

Oconto County Floodplain Requirements for Residential Development & Additions along the Bay of Green Bay

Regional Flood Elevations (RFE) along the Bay of Green Bay have been revised and became effective March 21, 2023. Bayshore RFE's reflect the increase in water levels during a flood event that include storm surge and overland wave effects. RFE's range from 584ft to 586ft and are determined by reviewing the Flood Insurance Rate Map (FIRM) Panels and Flood Insurance Study (FIS). The RFE's across a property may involve multiple elevations. Depending on the location of existing and/or proposed development, regulatory floodplain standards will apply by using the most restrictive (highest) RFE. FIRM panels & (FIS) documents can be viewed on the Oconto County webpage www.co.oconto.wi.us. For development in flood zones V, V1-V30 and VE, the following information does not apply. Consult with staff for development in all V zones.

The following information is for general construction of residential structures in floodfringe areas. Additional regulations may apply. Requirements for a Floodplain Development Permit are found in Ch. 21 Oconto Co. Floodplain Ordinance. Contact the Oconto Co. Zoning Dept with questions. 920-834-6827.

Residential Development (includes new/additions to a habitable structure):

- ✓ Floodplain Development Permit Application
- ✓ Benchmark established by Registered Land Surveyor (RLS) on the property to reference RFE and FPE
- ✓ Rescue & Relief Agreement: Where the public road accessing the property is below RFE, written assurance from local fire, police, and emergency services that rescue and relief can be provided to the structure by wheeled vehicles during a regional flood event.
- ✓ A basement or crawlway may be placed at the RFE if it is dry floodproofed to the FPE. (Any floodproofed basement or crawlway requires certified plan by Prof. Eng or Registered Architect prior to permit issuance documenting conformance with floodproofing measures found in Chapter 21.705 Oconto County Floodplain Ordinance) No basement or crawlway floor is allowed below the RFE.
- Elevation of the lowest floor (excluding the basement or crawlway) shall be at or above FPE on fill, this includes an attached garage floor
- Fill shall be 1' or more above the RFE, extending at least 15 feet beyond the limits of the dwelling, then sloped to match original grade
- Fill material must retain structural bearing capacity when saturated
- Certificate of Compliance completed by RLS certifying that the final elevations of the fill, lowest floor and floodproofing elevations are in compliance with permit. Floodproofing measures also require certification by Prof. Eng or Registered Architect that floodproofing measures meet the requirements of Ch. 21.705 of the Oconto County Floodplain Ordinance.

*Due to NFIP requirements, flood insurance premiums will increase if a structure is built below the RFE, since insurance rates are based on the lowest floor elevation compared to the RFE. The least expensive flood insurance rates are for structures that have their lowest floor constructed two feet above the RFE.

Earthen fill is sometimes placed in a Special Flood Hazard Area (SFHA) to reduce flood risk to the filled area. Under certain conditions, when engineered earthen fill is placed within a SFHA to raise the surface of the ground to or above the BFE, a request may be submitted to FEMA to revise the FIRM to indicate that the filled land is outside of the SFHA. Standards for placing engineered earthen fill are noted in FEMA Tech Bulletin 10-01. Filled areas must be contiguous to lands outside of the SFHA. **Please note that WI DNR NR 115 Admin. Code requires engineered earthen fill to be at or above the flood protection elevation and contiguous to lands outside of the SFHA.** Consult with staff for further details regarding Tech Bulletin 10-01 and fill placement.

Accessory Structures (not connected to a principal structure including nonresidential agricultural structures)

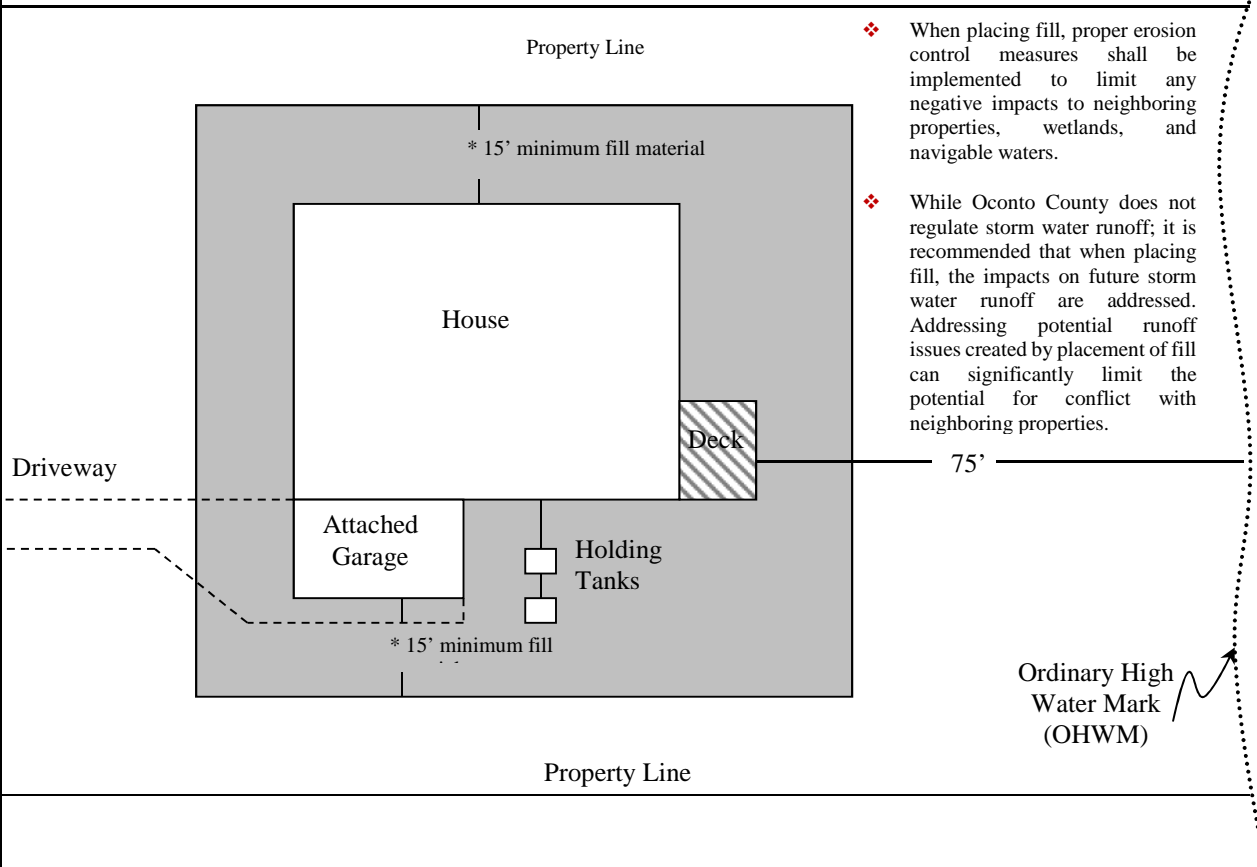
- ✓ FP Development application, Benchmark, Rescue & Relief agreement as noted above.
- Floor shall not be below RFE
- Not designed for human habitation
- Not the principle structure on the property
- All service facilities at or above FPE (heating, electrical, etc.)
- Buoyant, flammable, or explosive materials injurious to humans, plant or other aquatic life must be stored at or above FPE
- Certification of Compliance shall be completed by RLS certifying any floodproofing requirements and final elevations are in compliance with Floodplain standards.
- Firmly anchored to prevent floating away
- Low flood damage potential
- Not connected to the principle structure

Private Onsite Wastewater Treatment System (POWTS)

- Floodproofed to FPE (vents and manhole covers) pursuant to Ch. 21.705.
- ✓ Meet provisions of local sanitary ordinance and SPS 383, WI Administrative Code

NOTE: All items designated with a ✓ must be on file at the time of permit application. Owner is responsible to assure requirements are met and information submitted is correct. Owner must work with a Registered Land Surveyor, Professional Engineer or Architect to provide a certification that the development is in compliance with NR 116 standards and the Oconto County Floodplain Ordinance. No occupancy without a Certificate of Compliance approved by the Oconto County Zoning Department.

Typical Residential Floodplain Development Diagram



Cross-Section of Floodproofed Home on Fill

