducting substantial damage assessments is on the DNR website – <http://dnr.wi.gov/org/water/wm/dsfm/flood/title.htm>~~

~~(f)~~(e) Investigate, prepare reports, and report violations of this ordinance to the Oneida County Planning and Zoning Committee and Oneida County Corporation Counsel 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 ~~r~~Regional office.

(2) ZONING PERMIT

A zoning permit shall be obtained before any new development ~~or any structural repair~~ repair, modification or addition to any existing structure; or change in the use of a building or structure, including sewer and water facilities, may be initiated. Application to the Zoning Director 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 highwater 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 POWTS 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 s. 3.0 or 4.0 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 s. 2.1. This may include any of the information noted in s. 3.3(1).

(c) ~~DATA REQUIREMENTS TO ANALYZE DEVELOPMENTS~~

1. ~~The applicant shall provide all survey data and computations required to show the effects of the project on flood heights, velocities and floodplain storage, for all subdivision proposals, as "subdivision" is defined in s. 236, Stats., and other proposed developments exceeding 5 acres in area or where the estimated cost exceeds \$125,000. The applicant shall provide:~~
  - a. ~~An analysis of the effect of the development on the regional flood profile, velocity of flow and floodplain storage capacity;~~
  - b. ~~A map showing location and details of vehicular access to lands outside the floodplain; and~~
  - c. ~~A surface drainage plan showing how flood damage will be minimized.~~

~~The estimated cost of the proposal shall include all structural development, landscaping, access and road development, utilities, and other pertinent items, but need not include land costs.~~

(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 Department.

1. Zone A floodplains:

a. Hydrology

i. 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:

i. 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.

ii. Channel sections must be surveyed.

iii. minimum four foot contour data in the overbanks shall be used for the development of cross section overbank and floodplain mapping.

iv. 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.

v. the most current version of HEC RAS shall be used.

vi. a survey of bridge and culvert openings and the top of road is required at each structure.

vii. 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.

ix. 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.

(d) 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.

i. If the proposed development is located outside of the floodway, then it is determined to have no impact on the regional flood elevation.

- ii. 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 all coefficients remain the same as in the existing model, unless adequate justification based on standard accepted engineering practices is provided.
- iii. 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.
- iv. Revised (Post-Project Conditions) Model.  
The Revised (Post-Project Conditions) Model shall incorporate the Existing Model and any proposed
- v. All changes to the Duplicate Effective Model and subsequent models must be supported by certified topographic information, bridge plans, construction plans and survey notes.
- vi. 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.

(e) EXPIRATION

All permits issued under the authority of this ordinance shall expire two (2) years after issuance. The permit may be extended for a maximum of 180 days for good and sufficient cause.

(3) 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 Director, 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 ordinance;
- (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, architect or 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 s. 7.5~~ are met.

(4) OTHER PERMITS

Prior to obtaining a floodplain development permit tThe 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 s. 404 of the Federal Water Pollution Control Act, Amendments of 1972, 33 U.S.C. 1344.

**7.2 ONEIDA COUNTY PLANNING & ZONING COMMITTEE (COMMITTEE)**

(1) The Oneida County Planning & Zoning Committee shall:

- (a) oversee the functions of the office of the Zoning Director; and
- (b) review and advise the Oneida County Board of Supervisors on all proposed amendments to this ordinance, maps and text.

(2) This Committee shall not:

- (a) grant variances to the terms of the ordinance in place of action by the Board of Adjustment/Appeals; or
- (b) amend the text or zoning maps in place of official action by the Oneida County Board of Supervisors.

**7.3 BOARD OF ADJUSTMENT**

The Board of Adjustment, created under s. 59.694, Stats., for counties or s. 62.23(7)(e), Stats., for cities or villages, is hereby authorized or shall be appointed to act for the purposes of this ordinance. The Board shall exercise the powers conferred by Wisconsin Statutes and adopt rules for the conduct of business. The Zoning Director ~~may~~ shall not be the secretary of the Board.

(1) POWERS AND DUTIES

The Board of Adjustment shall:

- (a) 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 ordinance.
- (b) Boundary Disputes - Hear and decide disputes concerning the district boundaries shown on the official floodplain zoning map-and;
- (c) Variances - Hear and decide, upon appeal, variances from the ordinance standards.

(2) APPEALS TO THE BOARD

- (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 Director 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 s. 7.3(3).
  - b. Decide variance applications according to s. 7.3(4).
  - c. Decide appeals of permit denials according to s. 7.4.

(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.

(3) 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) ~~In all cases, t~~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 Oneida County Planning and Zoning Committee or the person contesting the boundary location to petition the Oneida County Board of Supervisors for a map amendment according to s. 8.0 Amendments.

(4) VARIANCE

- (a) The Board may, upon appeal, grant a variance from the standards of this ordinance if an applicant convincingly demonstrates that:
1. Literal enforcement of the ordinance provisions 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 ordinance in s. 1.3.
- (b) In addition to the criteria in ~~par.~~ subd.(a), to qualify for a variance under FEMA regulations, the following criteria must be met:
1. The variance ~~may~~ shall 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; and
  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 ordinance or map(s) required in s. 8.4-0 Amendments; and
  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.

**7.4 TO REVIEW APPEALS OF PERMIT DENIALS**

- (1) The Board shall review all data related to the appeal. This may include:
- (a) Permit application data listed in s. 7.1(2).

- (b) Floodway/floodfringe determination data in s. 5.4.
  - (c) Data listed in s. 3.3(1)(b) where the applicant has not submitted this information to the Zoning Director; and
  - (d) Other data submitted with the application, or submitted to the Board with the appeal.
- (2) For appeals of all denied permits the Board shall:
- (a) Follow the procedures of s. 7.3;
  - (b) Consider recommendations of the Planning and Zoning Director and the Planning and Zoning Committee; and
  - (c) Either uphold the denial or grant the appeal.
- (3) For appeals concerning increases in regional flood elevation the Board shall:
- (a) Uphold the denial where the Board agrees with the data showing an increase in flood elevation. Increases ~~equal to or greater than 0.01 foot~~ 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 s.8.0 Amendments; and
  - (b) Grant the appeal where the Board agrees that the data properly demonstrates that the project does not cause an increase ~~equal to or greater than 0.01 foot~~ provided no other reasons for denial exist.

## 7.5 **FLOODPROOFING**

- (1) No permit or variance shall be issued for a non-residential structure designed to be watertight below the regional flood elevation until the applicant submits a plan certified by a registered professional engineer or architect that the floodproofing measures will protect the structure or development to the flood protection elevation and submits a FEMA Floodproofing Certificate.
- (2) For a structure designed to allow the entry of floodwaters, no permit or variance shall be issued until the applicant submits a plan either:
- a. certified by a registered professional engineer or architect; or
  - b. meets or exceeds the following standards:
    - 1. a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding;
    - 2. the bottom of all openings shall be no higher than one foot above grade; and
    - 3. openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.
- (2)(3) Floodproofing measures shall be designed as appropriate to:

- (a) Withstand flood pressures, depths, velocities, uplift and impact forces and other regional flood factors;
- (b) Protect structures to the flood protection elevation;
- (c) Anchor structures to foundations to resist flotation and lateral movement; and
- (d) ~~Insure that structural walls and floors are watertight to the flood protection elevation, and the interior remains completely dry during flooding without human intervention.~~  
Minimize or eliminate infiltration of flood waters.
- (e) Minimize or eliminate discharges into flood waters.

~~(2) Floodproofing measures could include:~~

- ~~(a) Reinforcing walls and floors to resist rupture or collapse caused by water pressure or~~
- ~~(b) Adding mass or weight to prevent flotation.~~
- ~~(c) Placing essential utilities above the flood protection elevation.~~
- ~~(d) Installing surface or subsurface drainage systems to relieve foundation wall and basement floor pressures.~~
- ~~(d) Constructing water supply wells and waste treatment systems to prevent the entry of flood waters.~~
- ~~(e) Putting cutoff valves on sewer lines or eliminating gravity flow basement drains.~~

## 7.6 **PUBLIC INFORMATION**

- (1) Place marks on structures to show the depth of inundation during the regional flood.
- (2) All maps, engineering data and regulations shall be available and widely distributed.
- (3) ~~All~~ Real estate transfers should show what floodplain ~~zoning~~ district any real property is in.

## 8.0 **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 s. 8.1.

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 s.8.1. Any such alterations must be reviewed and approved by FEMA and the DNR.

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 s.8.1.

## 8.1 **GENERAL**

The Oneida County Board of Supervisors may change or supplement the floodplain zoning district boundaries and this ordinance in the manner ~~provided by law~~ outlined in s. 8.2 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:

- (1) ~~Any change to the official floodplain zoning map, including the floodway line or boundary of any floodplain area. Any fill or floodway encroachment that obstructs flow causing any increase in the regional flood height;~~  
Any change to the floodplain boundaries an/or watercourse alterations on the FIRM;
- (2) ~~Correction of discrepancies between the water surface profiles and floodplain zoning maps.~~  
Any change to the floodplain boundaries an/or watercourse alterations on the FIRM;
- (3) ~~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.~~  
Any changes to any other officially adopted floodplain maps listed in 1.5 (2)(b);
- (4) ~~Any fill or floodplain encroachment that obstructs flow, increasing regional flood height 0.01 foot or more. Any floodplain fill 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;~~
- (5) Correction of discrepancies between the water surface profiles and floodplain maps;
- ~~(5)(6)~~ (6) Any upgrade to a floodplain zoning ordinance text required by s. NR 116.05, Wis. Adm. Code, or otherwise required by law, or for changes by the municipality; and
- ~~(6)(7)~~ (7) All channel relocations and changes to the maps to alter floodway lines or to remove an area from the floodway or the floodfringe that is based on a base flood elevation from a FIRM requires prior approval by FEMA.

~~**Note:** Consult the FEMA web site - [www.fema.gov](http://www.fema.gov) - for the map change fee schedule.~~

## 8.2 **PROCEDURES**

Ordinance amendments may be made upon petition of any interested party according to the provisions of s. 62.23, Stats., for cities and villages, or 59.69, Stats., for counties. ~~Such~~ The petitions shall include all necessary data required by ss. 5.4 and 7.1(2). The Land Use Permit shall not be issued until a Letter of Map Revision is issued by FEMA for the proposed changes.

- (1) The proposed amendment shall be referred to the Planning & Zoning Committee for a public hearing and recommendation to the Oneida County Board of Supervisors. 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 s. 62.23, Stats., for cities and villages or s. 59.69, Stats., for counties.
- (2) No amendments shall become effective until reviewed and approved by the Department.

- (3) All persons petitioning for a map amendment that obstructs flow, ~~increasing~~ causing any increase in the 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.
- ~~(4) For amendments in areas with no water surface profiles, the Oneida County Planning & Zoning Committee or board shall consider data submitted by the Department, the Zoning Director's visual on-site inspections and other available information. (See s. 1.5(4).)~~

**9.0 ENFORCEMENT AND PENALTIES**

Any violation of the provisions of this ordinance by any person shall be unlawful and shall be referred to the Oneida County Corporation Counsel who shall expeditiously prosecute all such violators. A violator shall, upon conviction, forfeit to the municipality a penalty of not less than \$25.00 and not more than \$250.00, together with a taxable cost of such action. Each day of continued violation shall constitute a separate offense. Every violation of this ordinance 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 s. 87.30, Stats.

**10.0 DEFINITIONS**

Unless specifically defined, words and phrases in this ordinance shall have their common law meaning and shall be applied in accordance with their common 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 is not discretionary.

- 1) 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.
- 2) AH ZONE – See “AREA OF SHALLOW FLOODING”.
- 3) AO ZONE – See “AREA OF SHALLOW FLOODING”.
- 2)4) 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.
- 5) 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.
- 6) 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.
- 3) 7) BASE FLOOD - Means the flood having a one percent chance of being equaled or exceeded in any given year, as published by FEMA as part of a FIS and depicted on a FIRM.

- 4)8) BASEMENT - Any enclosed area of a building having its floor sub-grade, i.e., below ground level, on all sides.
- 5)9) BUILDING - See STRUCTURE.
- 6)10) 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 s. 30.11, Stats., and which allows limited filling between this bulkhead line and the original ordinary highwater mark, except where such filling is prohibited by the floodway provisions of this ordinance.
- 7)11) CAMPGROUND - Any parcel of land which is designed, maintained, intended or used for the purpose of providing sites for nonpermanent overnight use by 4 or more camping units, or which is advertised or represented as a camping area.
- 8)12) 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, pick-up truck, or tent or other mobile recreational vehicle. That is fully licensed, if required, and ready for highway use.
- 9)13) 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 ordinance.
- 10)14) CHANNEL – A natural or artificial watercourse with definite bed and banks to confine and conduct normal flow of water.
- 11)15) CRAWLWAYS OR CRAWL SPACE - An enclosed area below the first usable floor of a building, generally less than five feet in height, used for access to plumbing and electrical utilities.
- 12)16) DECK – An unenclosed exterior structure that has no roof or sides, but has a permeable floor which allows the infiltration of precipitation.
- 13)17) DEPARTMENT- The Wisconsin Department of Natural Resources.
- 14) 18) 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; subdivision layout and site preparation; 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.
- 15)19) 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.
- 16)20) ENCROACHMENT - Any fill, structure, equipment, building, use or development in the floodway.
- ~~17) 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 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~~

~~18) 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.~~

19)21) FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - The federal agency that administers the National Flood Insurance Program.

20)22) FLOOD INSURANCE RATE MAP (FIRM) - A map of a community on which the Federal Insurance Administration has delineated both special flood hazard areas (the floodplain) and the risk premium zones applicable to the community. This map can only be amended by the Federal Emergency Management Agency.

21)23) 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:

- ✓ The overflow or rise of inland waters,
- ✓ The rapid accumulation or runoff of surface waters from any source,
- ✓ The inundation caused by waves or currents of water exceeding anticipated cyclical levels along the shore of Lake Michigan or Lake Superior, or
- ✓ 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.

22)24) 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.

23)25) FLOODFRINGE - That portion of the floodplain outside of the floodway which is covered by flood waters during the regional flood and associated with standing water rather than flowing water.

24)26) 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.

25)27) 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.

- ~~26)~~28) FLOODPLAIN - Land which has been or may be covered by flood water during the regional flood. It includes the floodway and the floodfringe, and may include other designated floodplain areas for regulatory purposes.
- ~~27)~~29) FLOODPLAIN ISLAND - A natural geologic land formation within the floodplain that is surrounded, but not covered, by floodwater during the regional flood.
- ~~28)~~30) FLOODPLAIN MANAGEMENT - Policy and procedures to insure wise use of floodplains, including mapping and engineering, mitigation, education, and administration and enforcement of floodplain regulations.
- ~~29)~~31) 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.
- ~~30)~~32) 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.
- ~~31)~~33) FLOOD PROTECTION ELEVATION - An elevation of two feet of freeboard above the water surface profile elevation designated for the regional flood. (Also see: FREEBOARD.)
- ~~32)~~34) FLOOD STORAGE - Those floodplain areas where storage of floodwaters has been taken into account during analysis in reducing the regional flood discharge.
- ~~33)~~35) FLOODWAY - The channel of a river or stream and those portions of the floodplain adjoining the channel required to carry the regional flood discharge.
- ~~34)~~36) 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.
- ~~35)~~37) HABITABLE STRUCTURE - Any structure or portion thereof used or designed for human habitation.
- ~~36)~~38) HEARING NOTICE - Publication or posting meeting the requirements of Ch. 985, 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.
- ~~37)~~39) 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.

40) HIGHEST ADJACENT GRADE – The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

38)41) HISTORIC STRUCTURE - Any structure that is either:

- ✓ 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,
- ✓ 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,
- ✓ 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
- ✓ 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.

39)42) INCREASE IN REGIONAL FLOOD HEIGHT - A calculated upward rise in the regional flood elevation, ~~equal to or~~ greater than ~~0.04~~ 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.

40)43) LAND USE - Any nonstructural use made of unimproved or improved real estate. (Also see DEVELOPMENT.)

44) LOWEST ADJACENT GRADE – Elevation of the lowest ground surface that touches any of the exterior walls of a building.

45) LOWEST FLOOR – The lowest floor of the lowest enclosed are (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.

46) 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.

41)47) 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."

- 48) 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.
- 49) MOBILE/MANUFACTURED HOME PARK, EXPANSION TO 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, construction of streets and either final site grading, or the pouring of concrete pads.
- 50) 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.
- 42)51) 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."
- (52) 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.
- 53) MODEL, DUPLICATE EFFECTIVE – A copy of the hydraulic analysis used in the effective FIS and referred to as the effective model.
- 54) MODEL, EFFECTIVE – The hydraulic engineering model that was used to produce the current effective Flood Insurance Study.
- 55) 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.
- 55) 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.
- 43-57) MUNICIPALITY or MUNICIPAL - The county, city or village governmental units enacting, administering and enforcing this zoning ordinance.
- 44-58) NAVD or NORTH AMERICAN VERTICAL DATUM – Elevations referenced to mean sea level datum, 1988 adjustment.

- ~~45)~~59) NGVD or NATIONAL GEODETIC VERTICAL DATUM - Elevations referenced to mean sea level datum, 1929 adjustment.
- ~~46)~~60) 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.
- ~~47)~~61) LEGAL PRE-EXISTING STRUCTURE - An existing lawful structure or building which is not in conformity with the dimensional or structural requirements of this ordinance 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 legal pre-existing.)
- ~~48)~~62) LEGAL PRE-EXISTING USE - An existing lawful use or accessory use of a structure or building which is not in conformity with the provisions of this ordinance for the area of the floodplain which it occupies. (Such as a residence in the floodway.)
- ~~49)~~63) 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.
- ~~50)~~64) OFFICIAL FLOODPLAIN ZONING MAP - That map, adopted and made part of this ordinance, as described in s. 1.5(2), which has been approved by the Department and FEMA.
- ~~51)~~65) OPEN SPACE USE - Those uses having a relatively low flood damage potential and not involving structures.
- ~~52)~~66) ORDINARY HIGHWATER 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.
- ~~52)~~ ~~ORDINARY MAINTENANCE AND REPAIRS~~ - ~~Ordinary maintenance and repairs include, but are not limited to: replacement of existing windows, skylights, doors, and similar fixtures, when such replacement does not require the alteration of a structural element of the building such as a header, stud, joist, rafter, truss, or similar structural element; painting and staining of existing siding or replacement of deteriorated siding; replacement of damaged insulation; addition of insulation; repair or replacement of existing shutters, cabinetry, flooring, roof covering consisting of shingles, rolled, metal, fiberglass, tiles, and other similar roofing materials.~~
- ~~54)~~67) PERSON - An individual, or group of individuals, corporation, partnership, association, municipality or state agency.

- ~~55)~~68) PRIVATE ONSITE WASTEWATER TREATMENT SYSTEM (POWTS) - 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 Commerce, 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.
- ~~56)~~69) 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.
- ~~57)~~70) REASONABLY SAFE FROM FLOODING - Means base flood waters will not inundate the land or damage structures to be removed from the ~~special flood hazard area~~ floodplain and that any subsurface waters related to the base flood will not damage existing or proposed buildings.
- ~~58)~~71) 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 one percent chance of being equaled or exceeded in any given year, and if depicted on the FIRM, the RFE is equivalent to the BFE.
- ~~59)~~72) START OF CONSTRUCTION - The date the zoning 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.
- ~~60)~~73) STRUCTURE - Any manmade 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.
- ~~64)~~74) SUBDIVISION - Has the meaning given in s. 236.02(12), Wis. Stats.
- ~~62)~~75) 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 percent of the equalized assessed value of the structure before the damage occurred.
- 76) 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.

~~63)~~77) 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.

~~64)~~78) 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.

~~65)~~79) 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.

~~66)~~80) WATERSHED - The entire region contributing runoff or surface water to a watercourse or body of water.

~~67)~~81) 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.

~~68)~~82) WELL - *means an excavation opening in the ground made by digging, boring, drilling, driving or other methods, to obtain groundwater regardless of its intended use.*

~~69)~~83) ZONING DIRECTOR The Oneida County Planning and Zoning Director or his or her designee.

Section 1: Any existing ordinances, codes, resolutions, or portion thereof in conflict with this ordinance shall be and are hereby repealed as far as any conflict exists.

Section 2: This Ordinance shall take effect the day after passage and publication as required by law.

Section 3: If any claims, provisions, or portions of this ordinance are adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the ordinance shall not be affected thereby.

Section 4: Ordinance Amendment #1-2013 amends Chapter 20, the Oneida County Floodplain Ordinance, is hereby adopted:

The County Clerk shall, within seven (7) days after adoption of Ordinance Amendment #1-2013 by the Oneida County Board of Supervisors, cause a certified copy thereof to be transmitted by mail to the Town Clerks of Oneida County and the Wisconsin Department of Natural Resources and Ordinance Amendment #1-2013 of Chapter 20 shall become effective immediately upon passage and publication as provided by law.

Approved by the Planning and Development Committee this 20<sup>th</sup> day of March, 2013.

Offered and passage moved by Supervisors: Holewinski, J.Sorensen, Hintz, Baier and Timmons.

**Roll Call Vote:** 17 Ayes, 1 Nay- Shidell, 2 Absent – Thompson and Martinson.

**Resolution #20-2013/General Code OA #1-2013** – enacted.

# MEMORANDUM

## Oneida County Planning & Zoning Department

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**Date:** April 2, 2013  
**To:** Oneida County Board of Supervisors  
**From:** Karl Jennrich, Zoning Director  
**Re:** Chapter 20, Oneida County Floodplain Zoning Ordinance

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Oneida County participates in the National Flood Insurance Program (NFIP). The NFIP was established with the passage of the National Flood Insurance act of 1968. The NFIP is a Federal Program enabling property owners in participating communities to purchase insurance as a protection against flood losses in exchange for State and Community floodplain management regulations that reduce future flood damage.

In Oneida County all zoning permits for new construction are reviewed to determine if a proposed project will be in a mapped floodplain. Furthermore, existing development in mapped floodplains is also reviewed for compliance with floodplain regulations. Currently the Planning and Zoning Department is using paper maps at a scale of 1" = 2,000' to determine if a project is in floodplain. These maps are hard for the public and staff to utilize.

In 2011 Oneida County was requested by the Wisconsin Department of Natural Resources (WDNR) to adopt updated digitized Flood Insurance Maps (FIRMS). Enclosed is a memo dated March 9, 2011 to the Planning and Development Committee requesting adoption of the maps. The digital format is more convenient and accurate for the public and staff to utilize. It can be placed on top of parcel maps and aerial photography in the county Land Information System, PV Web.

The Planning and Development Committee has been working on adoption of the digitized maps and updating Chapter 20 since 2011. This process included an open house to unveil the maps in January 2012 and a Public Hearing on the new maps and Ordinance on March 6, 2013.

Please be advised that if Oneida County does not adopt amendments to Chapter 20 and the digitized Flood Insurance Rate Maps, Oneida County will be suspended from participation in the National Flood Insurance Program.

If you have any questions prior to the April 16, 2013 Oneida County Board of Supervisors meeting please feel free to contact me. Thank you.

**Resolution #21-2013/Ordinance Amendment #2-2013**

Resolution offered by the Supervisors of the Planning and Development Committee.

Resolved by the Board of Supervisors of Oneida County, Wisconsin:

**WHEREAS**, the Planning and Development Committee, having considered Ordinance Amendment #2-2013, (Copy attached) which was filed February 13, 2013, and having given notice thereof as provided by law and having held a public hearing thereon, March 6, 2013 pursuant to Section 59.69(5), Wisconsin Statutes, and having been informed of the facts pertinent to the changes which are as follows:

**WHEREAS**, the Oneida County Planning & Development Committee has reviewed the reasonable fees, costs or contractual provisions of Section 9.54, Communication Structures; and

**WHEREAS**, the Committee has determined it has no ability to determine or authority to enforce such a provision; and

**WHEREAS**, the Committee further believes Oneida County should not dictate to private industry what reasonable fees, costs or contract terms should be; and

**WHEREAS**, all Towns were provided with written notice of said changes and no Town objected; and

**WHEREAS**, the Planning and Development Committee held a Public Hearing and as a result of public comment amended Resolution 2-2013 to remove Section 9.54(M)

**WHEREAS**, the Planning and Development Committee has carefully studied the proposed changes after listening to comments made at the Public Hearing and recommends approval; and And being duly advised of the wishes of the people of Oneida County;

**NOW, THEREFORE, BE IT RESOLVED**, that the Oneida County Board of Supervisors hereby accepts and approves Petition # 2-2013 and ordains as follows:

Additions noted by underline and deletions noted by strikethrough

9.54 COMMUNICATION STRUCTURES (Amend #25-2005, 03-2007, and 11-2008)

The purpose of this section is to regulate placement of communication structures, as defined in this ordinance to protect the public interest by minimizing health and safety hazards, and degradation of the Northwoods environment, while meeting public and private needs for communication services utilizing RF radiating and receiving equipment. Such regulation shall be accomplished by requiring a conditional use permit (CUP) for location of certain communication structures. Issuance of a CUP under this section does not relieve an applicant of any requirement to obtain any other permits, or to meet setback or other requirements, that may be applicable in this ordinance and Federal and Wisconsin law and regulation.

A-D(4) Unchanged

D. Minimizing the Number of Sites

Insofar as possible, the numbers and locations of communications structures shall be minimized through co-location by mounting more than one antenna on one structure, or, when that is not possible, by co-siting such structures. The cost of eliminating impediments to co-location shall be deemed reasonable if it does not exceed by 75 percent the cost of constructing a new structure on which to mount applicant's equipment.

5. No CUP application for the placement or construction of a new communication structure at a new site shall be approved unless the applicant presents to the County credible evidence of the following:

- a. No existing communication structure is located within the area in which the applicant's equipment must, for technical reasons, be located. The technical reasons that pertain shall be fully explained and justified in the CUP application.
  - b. No existing communication structure within the area in which the applicant's equipment must be located is of sufficient height to meet applicant's requirements and the deficiency in height cannot be remedied at a reasonable cost. This situation shall be fully explained in the CUP application.
  - c. No existing communication structure within the area in which the applicant's equipment must be located has sufficient structural strength to support applicant's equipment and the deficiency in structural strength cannot be remedied at a reasonable cost. The circumstances shall be fully explained in the CUP application.
  - d. The applicant's equipment would cause uncorrectable electromagnetic interference with equipment on the existing permitted communication structures and equipment within the area in which the applicant's equipment must be located, or the equipment on the existing communication structure(s) would cause uncorrectable interference with the applicant's equipment and the interference from whatever source, cannot be eliminated at a reasonable cost, or the applicant's equipment would cause uncorrectable interference with other legally permitted and properly operating electronic equipment in the vicinity.
  - ~~e. The fees, costs or contractual provisions required by the owner of the existing communication structure or site in order to co-locate on an existing communication structure or locate a new structure adjacent to the existing structure are unreasonable relative to industry norms.~~
  - e.f. The applicant demonstrates that there are other factors that render existing communication structures unsuitable or unavailable and establishes that the public interest is best served by the placement or construction of a new communication structure. A municipally owned communication tower, whose primary purpose is to provide essential police, fire, and other emergency communications and services for the protection and safety of the public, is clearly one factor.
6. County and local government agencies shall have the right to reserve space upon any new tower or upon any tower being substantially modified. Reservation of the space upon the structure shall be acquired during the permit approval process through good faith negotiations with the applicant.

E-L Unchanged

~~M. Charges for Co-Location~~

~~The holder of a CUP under this section shall make the structures and sites available for the placement of technologically compatible communication structures, antenna arrays, and associated equipment under contractual provisions which are standard in the industry and at prevailing market rates allowing the permit holder to recoup the cost of providing the co-location sites and a fair return on investment.~~

NM. Conditions and Standards for Co-Location

The County shall apply the procedures under sections 9.41, 9.42 and 9.72(B)(4) and this section of this ordinance, when considering an application for a CUP to allow the modification of an existing communication structure. In addition, the County shall consider the reasonableness, based on economic and technological feasibility, of conditioning the grant of the CUP upon modifying the structure in a manner which would accommodate the co-location of one or more additional antenna arrays.

ON. Compliance with Conditions of CUP

Upon written inquiry by the County the recipient of a CUP under this section shall have the burden of presenting credible evidence establishing to a reasonable certainty the continued compliance with all conditions placed upon the CUP. Failure to establish compliance with all conditions placed upon the conditional use permit shall be grounds for revocation of the permit. In the event the County determines that it is necessary to consult with a qualified neutral third party to ascertain compliance with conditions on a CUP, all reasonable costs and expenses associated with such consultation shall be borne by the holder of the permit. Failure to pay such costs and expenses or provide information requested by the County shall be grounds for revocation of the permit. Upon request, the holder of the permit shall provide to the County the name of at least one consultant which the permit holder believes is qualified to assist in resolving the issues before the County. In any event, where a dispute arises under this ordinance involving an applicant for a CUP and the holder of a CUP hereunder, the County may allocate consulting costs and expenses between the applicant and permit holder in a competitively neutral manner.

PO. Termination of Operation under a CUP

Within 30 days after the date on which any operation conducted under an approved CUP permanently ceases, the permit holder shall provide the County with written notice of the cessation of such use. However, the holder of a CUP shall continue to be responsible for maintenance and security of the structure after permanent cessation of operation and until the structure is properly removed. Prior to final approval of the CUP by the County, the applicant shall provide a financial surety for the purpose of removal of the communication structure, in the event the permit holder does not completely remove said structure within the time specified in this section. The surety must remain in place for the life of the communication structure for the proposed location.

QP. Equipment Enclosures and Buildings

The holder of a CUP for a communication structure and any user co-locating under this ordinance shall be permitted to construct an equipment enclosure or building not exceeding 14 feet in height and 320 square feet in floor area for use directly incidental and necessary to the use of the communication structure. Two or more users of the structure may build a single building with a floor area not exceeding 320 square feet per user sharing the building. Buildings constructed or used by co-locators shall be subject to conditions established for the CUP for the structure. Larger buildings may be authorized in a CUP if adequately justified by an applicant. Plumbing shall not be allowed in such enclosures or buildings unless fully justified in the CUP application. Issuance of a CUP does not obviate any applicable requirement for a location and occupancy permit or other permit required by this or any other County ordinance or Federal or State regulation.

RQ. Identification and Removal of RF Equipment and Structures

Permits issued hereunder shall identify the primary type or types of RF equipment which are to be placed on the communication structure. Any such structure on which RF equipment authorized under any CUP is no longer placed or used for a continuous period of 12 months shall, upon notification by the County, be removed by the holder of the CUP(s) issued under this section. Upon permanent termination of the use of the communication structure all equipment and associated structure(s) shall be removed from the site. The County may grant an extension of the deadline for removal for good cause. If the communications structure is not removed by the removal deadline, the County may remove the structure at the expense of the holder of the CUP.

#### §R.Future Plans

The County may require that an applicant for a CUP under this section provide information regarding the applicant's current plans for future placement or construction of communication structures elsewhere in Oneida County in addition to the structure which is the subject of the application.

#### §S.Notice to Nearby Property Owners

An applicant for a CUP to construct a new communication structure, or to modify an existing structure by changing its height or significantly changing its lighting and appearance, shall notify nearby property owners of record, the town clerk, County supervisor and the town chairman for the district in which the structure is to be located, within five working days of submission of the CUP application to the County. The notice shall include as a minimum the location and a clear description of the size, lighting, and appearance of the proposed new structure, or intended changes to such features of an existing structure, and a telephone number and/or address where additional information on the application can be obtained. The notice shall be sent by U.S. first class mail to the last-known address of the owners of all parcels located in whole or in part within a radius equal to eight times the height of the structure above grade, the radius to be measured horizontally from the base of the structure but not to exceed a radius of 1/2 mile. The CUP applicant shall provide to the County within five working days of submission of the application a complete listing of the names and addresses of all property owners who have been notified of the application as required under this section.

Section 1: Any existing ordinances, codes, resolutions, or portion thereof in conflict with this ordinance shall be and are hereby are repealed as far as any conflict exists.

Section 2: The ordinance shall take effect the day after passage and publication as required by law.

Section 3: If any claims, provisions, or portions of this ordinance are adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the ordinance shall not be affected thereby.

Section 4: Resolution #2-2013 is hereby adopted amending Section 9.54 of the Oneida County Zoning and Shoreland Protection Ordinance as attached.

The County Clerk shall, within seven (7) days after adoption of Ordinance Amendment #2-2013 by the Oneida County Board of Supervisors, cause a certified copy thereof to be transmitted by mail to the Town Clerks of Oneida County and the Wisconsin Department of Natural Resources and Ordinance Amendment #2-2013 of the Oneida County Zoning and Shoreland Protection Ordinance shall become effective immediately upon passage and publication as provided by law.

Approved by the Planning and Development Committee this 20th day of March, 2013.

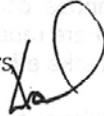
Offered and passage moved by Supervisors: Holewinski, J.Sorensen, Baier, Hintz and Timmons.

**Roll Call:** 18 Ayes, 0 Nays, 2 Absent – Thompson and Martinson  
**Resolution #21-2013/Ordinance Amendment #2-2013** – enacted.

# MEMORANDUM

## Oneida County Planning & Zoning Department

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**Date:** April 2, 2013  
**To:** Oneida County Board of Supervisors  
**From:** Karl Jennrich, Zoning Director   
**Re:** Amendments to Section 9.54, Communication Structures

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Oneida County regulates the placement of Communication Structures pursuant to Section 9.54 of the Oneida County Zoning and Shoreland Protection Ordinance. Section 9.54 was created in Resolution #10-99. At that time Oneida County was concerned about the proliferation of Communication Structures.

Recently the Planning and Development Committee and Staff were confronted with a dispute between two telecommunication companies in the Town of Minocqua. The dispute centered upon what are reasonable fees, costs and contractual provisions that are normal in the telecommunication industry. The Committee was placed in this position due to portions of Section 9.54 which requires co-location of Communication Structures.

The Planning and Development Committee felt it has no ability to determine or authority to enforce provisions regarding what are reasonable fees, costs or contractual provisions. Furthermore, the Planning and Development Committee believes Oneida County should not dictate to private industry what reasonable fees, costs or contract terms should be.

This Ordinance Amendment would still require co-location of Communication Structures when possible but would remove taking into consideration fees, costs or contractual provisions.

If you have any questions prior to the Oneida County Board of Supervisors meeting please feel free to contact me. Thank you.

## Ordinance Amendment offered by Supervisor Candy Sorensen

**WHEREAS**, many individuals cannot attend County Board meetings or meetings of the committees of the County Board; and

**WHEREAS**, current practice of Oneida County is to not post minutes of a Committee meeting until such time as the minutes have been approved by the Committee of jurisdiction; and

**WHEREAS**, posting minutes in “draft” form will allow for individuals who were not able to attend a committee meeting to have greater access to the decisions made by a committee;

**WHEREAS**, for the posting of draft minutes to be effective in apprising members of the public of the decisions made by the committee, the posting of the draft minutes should be done within 10 days of the meeting date.

**NOW, THEREFORE, THE ONEIDA COUNTY BOARD OF SUPERVISORS DOES ORDAIN AS FOLLOWS:**

Section 1. Any existing ordinances, codes, resolutions, or portions thereof in conflict with this ordinance shall be and hereby are repealed as far as any conflict exists.

Section 2. This ordinance shall take effect the day after passage and publication as required by law.

Section 3. If any claims, provisions or portions of this ordinance are adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this ordinance shall not be affected thereby.

Section 4. Section 2.31 of the General Code of Oneida County, Wisconsin, is amended as follows [additions noted by underline, deletions noted by strikethrough]:

### **2.31 RULES GOVERNING COUNTY BOARD COMMITTEES, BOARDS AND COMMISSIONS.** (Rep. & recr. #55-2011)

... [section 2.31(1) – (4) are unchanged by this amendment]

- (5) MINUTES OF MEETINGS, REPORTS TO THE COUNTY BOARD. (Am. #97-2004) Each committee shall keep minutes of each meeting, and within 10 days of a committee meeting provide an electronic copy of the draft minutes, clearly marked “DRAFT”, to the county webmaster for posting on the county website. Further, each committee shall file ~~such~~ approved minutes with the County Clerk within 10 days after approval or correction of the minutes by the committee at the meeting following, and an electronic copy of the approved minutes shall be sent to the county webmaster to be posted on the county website. The minutes shall include the time of opening and closing, the names of attending members, date and place of the meeting, matters discussed and other pertinent information, except the minutes of the Social Services Committee need be only a summary of the meeting showing when and where the meeting was held, the members present, other persons present and general information as to business conducted, but excluding any matters deemed confidential in nature. Committees shall report to the County Board at any Board meeting on the committee's activities when requested to do so by the County Board Chair.

Approved by Supervisor Candy Sorensen this 16th day of March, 2013.

Offered and passage moved by Supervisor: Candy Sorensen.

Seconded by Supervisor: Romelle Vandervest.

**Motion/Second:** Rudolph/Mott to amend Resolution #22-2013 by inserting on line 38 after the word “committee”, “/or County Board”.

**Roll Call Vote on Amendment:** 18 Ayes, 0 Nays, 2 Absent – Thompson and Martinson.

**Roll Call on Amended Resolution:** 16 Ayes, 2 Nays - Holewinski and Baier, 2 Absent - Thompson, Martinson.

**Amended Resolution #22-2013/General Code/OA** – enacted.

**Resolution #23-2013** Resolution offered by the Supervisors of the Public Safety and Labor Relations Employee Services Committees.

Resolved by the Board of Supervisors of Oneida County, Wisconsin:

**WHEREAS**, the Transition Committee requested a staff work group consisting of the Sheriff, Chief Deputy, Emergency Management Director and Human Resources Director to study the possibility of merging the Emergency Management Department into the Sheriff's Office; and

**WHEREAS**, the staff work group did gather data and evaluate the possibility of merging the Emergency Management Department into the Sheriff's Office; and presented their recommendation to the Public Safety Committee, which included a reorganization of the Sheriff's Office to create some added efficiencies and provide more effective services to the citizens of Oneida County; and

**WHEREAS**, the Public Safety Committee did recommend to the Labor Relations Employee Services Committee the merger of the Emergency Management Department into the Sheriff's Office; and

**WHEREAS**, the Labor Relations Employee Services Committee reviewed the proposed merger/reorganization of Emergency Management Department and Sheriff Office and recommends the merger/reorganization of the two departments.

**NOW, THEREFORE, BE IT RESOLVED**, by the Oneida County Board of Supervisors effective April 27, 2013:

1. One Lieutenant and one Telecommunicator position will be eliminated from the Sheriff's Office; and
2. The Chief Deputy position will be reclassified from Grade Level 18 to Grade Level 19 of the Non-represented Classification and Pay Plan based on additional duties and responsibilities being added due to the reorganization, with the incumbent, John Sweeney being placed at Grade level 19, Step 14 for 2080 hours per year, and
3. The Emergency Management Director position will be reclassified from Grade Level 12 to Grade Level 14 of the Non-represented Classification and Pay Plan based on additional duties and responsibilities being added due to the reorganization, with the incumbent, Ken Korten Hof being placed at Grade Level 14, Step 13 at 1950 hours per year; and
4. The Office Manager position will be reclassified from Grade Level 10 to Grade Level 13 of the Non-represented Classification and Pay Plan based on additional duties and responsibilities being added due to the reorganization, with the incumbent, Jill Butzlaff being placed at Grade Level 13, Step 6 at 1950 hours per year; and
5. One Deputy Sheriff position will be reassigned to a Sergeant position based on the loss of the Lieutenant position; and
6. The positions of Secretary, Finance Technician, Evidence Technician and Payroll Technician will be reorganized to reflect additional duties and responsibilities being added due to the reorganization and based on internal equity remove the positions from the Non-Sworn Wage Schedule and placed on the Courthouse Wage Schedule as follows: Lead Records Specialist at Grade Level 9, (Records Management System) RMS Support Specialist at Grade Level 7, Technical Support at Grade Level 6; Finance Technician at Grade Level 7, Payroll/Civil Process Technician at Grade Level 7 and Evidence Technician at Grade Level 9.

7. An E911 Program Manager position will be created at Grade Level 11 of the Non-represented Classification and Pay Plan; and
8. A (Public Safety Mobile Radio) PSMR Network Support position will be created at Grade Level 11 of the Courthouse Wage Schedule and will include pager pay; and
9. The Sheriff's Office will transfer monies sufficient to cover 40% of the cost to replace the Electronic Maintenance Technician position to the Building and Grounds Department budget; and
10. During a twenty-month trial period, the Sheriff, Emergency Management Director, and the Human Resource Director shall routinely review and make individual recommendations to the Public Safety Committee as to the advantages and disadvantages of the merger. The Public Safety Committee shall consider these recommendations and forward to the County Board of Supervisors a resolution considering a permanent merger; and

**BE IT FURTHER RESOLVED**, by the Oneida County Board of Supervisors that by adoption of this resolution it shall be deemed that no additional County and/or taxpayer dollars shall be required to meet the projected costs for the reorganization as set forth in the fiscal impact statement which is attached hereto and made a part hereof.

Approved by the Public Safety and Labor Relations Employee Services Committees this 9<sup>th</sup> day of April, 2013.

Offered and passage moved by Supervisors: Metropulos, Hintz, Martinson, Timmons, Cushing, Holewinski, Pederson, Paszak and Fried.

**Roll Call Vote**: 18 Ayes, 0 Nays, 2 Absent – Thompson and Martinson.

**Resolution #23-2013** – adopted

## Cost Analysis

(Estimated)

### PROPOSED EMERGENCY MANAGEMENT AND SHERIFF'S OFFICE CONSOLIDATION REORGANIZATION

Position Title	Re-Org Position Title	Proposed Action	Current Wage	LRES Proposed	Additional Wage Cost	Additional Fringe Cost	April 27-Dec 31 Fiscal Impact	Annual Fiscal Impact
Lieutenant		Elimination of position					(80,441)	(118,617)
Telecommunications Officer		Anticipated vacancy -E+1 health insurance					(39,847)	(58,757)
		Additional revenues/Reduce costs Sheriff's Dept 2013 &2014 budget					(12,301)	(18,090)
		Money Paid to B&G for use of electronic technician					(27,097)	(39,956)
<b>Cost Reduction:</b>							<b>(159,686)</b>	<b>(235,420)</b>

Chief Deputy	Chief Deputy	Reorg from NR GL18 to NR GL19 Step 14/2080	94,667.00	99,965.00	5,298	1,156	4,377	6,454
EM Director	EM Director/Administrator	Reorg from NR GL12 to NR GL14 Step 13/1950	65,528.00	71,806.00	6,278	1,063	4,978	7,341
E911 Program Manager	E911 Program Manager	Open recruitment and/or reorganize employees if hired from outside NR GL 11/1950	New	42,513/49,819	49,819	32,332	55,712	82,151
Radio Technician	PSMR Network Support	Increase from 40% to 100% CTH GL 11 Hrly	New	38,138.88	38,139	30,334	46,436	68,473
		Pager Pay	New	9,600.00	9,600	1,622	7,611	11,222
Deputy Sheriff	Sergeant	Re-assignment of existing Deputy - loss of Lieutenant	24.26	26.12	3,869	844	3,196	4,713
Office Manager	Management Services Administrator	Reorg from NRGL10 to NRGL13 Step 6/1950	50,613.00	56,326.00	5,713	842	4,445	6,555
Secretary	Lead Records Specialist	Recruitment-assignment first line supervisor CTH GL 9	\$16.20	16.90	1,458	217	1,136	1,675
Secretary	RMS Support Specialist	Reorg Secretary position CTH GL 7	\$16.20	16.23	52	10	42	62
Secretary-3 Positions	Technical Support-3 Positions	Reorg Secretary position CTH GL 6	\$16.20	16.89	4,299	639	3,349	4,938
Finance Technician	Finance Technician	Update Job duties/description CTH GL 7	\$17.02	17.43	847	126	660	973
Payroll/Civil Process Technician	Payroll/Civil Process Technician	Update Job duties/description CTH GL 7	\$16.53	16.61	171	27	134	198
Evidence Technician	Evidence Technician	Update Job duties/description CTH GL 9	\$17.02	17.31	599	90	467	689
<b>Cost Addition:</b>							132,543	195,444
B&G loss of interdepartment charges		B&G loss of interdepartment charges					27,097	39,956
<b>Total Cost Additions:</b>							<b>159,639</b>	<b>235,400</b>
<b>Net Additional Cost (Savings):</b>							<b>(46)</b>	<b>(20)</b>

Prepared 03/25/13, Revised 4/11/13

**Resolution #24-2013** offered by the Administration Committee.  
Resolved by the Board of Supervisors of Oneida County, Wisconsin:

**WHEREAS**, the Rhinelander/Oneida County Airport Commission is in the process of petitioning the Secretary of Transportation for Airport Improvement Aid; and

**WHEREAS**, the Rhinelander/Oneida County Airport Commission has approved the attached resolution as part of their petition; and

**WHEREAS**, the aid that the Rhinelander/Oneida Airport Commission seeks is 90% Federal Funds--5% State Funds--5% Sponsor Funds; and

**WHEREAS**, the usual funding for the Rhinelander/Oneida County Airport has been one million dollars for the Federal Aviation Administration approved projects; and

**WHEREAS**, all three funding sources come from aviation user fees, airline ticket tax, aircraft registration, Passenger Facility Charges, etc.; and

**WHEREAS**, the Rhinelander/Oneida County Airport has received over 30 million dollars in grants since 1948; and

**WHEREAS**, as a co-sponsor of the Rhinelander/Oneida County Airport, Oneida County must approve petitioning the Secretary of Transportation for Airport Improvement Aid,

**NOW, THEREFORE, BE IT RESOLVED**, that the Oneida County Board of Supervisors does hereby support the Rhinelander/Oneida County Airport in its petition for Airport Improvement Aid from the Secretary of Transportation; and

**BE IT FURTHER RESOLVED**, that the Oneida County Board of Supervisors adopts the findings and conclusions in the attached resolution of the Rhinelander/Oneida County Airport Commission.

Approved by the Administration Committee this 8th day of April, 2013.

Offered and passage moved by: Hintz, Paszak, Thompson and Shidell.

**Roll Call Vote:** 18 Ayes, 0 Nays, 2 Absent – Thompson and Martinson.

**Resolution #24-2013**- adopted.

**Resolution #25-2013** – offered by the Administration Committee.  
Resolved by the Board of Supervisors of Oneida County, Wisconsin:

**WHEREAS**, The Oneida County Board of Supervisors recognize that a healthy economy is a diverse economic base, which provides economic opportunities for all its constituents; and

**WHEREAS**, The Oneida County Board of Supervisors recognize that if businesses are to be successful and provide living wage jobs in a global economy, they must be financially sound and competitive in the global economy; and

**WHEREAS**, The Oneida County Board of Supervisors had the foresight to invest in economic development by establishing the Oneida County Revolving Loan Fund utilizing U.S. Housing & Urban Development (HUD) Community Development Small Cities Program funds; and

**WHEREAS**, The Oneida County Board of Supervisors agree with the Wisconsin Economic Development Corporation's (WEDC) 2013 Operational Plan to consolidate and regionalize the HUD Community Development Small Cities Program generated revolving loan fund (RLF) capital; and

**WHEREAS**, The Oneida County Board of Supervisors have great appreciation for different regions of Wisconsin having a need for different economic development tools based on their regional economies and industry sectors; and

**WHEREAS**, The Oneida County Board of Supervisors recognize that a critical economic development tool to the more rural counties of Wisconsin is a source of funding sensitive to the common types of businesses in that region; and

**WHEREAS**, the Oneida County Board of Supervisors must authorize changes to the Oneida County Revolving Loan Fund.

**NOW, THEREFORE, BE IT RESOLVED**, The Oneida County Board of Supervisors does hereby support the consolidation of the Oneida County Revolving Loan Fund in conjunction with our neighboring northern WI counties of Langlade, Forest, Vilas, Florence, Marinette and Oconto into a

“Northwoods Regional Revolving Loan Fund”, independent of the Central Wisconsin Economic Development Fund (CWED) consisting of Marathon, Lincoln, Wood, Portage, Adams and Juneau counties.

Approved by the Administration Committee this 8<sup>th</sup> day of April, 2013.  
Offered and passage moved by Supervisors: Hintz, Thompson and Paszak

**Roll Call Vote:** 17 Ayes, 1 Nay –Shidell, 2 Absent – Thompson and Martinson.

**Resolution #25-2013** – adopted.

**Resolution #26-20013** offered by the Supervisors of the Administration Committee

Resolution offered by Supervisors of the Administration Committee.

Resolved by the Board of Supervisors of Oneida County, Wisconsin:

**WHEREAS**, the Oneida County Board of Supervisors has been advised by the Administration Committee and the Finance Director that the accounts set forth below are overdrawn for the year ended December 31, 2012, and the County Board has determined that a transfer of funds as noted below is necessary to pay claims which have been made or which are anticipated,

**NOW, THEREFORE, BE IT RESOLVED**, the Oneida County Board of Supervisors authorizes and directs the 2012 budget transfers as listed below:

**TRANSFER TO:**

1) Circuit Court Branch I \$ 4,346

**TRANSFER FROM:**

Contingency Fund \$ 4,346

Approved by the Administration Committee this 8<sup>th</sup> day of April, 2013.  
Offered and passage moved by Supervisors: Hintz, Paszak, Thompson and Shidell.

Brian Desmond, Corporation Counsel, stated a 2/3 Majority vote is needed to pass this Resolution.

**Roll Call Vote:** 18 Ayes, 0 Nays, 2 Absent – Thompson and Martinson

**Other Business:-** none

**Adjournment:**

**Motion/Second: Vandervest/ J.Sorensen** to adjourn at 11:30 am. All ayes on voice vote, motion carries.