



CITY PLAN COMMISSION AGENDA

June 25, 2024 at 4:00 PM

**City Hall, 3rd Floor - Council Chambers, 828 Center Avenue,
Sheboygan, WI**

Persons with disabilities who need accommodations to attend this meeting should contact the Department of City Development, (920) 459-3377. Persons other than commission, committee, and board members who wish to participate remotely shall provide notice to the City Development Department at 920-459-3377 at least 24 hours before the meeting so that the person may be provided a remote link for that purpose.

OPENING OF MEETING

1. Roll Call
2. Pledge of Allegiance
3. Identify potential conflict of interest

MINUTES

4. Approval of the Plan Commission minutes from May 28, 2024.

SITE PLAN REVIEW

5. Application for Special Use Permit by Ben Jossund to operate Cornerstone Baptist Church located at 2103 Indiana Avenue.
6. Application for Special Use Permit with exceptions by Michael Thomas to operate Midwest Boxing Champions located at 1503 S 12th Street.

PUBLIC HEARING AND ACTION ITEMS

7. Application for Conditional Use Permit with exceptions by Partners for Community Development for a fence located at 1024 Weeden Creek Road. UR-12 Urban Residential 12 Zone.
8. Gen. Ord. No. 4-24-25 by Alderperson Belanger amending various articles and sections of Chapter 107 of the Municipal Code so as to make updates to the Floodplain Zoning Ordinance in order to comply with the requirements of the Department of Natural Resources. REFER TO CITY PLAN COMMISSION
9. Direct Referral R. O. No. 22-24-25 by City Clerk submitting an encroachment request from The Commonwealth Companies, owner of VUE 14, LLC to portions of Illinois Avenue right of way for the purpose of creating front steps to the building.
10. Direct Referral Gen. Ord. No. 5-24-25 by Alderpersons Belanger and Perrella granting VUE 14, LLC, its successors and assigns, the privilege of encroaching upon described portions of Illinois Avenue right of way in the City of Sheboygan for the purpose of creating front steps to the building.

NEXT MEETING

11. July 9, 2024

ADJOURN

12. Motion to Adjourn

In compliance with Wisconsin's Open Meetings Law, this agenda was posted in the following locations more than 24 hours prior to the time of the meeting:

*City Hall • Mead Public Library
Sheboygan County Administration Building • City's website*

CITY OF SHEBOYGAN
CITY PLAN COMMISSION MINUTES
Tuesday, May 28, 2024

MEMBERS PRESENT: Mayor Ryan Sorenson, Alderperson John Belanger, Marilyn Montemayor, Braden Schmidt, Kimberly Meller and Public Works Consultant Aaron Groh

EXCUSED: Jerry Jones

STAFF/OFFICIALS PRESENT: Associate Planner Ellise Rose and Building Inspection Specialist Linnae Wierus

OPENING OF MEETING

1. Roll Call

Mayor Ryan Sorenson called the meeting to order at 4pm.

2. Pledge of Allegiance

The Pledge of Allegiance was recited.

3. Identify potential conflict of interest

No committee member had a conflict.

MINUTES

4. Approval of the Plan Commission minutes from May 14, 2024.

MOTION TO APPROVE THE MINUTES OF THE PREVIOUS MEETING HELD ON MAY 14, 2024.

Motion made by Marilyn Montemayor, seconded by Kimberly Meller

Voting Yea: Mayor Ryan Sorenson, Alderperson John Belanger, Marilyn Montemayor, Braden Schmidt, Kimberly Meller and Public Works Consultant Aaron Groh

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

5. Application for Site Plan Review by Ted Cone to construct a walk-in freezer addition at the KwikTrip convenience store at 2033 North Ave. UC Urban Commercial Zone.

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS.

Motion made by Marilyn Montemayor, seconded by Kimberly Meller

1. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
2. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, demolition, fire, water, sewer, storm drainage, health, hazardous materials, State of Wisconsin, Federal, etc. (Applicant shall be in contact with building inspection, fire, police, etc.).
3. Applicant shall adequately address all Sheboygan Water Utility concerns related to this development.
4. Applicant shall adequately address all Fire Department concerns related to this development.

If there are any amendments to the approved site plan (including but not limited to site plan architectural design, use, etc.), the applicant will be required to submit a new application, architectural review, etc. reflecting those amendments.

NEXT MEETING

6. June 11, 2024

The next scheduled meeting is scheduled to be held on June 11, 2024.

ADJOURN

7. Motion to Adjourn

MOTION TO ADJOURN AT 4:04 PM

Motion made by Alderperson John Belanger, seconded by Kimberly Meller

Voting Yea: Mayor Ryan Sorenson, Alderperson John Belanger, Marilyn Montemayor, Braden Schmidt, Kimberly Meller and Public Works Consultant Aaron Groh

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Special Use Permit by Ben Jossund to operate Cornerstone Baptist Church located at 2103 Indiana Avenue. NC Neighborhood Commercial Zone.

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: June 19, 2024

MEETING DATE: June 25, 2024

APPLICANT PROPOSAL:

Ben Jossund is proposing to operate Cornerstone Baptist Church located at 2103 Indiana Avenue. The applicant states the following:

- Cornerstone Baptist Church has been serving Sheboygan County for 12 years.
- We have been renting our facility until now and would like to purchase a building to better serve our community.
- We are a church community of about 50 members
- We have made an offer on a building located at 2103 Indiana Ave on the southeast corner of the intersection of 21st St. and Indiana Ave.
- The building was previously used as an internet company and is now vacant.
- It has two floors of approximately 2800sf each.
- There are 30 paved parking spots in 2 lots. One is located across Indiana Ave and the other is behind the building to the south.
- We would like to make this building our primary assembly and ministry location.

STAFF ANALYSIS:

The use is permitted as special use under the neighborhood commercial zoning district as indoor institutional. The site plan review shows that no exceptions are required for the project.

ACTION REQUESTED:

Staff recommends approval of the site plan subject to the following conditions:

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, storm drainage, health, State of Wisconsin, etc. An occupancy permit shall be granted only at such time as the applicant has met all requirements.

2. If dumpsters are used, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. Applicant will provide plans that show the location of any dumpsters and will provide plans that show how the dumpster is to be screened and enclosed (design, materials, colors, location, etc.).
3. Outdoor storage of materials or equipment shall be prohibited.
4. All lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
5. Applicant shall work with staff with regards to appropriate signage. Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits to install the proposed signage. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
6. If there are to be any remodel/renovations to the exterior of the facility, the applicant will be required to obtain approval from the Architectural Review Board prior to receiving a building permit for such remodel/renovation.
7. If there are any amendments to the approved special use permit and/or site plan, the applicant will be required to submit a new application reflecting those amendments.

Item 5.

ATTACHMENTS:

Special Use Permit application and attachments



CITY OF SHEBOYGAN

SPECIAL USE AND SITE PLAN REVIEW APPLICATION

Fee: \$100

Review Date: _____

Read all instructions before completing. If additional space is needed, attach additional pages.

SECTION 1: Applicant/ Permittee Information

Name (Ind., Org. or Entity) Cornerstone Baptist Church	Authorized Representative Ben Jossund	Title Pastor	
Mailing Address	City Sheboygan	State WI	ZIP Code 53081
Email Address pastorjossund@gmail.com		Phone Number (incl. area code) (920)207-6019	

SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)

Name (Ind., Org. or Entity)	Contact Person	Title	
Mailing Address <i>Same</i>	City	State	ZIP Code
Email Address		Phone Number (incl. area code)	

SECTION 3: Architect Information

Name <i>NA</i>			
Mailing Address	City	State	Zip
Email Address		Phone Number (incl. area code)	

SECTION 4: Contractor Information

Name <i>NA</i>			
Mailing Address	City	State	Zip
Email Address		Phone Number (incl. area code)	

SECTION 5: Certification and Permission

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Site Plan Review Application. I certify that the information contained in this form and attachments are true and accurate. I certify that the project will be in compliance with all conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Name of Owner/Authorized Representative (please print) Ben Jossund	Title Pastor	Phone Number 920-207-6019
Signature of Applicant <i>[Signature]</i>		Date Signed <i>June 13, 2024</i>

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the City Plan Commission, application must be filed three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of \$100 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

SECTION 6: Description of the Subject Site/Proposed Project

Parcel No. 59281511630	Zoning Classification <i>Neighborhood Commercial</i>
Name of Proposed/Existing Business:	Cornerstone Baptist Church
Address of Property Affected:	2103 INDIANA AVE
New Building: <input type="checkbox"/>	Addition: <input type="checkbox"/> Remodeling: <input type="checkbox"/>

SECTION 7: Brief Description of Type of Structure

Brick 2 story with pitched roof. Entrances on the north and south side.

SECTION 8: Description of EXISTING Operation or Use

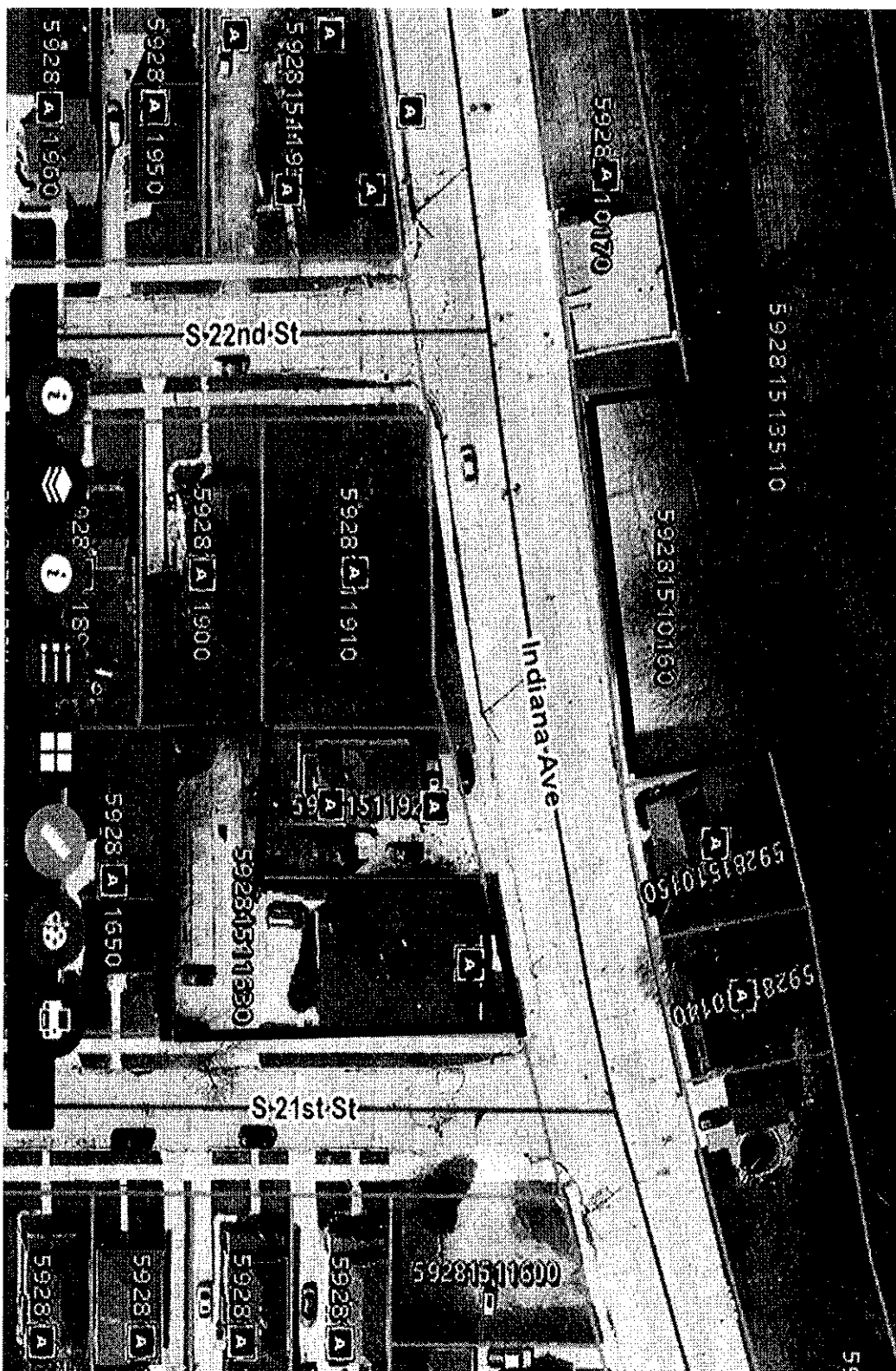
Vacant

SECTION 9: Description of the PROPOSED Operation or Use

Cornerstone Baptist Church has been serving Sheboygan County for 12 years. We have been renting our facilities until now and would like to purchase a building to better serve our community. We are a church community of about 50 members.

We have made an offer on a building located at 2103 Indiana Ave on the southeast corner of the intersection of 21st St and Indiana Ave. The building was previously used as an internet company. It has 2 floors of approximately 2800sf each. There are 30 paved parking spots in 2 lots. One is located across Indiana Ave and the other is behind the building to the south. We would like to make this building our primary assembly and ministry location.

30 paved parking spaces between 2 lots



CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Special Use Permit with exceptions by Michael Thomas to operate Midwest Boxing Champions located at 1503 S 12th Street. NC Zone.

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: June 20, 2024

MEETING DATE: June 25, 2024

FISCAL SUMMARY:

Budget Line Item: N/A
 Budget Summary: N/A
 Budgeted Expenditure: N/A
 Budgeted Revenue: N/A

STATUTORY REFERENCE:

Wisconsin Statutes: N/A
 Municipal Code: N/A

BACKGROUND / ANALYSIS:

Michael Thomas is proposing to operate Midwest Boxing Champions located at 1503 S 12th Street.

The applicant states the following about the Midwest Boxing Champions (MBC) use:

- MBC will be a boxing club that looks to be a place where people of all ages can exercise through the sport of boxing. No one that signs up will be required to actually box anyone. They can use exercise equipment or do shadow box training. Many people may learn to box and never actually compete.
- MBC is a club that competes at an amateur level. MBC has experienced coaches and is a licensed and sanctioned member of usaboxing.org. This was an achievement we received in January of this year
- MBC hours will vary:
 - Early morning class 5am to 7am.
 - Afternoon session 11am to 1pm.
 - After school youth classes will begin at 4pm and depending on how many sign up, classes may go until 9pm. I believe adults will sign up as well, so I will look to integrate adult class sessions during that time frame as well.
- Prices will range from the level of commitment individuals sign up for. Unlimited memberships would consist of six (6) days a week and welcome those individuals to

multiple classes a day. A limited membership would grant individuals three (3) days week or 12 sessions a month.

- This is a family fitness club and all youth will be supervised. No youth or adult will be allowed in the ring or practice with equipment without permission and supervision.

STAFF COMMENTS:

No formal sign package has been submitted. Applicant shall work with staff with regards to constructing a well-designed sign package for the site. Staff may bring the proposed signage design back to the Plan Commission if there any concerns.

Midwest Boxing Champions (MBC) is a nice way of filling some of the underutilized space on this busy street.


ACTION REQUESTED:

Staff recommends approval of the conditional use permit subject to the following conditions:

1. Prior to operation/occupancy, the applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, alcohol, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Dumpsters shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slatted (PDS) material in order to effectively screen the dumpster. Dumpsters shall be screened and enclosed prior to issuance of an occupancy permit.
3. Outdoor storage of materials, products or equipment shall be prohibited.
4. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
5. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall work with staff with regards to constructing a well-designed signage for the site. Staff may bring the proposed signage design back to the Plan Commission for review/approval.
6. If there are to be any renovation to the exterior of the facility, the applicant will be required to obtain approval from the Architectural Review Board prior to receiving a building permit for such renovation.
7. If there are any amendments to the approved use and/or floor/site plan, the applicant will be required to submit a new application reflecting those amendments.

ATTACHMENTS:

Conditional Use and required attachments

	CITY OF SHEBOYGAN SPECIAL USE AND SITE PLAN REVIEW APPLICATION	Fee: \$100 Review Date: _____ Zoning: _____
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Read all instructions before completing. If additional space is needed, attach additional pages.

SECTION 1: Applicant/ Permittee Information			
Name (Ind., Org. or Entity) <i>Midwest Boxing Champions</i>	Authorized Representative <i>Michael Thomas</i>	Title <i>Owner</i>	
Mailing Address <i>1036 High Ave</i>	City <i>Sheboygan</i>	State <i>WI</i>	ZIP Code <i>53081</i>
Email Address <i>ministerandcoach@yahoo.com</i>	Phone Number (incl. area code) <i>920-287-9768</i>		
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Name (Ind., Org. or Entity) <i>Edward Horvat</i>	Contact Person <i>Ed</i>	Title <i>Owner</i>	
Mailing Address <i>1123 Clara Ave</i>	City <i>Sheb, WI</i>	State <i>WI</i>	ZIP Code <i>53081</i>
Email Address <i>eddie1123@hotmail.com</i>	Phone Number (incl. area code) <i>920-980-0780</i>		
SECTION 3: Architect Information			
Name			
Mailing Address	City	State	Zip
Email Address	Phone Number (incl. area code)		
SECTION 4: Contractor Information			
Name			
Mailing Address	City	State	Zip
Email Address	Phone Number (incl. area code)		
SECTION 5: Certification and Permission			
<p>Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Site Plan Review Application. I certify that the information contained in this form and attachments are true and accurate. I certify that the project will be in compliance with all conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.</p> <p>Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.</p>			
Name of Owner/Authorized Representative (please print) <i>Edward Horvat</i>	Title <i>Owner</i>	Phone Number <i>920-980-0780</i>	
Signature of Applicant <i>[Signature]</i>		Date Signed <i>6/17/24</i>	

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the City Plan Commission, application must be filed three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of \$100 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

SECTION 6: Description of the Subject Site/Proposed Project

Parcel No.	Zoning Classification	
Name of Proposed/Existing Business:	Personal storage to Boxing <i>Small gym</i>	
Address of Property Affected:	1503 S 42 nd St	
New Building: <input type="checkbox"/>	Addition: <input type="checkbox"/>	Remodeling: <input type="checkbox"/>

SECTION 7: Brief Description of Type of Structure

Previously HORVATH Decorating Shoppe. Discontinued Business in 2018 & converted to personal storage. Property consists of North half of 1st floor

SECTION 8: Description of EXISTING Operation or Use

Storage personal

SECTION 9: Description of the PROPOSED Operation or Use

Boxing Gym - Training, Teaching, 1 employee
 6am - 10pm
 On street parking
 Womens self defense class
 4 classes
 Up to 10 people
 1 morning
 3 evening

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit with exceptions by Partners for Community Development for a fence located at 1024 Weeden Creek Road. UR-12 Urban Residential 12 Zone.

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: June 12, 2024

MEETING DATE: June 25, 2024

APPLICANT PROPOSAL:

Partners for Community Development, represented by Konrad Koehler, is proposing to build a six-foot fence within their required street yard at 1024 Weeden Creek Road. The applicant states the following:

- Partners for Community Development is proposing to build a six-foot privacy fence along the entirety of the southern lot line of the Sunnyside Townhomes Development at 1024 Weeden Creek Rd. in the City of Sheboygan.
- The purpose of this fence is to control the issues of debris blowing from our property into the street and neighboring properties.
- This fence would be located approximately on the lot line on the southern edge of the property, and would extend the full length of the property with openings for both driveways.
- The fence will stop at least 10 feet short of the driveways on both sides to allow for the 10ft sight triangle.
- We hope that building this fence will alleviate issues for the neighbors, and improve our relationship with the community.

STAFF ANALYSIS:

The applicant is requesting an exception from Sec 105-945(c)(3)a that states that the maximum height of any fence, landscape wall, or decorative post shall be the following: Four feet when located within a required street yard on any property. The applicant is proposing a six-foot-tall fence within the required street yard.

The applicant is requesting an exception from Sec 105-945(c)(1)a that states that any fence within a street yard, including along property lines which intersect a right-of-way, shall be a maximum of 50 percent opaque. The applicant is proposing a solid fence within the required street yard.

This fence will help to alleviate the issues that the neighborhood has been having with garbage blowing through the properties.

ACTION REQUESTED:

Staff recommends approval of the conditional use permit subject to the following conditions:

1. The applicant shall obtain the necessary building permit for the proposed fence.
2. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, demolition, fire, water, sewer, storm drainage, health, hazardous materials, State of Wisconsin, Federal, etc. (Applicant shall be in contact with building inspection, fire, police, etc.).
3. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
4. In no instance or manner shall any off-street parking or traffic circulation area be used as a storage area, except as provided for by section 105-931(c)
5. Absolutely no portion of the new site improvements shall cross the property lines.
6. Any work within City of Sheboygan Public rights-of-way, stormwater easements, etc. shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new street improvements, new and/or closed ingress/egress driveway openings, driveways over storm water easements, curb, gutter, sidewalk, pavement, utilities, retaining walls, street trees, etc.).
7. Applicant will provide adequate public access along all streets and sidewalks and will take all appropriate actions to minimize the time period that adjacent properties and streets/sidewalks are impacted by the development (utilities, streets, etc.).
8. If there are any amendments to the approved conditional use permit (including but not limited to site plan, architectural design, use, etc.), the applicant will be required to submit a new conditional use, architectural review, etc. reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and Attachments

To whom it may concern.

Attached here is a building permit application as well as a conditional use application.

Partners for Community Development is proposing to build a six foot privacy fence along the entirety of the southern lot line of the Sunnyside Townhomes Development at 1024 Weeden Creek Rd. in the city of Sheboygan. The purpose of this fence is to control the issues of debris blowing from our property into the street and neighboring properties. This fence would be located approximately on the lot line on the southern edge of the property, and would extend the full length of the property with openings for both driveways. The fence will stop at least 10 feet short of the driveways on both sides to allow for the 10ft sight triangle. I have attached an aerial view with the fence location drawn on it. We hope that building this fence will alleviate issues for the neighbors, and improve our relationship with the community.

Thank you for your consideration. Please feel free to reach out with any questions.

Thank you.

Konrad Koehler

Project manager for Partners for Community Development.

800-584-8172 ext 112



CITY OF SHEBOYGAN

APPLICATION FOR
CONDITIONAL USE

Fee: \$250.00

Review Date: _____

Zoning: _____

Read all instructions before completing. If additional space is needed, attach additional pages.

SECTION 1: Applicant/ Permittee Information

Applicant Name (Ind., Org. or Entity) <i>Partners for Community Development</i>	Authorized Representative <i>Konrad Koehler</i>	Title <i>Supervisor</i>	
Mailing Address <i>1407 S 13th</i>	City <i>Sheboygan</i>	State <i>WI</i>	ZIP Code <i>53081</i>
Email Address <i>Konrad.Koehler@Partners4CD.com</i>	Phone Number (incl. area code) <i>920-334-0553</i>		

SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)

Applicant Name (Ind., Org. or Entity) <i>Partners for Community Development</i>	Contact Person <i>Konrad Koehler</i>	Title <i>Supervisor</i>	
Mailing Address <i>1024 Weeden Creek</i>	City <i>Sheboygan</i>	State <i>WI</i>	ZIP Code <i>53081</i>
Email Address <i>Konrad.Koehler@Partners4CD.com</i>	Phone Number (incl. area code) <i>920-334-0553</i>		

SECTION 3: Project or Site Location

Project Address/Description <i>1024 Weeden Creek - Fence Front lot line</i>	Parcel No.
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SECTION 4: Proposed Conditional Use

Name of Proposed/Existing Business:	
Existing Zoning:	
Present Use of Parcel:	
Proposed Use of Parcel:	
Present Use of Adjacent Properties:	

SECTION 5: Certification and Permission

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Name of Owner/Authorized Representative (please print) <i>Konrad Koehler</i>	Title <i>Supervisor</i>	Phone Number <i>920-334-0553</i>
Signature of Applicant <i>[Signature]</i>		Date Signed <i>6-6-2024</i>

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the City Plan Commission, application must be filed three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

BUILDING PERMIT APPLICATION

The undersigned hereby applies for a permit to construct, remodel, repair, or install according to the following statements:

Application Date: _____

1. Address of Installation: 1024 Weeden Creek Rd Sheboygan, WI 53081
2. Building/Structure Type: Commercial: _____ Residential: X
3. Description of Work: Build 6' fence on entire length of south lot line approx 760' feet of fence
4. Estimated Cost of Job \$: 13,000 Fee: _____ Estimated Start Date: 6-27-24
5. Owner: Partners for Community Development Telephone No.: 800-584-8172 ext 112
Address: 1407 S 13th St Sheboygan, WI 53081 City: Sheboygan
6. Contractor: Do it yourself Telephone No.: 800-584-8172 ext 112
City License #: _____
- 6a. Sub-Contractor: _____ Telephone No.: _____
City License #: _____
- 6b. Sub-Contractor: _____ Telephone No.: _____
City License #: _____
9. Remarks: _____

PLEASE TAKE NOTE: APPLICANT MUST CALL FOR ALL REQUIRED INSPECTIONS. Failure to do so will result in a penalty fee of \$50 plus may delay any future transactions with the City of Sheboygan. Make checks payable to City of Sheboygan.

***PAYMENT BY CREDIT CARD.** A Permit Clerk will contact Applicant, if not in person, by phone for payment after permit verification occurs. Credit Card Payments have a processing fee of \$3 for every \$100 charged; i.e.: **\$170 Permit Fee results in \$6 processing fee.**

The undersigned hereby applies for a permit to do the work above described, and hereby agrees that such work will be done in accordance with the descriptions herein set forth in this statement; and it is further agreed to construct, alter, repair and install in strict compliance with the building ordinance and other ordinances of the City of Sheboygan and the State Building Code of Wisconsin and to obey any and all lawful orders of the Inspector of Buildings of the City of Sheboygan. The privilege as granted above is granted only on the condition that by the acceptance of the privilege, the said undersigned, shall become primarily responsible and liable for all and any damage to persons or property caused by and arising from the grant and exercise of such privilege.

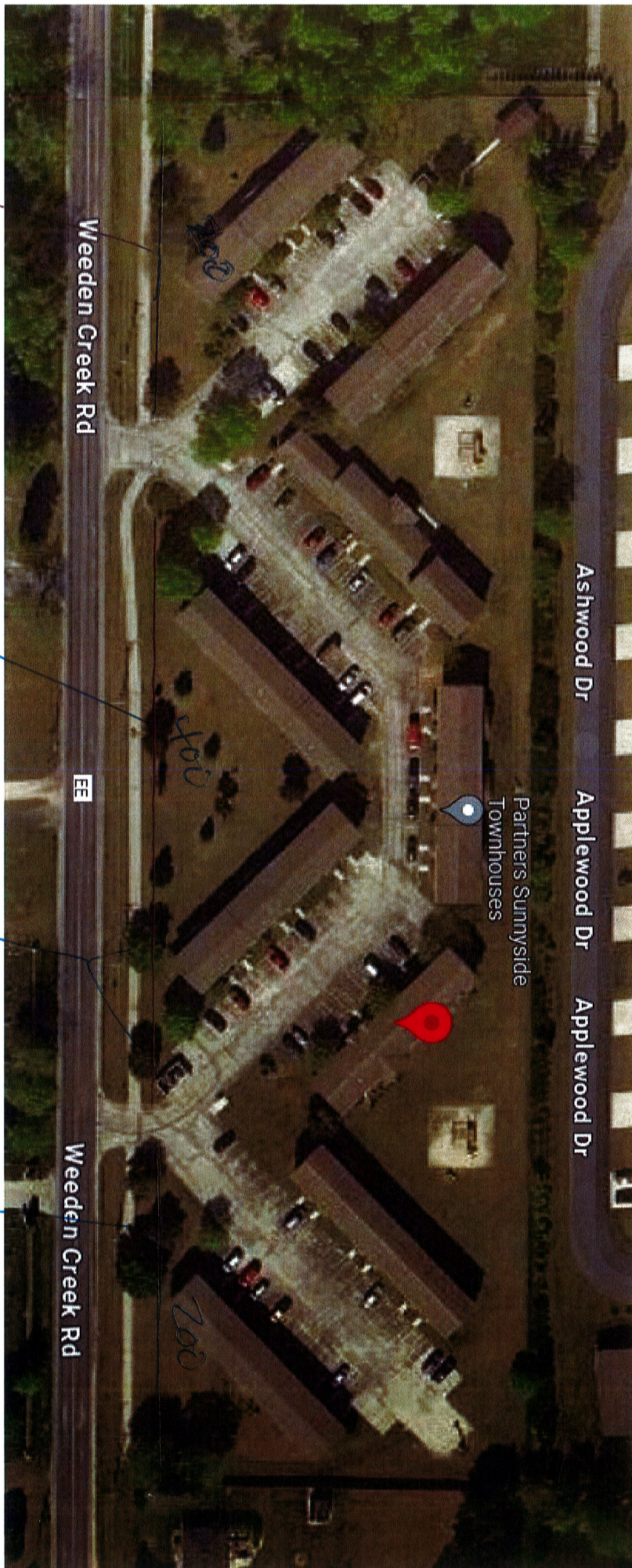
Applicant Signature: 

Print Name: Konrad Koehler

E-mail: Konrad.koehler@partners4cd.com Phone: 920-334-0553

Address: 1407 S 13th St

City, ST Zip: Sheboygan, WI 53081



**CITY OF SHEBOYGAN
ORDINANCE 4-24-25**

BY ALDERPERSON BELANGER.

JUNE 17, 2024.

AN ORDINANCE amending various articles and sections of Chapter 107 of the Municipal Code so as to make updates to the Floodplain Zoning Ordinance in order to comply with the requirements of the Department of Natural Resources.

THE COMMON COUNCIL OF THE CITY OF SHEBOYGAN DO ORDAIN AS FOLLOWS:

SECTION 1: **AMENDMENT** “Sec 107-1 Statutory Authorization” of the Sheboygan Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 107-1 Statutory Authorization

This ~~ordinance chapter~~ is adopted pursuant to the authorization in Wis. Stats. §§ 61.35 and 62.23 and the requirements in Wis. Stat. § 87.30. This ordinance shall be known as the Floodplain Zoning Ordinance for City of Sheboygan, Wisconsin.

(Ord. No. 78-08-09, § 1(1.1), 3-2-2009)

SECTION 2: **AMENDMENT** “Sec 107-2 Finding Of Fact” of the Sheboygan Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 107-2 Finding Of Fact

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

(Ord. No. 78-08-09, § 1(1.2), 3-2-2009)

SECTION 3: AMENDMENT “Sec 107-3 Statement Of Purpose” of the Sheboygan Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 107-3 Statement Of Purpose

This ordinance~~chapter~~ is intended to regulate floodplain development to:

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

(Ord. No. 78-08-09, § 1(1.3), 3-2-2009)

SECTION 4: AMENDMENT “Sec 107-4 Definitions” of the Sheboygan Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 107-4 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. The following words, terms and phrases, when used in this ordinance~~chapter~~, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

A Zones means those areas shown on the official floodplain zoning map which would be inundated by the regional flood. These areas may be numbered or unnumbered A Zones. The A Zones may or may not be reflective of flood profiles, depending on the availability of data for a given area.

AH Zone. See Area of shallow flooding.

AO Zone. See Area of shallow flooding.

Accessory structure or use means a facility, structure, building or use which is accessory or incidental to the principal use of a property, structure or building. An accessory structure shall not be used for human habitation.

Alteration means an enhancement, upgrade or substantial change or modification other than an addition or repair to a dwelling or to electrical, plumbing, heating, ventilating, air conditioning and other systems within a structure.

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

Base flood means the flood having a 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.

Basement means any enclosed area of a building having its floor sub-grade, i.e., below ground level, on all sides.

Breakaway wall means a wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system.

Building. See *Structure.*

Bulkhead line means a geographic line along a reach of navigable water that has been adopted by a municipal ordinance and approved by the department pursuant to Wis. Stats. § 30.11, 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 ~~chapter~~.

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

Camping unit means 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, tent or other mobile recreational vehicle that is fully licensed, if required, and ready for highway use.

Certificate of compliance means 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~~chapter.

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

Coastal floodplain means an area along the coast of Lake Michigan or Lake Superior which is inundated by the regional flood and which is also subject to additional hazard due to wave runup.

Coastal high hazard area means an area of special flood hazard extending from offshore to the inland limit of a primary frontal dune along an open coast, and any other area subject to high velocity wave action from storms.

Crawlways or *crawl space* means 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.

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

Department means the Wisconsin~~state~~ department of natural resources.

Development means 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.

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

Encroachment means any fill, structure, equipment, ~~building~~, use or development in the floodway.

~~*Existing manufactured home park or subdivision* means 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 the ordinance from which this chapter is derived. At a minimum, this would include the installation of utilities, the construction of streets and either final site grading or the pouring of concrete pads.~~

~~Expansion to existing mobile/manufactured home park means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed. This includes installation of utilities, construction of streets and either final site grading, or the pouring of concrete pads.~~

Federal Emergency Management Agency (FEMA) means the federal agency that administers the National Flood Insurance Program.

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

- (a) The overflow or rise of inland waters;
- (b) The rapid accumulation or runoff of surface waters from any source;
- (c) The inundation caused by waves or currents of water exceeding anticipated cyclical levels along the shore of Lake Michigan or Lake Superior; or
- (d) The sudden increase caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as a seiche, or by some similarly unusual event.

Flood frequency means 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.

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

Flood insurance rate map (FIRM) means 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.

Flood insurance study (FIS) means 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.

Flood profile means 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.

Flood protection elevation means an elevation of two feet of freeboard above the ~~water surface profile elevation designated for the~~ regional flood elevation. (Also ~~s~~See Freeboard.)

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

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

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

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

Floodplain management means policy and procedures to ensure wise use of floodplains, including mapping and engineering, mitigation, education, and administration and enforcement of floodplain regulations.

Floodproofing means 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.

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

Freeboard means 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 streambed.

Habitable structure means any structure or portion thereof used or designed for human habitation.

Hearing notice means publication or posting meeting the requirements of Wis. Stats. ch. 985. For appeals, a Class 1 notice, published once at least one week (seven 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 (seven days) before the hearing. Local ordinances or bylaws may require additional notice, exceeding these minimums.

High flood damage potential means damage that could result from flooding that includes any danger to life or health or any significant economic loss to a structure or building and its contents.

Highest adjacent grade means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

Historic structure means any structure that is either:

- (a) Listed individually in the National Register of Historic Places or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- (b) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- (c) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
- (d) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either by an approved state program, as determined by the Secretary of the Interior; or by the Secretary of the Interior in states without approved programs.

Increase in regional flood height means a calculated upward rise in the regional flood elevation, ~~equal to or~~ greater than 0.00~~1~~ foot, based on a comparison of existing conditions and proposed conditions which is directly attributable to development in the floodplain but not attributable to manipulation of mathematical variables such as roughness factors, expansion and contraction coefficients and discharge.

Land use means any nonstructural use made of unimproved or improved real estate. (Also sSee *Development*.)

Lowest Adjacent Grade means elevation of the lowest ground surface that touches any of the exterior walls of a building.

Lowest Floor means the lowest floor of the lowest enclosed area (including basement). An enclosed space as provided in section 107-118(2)(f) is not considered the building's lowest floor.

Maintenance means the act or process of ordinary upkeep and repairs, including redecorating, refinishing, nonstructural repairs, or the replacement of existing fixtures, systems or equipment with equivalent fixtures, systems, or structures.

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

Mobile/Manufactured home park or subdivision means a parcel (or contiguous parcels) of land, divided into two or more manufactured home lots for rent or sale.

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

Mobile/Manufactured home park, expansion to existing means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed. This includes installation of utilities, construction of streets and either final site grading or the pouring of concrete pads.

Mobile recreational vehicle means 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 the term "mobile recreational vehicles."

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

Model, duplicate effective means a copy of the hydraulic analysis used in the effective FIS and referred to as the effective model.

Model, effective means the hydraulic engineering model that was used to produce the current effective Flood Insurance Study.

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

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

Moderate wave action area (MoWA) means a special flood hazard area subject to the potential for breaking wave heights of greater than or equal to 1.5 feet, but less than 3 feet, where the primary source of flooding is astronomical tides, storm surges, seiches, and/or tsunamis. A MoWA is an area within zone AE on a FIRM that is between the inland limit of zone VE and a Limit of Moderate Wave Action, where identified. (Also known as "coastal A zone")

Municipality or municipal means the county, city or village governmental units enacting, administering, and enforcing this zoning ordinance.

NAVD or North American Vertical Datum means elevations referenced to mean sea level datum, 1988 adjustment.

NGVD or National Geodetic Vertical Datum ~~(NGVD)~~ means elevations referenced to mean sea level datum, 1929 adjustment.

New construction means, ~~for floodplain management purposes,~~ structures for which the start of construction commenced on or after the effective date of a floodplain zoning regulations adopted by this community and includes any subsequent improvements to such structures. ~~For the purpose of determining flood insurance rates, the term "new construction" 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.~~

Non-flood disaster means a fire or an ice storm, tornado, windstorm, mudslide, or other destructive act of nature, but excludes a flood.

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

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

~~North American Vertical Datum (NAVD) means elevations referenced to mean sea level datum, 1988 adjustment.~~

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

Official floodplain zoning map means that map, adopted and made part of this ~~ordinance~~ chapter, as described in section 107-6, which has been approved by the department and FEMA.

Open space use means those uses having a relatively low flood damage potential and not involving structures.

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

Person means an individual, or group of individuals, corporation, partnership, association, municipality, or state agency.

Primary frontal dune means a continuous or nearly continuous mound or ridge of sand with relatively steep seaward and landward slopes immediately landward and adjacent to the beach and subject to erosion and overtopping from high tides and waves during major coastal storms. The inland limit of the primary frontal dune occurs at the point where there is a distinct change from a relatively steep slope to a relatively mild slope.

Private sewage system means a sewage treatment and disposal system serving one structure with a septic tank and soil absorption field located on the same parcel as the structure. It also means an alternative sewage system approved by the department of safety and professional services~~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.

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

Reasonably safe from flooding means base flood waters will not inundate the land or damage structures to be removed from the ~~special flood plain hazard area~~ and that any subsurface waters related to the base flood will not damage existing or proposed buildings.

Regional flood means a flood determined to be representative of large floods known to have occurred in Wisconsin~~the state~~. 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.

Sand dunes means naturally occurring accumulations of sand in ridges or mounds landward of the beach.

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

Structure means any manmade object with form, shape and utility, either permanently or temporarily attached to, placed upon or set into the ground, stream bed or lakebed, including, but not limited to, roofed and walled buildings, gas or liquid storage tanks, bridges, dams and culverts.

Subdivision ~~means~~ has the meaning given in Wis. Stats. § 236.02(12).

Substantial damage means 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.

Substantial improvement means any repair, reconstruction, rehabilitation, addition or improvement of a building or structure, the cost of which equals or exceeds 50 percent of the equalized assessment 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 include either any project for the improvement of a building required to correct existing health, sanitary or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions; or any alteration of a historic structure provided that the alteration will not preclude the structure's continued designation as a historic structure.

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

Variance means 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 ~~this chapter~~.

Violation means the failure of a structure or other development to be fully compliant with the floodplain zoning ordinance~~this chapter~~. 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.

Water surface profile means 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.

Watershed means the entire region contributing runoff or surface water to a watercourse or body of water.

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.

(Ord. No. 78-08-09, § 1(10.0), 3-2-2009)

SECTION 5: AMENDMENT “Sec 107-5 Areas To Be Regulated” of the Sheboygan Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 107-5 ~~Areas To Be Regulated~~ General Provisions

This ~~ordinance~~~~chapter~~ regulates all areas of special flood hazard identified as zones A, AO, AH, A1-30, AE, VE, V1-30, or V on the Flood Insurance Rate Map. Additional areas identified on maps approved by the Department of Natural Resources (DNR) and local community may also be regulated under the provisions of this ordinance, where applicable.~~that would be covered by the regional flood or base flood. Note: Base flood elevations are derived from the flood profiles in the flood insurance study. Regional flood elevations may be derived from other studies. Areas covered by the base flood are identified as A Zones on the flood insurance rate map.~~

(Ord. No. 78-08-09, § 1(1.5)(1), 3-2-2009)

SECTION 6: AMENDMENT “Sec 107-6 Official Maps And Revisions” of the Sheboygan Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 107-6 Official Maps And Revisions

- (a) *Boundaries.* Special Flood Hazard Areas (SFHA) are designated as zones A, A1-30, AE, AH, AO, VE, V1-30, or V on the Flood Insurance Rate Maps (FIRMs) based on flood hazard analyses summarized in the Flood Insurance Study (FIS) listed in subsection (b) below. Additional flood hazard areas subject to regulation under this ordinance are identified on maps based on studies approved by the DNR and listed in subsection (b) below. These maps and revisions are on file in the office of Planning & Zoning, City of Sheboygan.

~~The boundaries of all floodplain districts are designated as floodplains or A Zones on the maps listed in subsection (b) of this section. Any change to the base flood elevations (BFE) in the flood insurance study (FIS) or on the flood insurance rate map (FIRM) must be reviewed and approved by the DNR and FEMA 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 department of city development. If more than one map or revision is referenced, the most restrictive information shall apply.~~

- (b) *Official maps based on the Flood Insurance Study (FIS):*
- (1) ~~Based on the FIS:~~ Flood insurance rate map (FIRM) panel numbers 55117C0217F, 55117C0219F, ~~55117C0236F, 55117C0237F, 55117C0238F, 55117C0239F,~~ 55117C0332F, 55117C0334F, 55117C0342F, 55117C0351F, 55117C0352F, and 55117C0353F, dated April 2, 2009; ~~with corresponding profiles that are based on the flood insurance study (FIS) for Sheboygan County and Incorporated Areas, (Volume 55117CV000A) dated April 2, 2009; approved by: The DNR and FEMA.~~
 - (2) Flood insurance rate map (FIRM) panel numbers 55117C0236G, 55117C0237G, 55117C0238G, 55117C0239G, 55117C0352G, 55117C0354G, 55117C0361G, and 55117C0362G, dated August 28, 2024;
 - (3) Flood insurance study (FIS) for Sheboygan County, 55117CV001B and 55117CV002B, dated August 28, 2024.
 - (4) Conditional Letter of Map Change (CLOMR), Case No. 02-05-2241R, issue date August 28, 2002 (Sheboygan River - Reiss Coal Property).
- (c) *Official maps based on other studies.* Any maps referenced in this section must be approved by the DNR and be more restrictive than those based on the FIS at the site of the proposed development:

~~(Ord. No. 78-08-09, § 1(1.5)(2), 3-2-2009)~~

SECTION 7: AMENDMENT “Sec 107-7 Establishment Of Districts” of the Sheboygan Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 107-7 Establishment Of Floodplain Zoning Districts

The flood hazard ~~regional floodplain~~ areas regulated by this ordinance 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, within AE Zones as shown on the FIRM, or within A Zones shown on the FIRM when determined according to section 107-117(e).
- (b) The Floodfringe District (FF) is that portion of a riverine special flood hazard area outside the ~~the floodplain between the regional flood limits and the~~ floodway within AE Zones on the FIRM, or, when floodway limits have been determined according to section 107-117(e), within A Zones shown on the FIRM.
- (c) The General Floodplain District (GFP) is those riverine areas that ~~have been or~~ may be covered by floodwater during the regional flood in which a floodway boundary has not been delineated on the FIRM and also includes shallow flooding areas identified as AH and AO zones on the FIRM.
- (d) The Coastal Floodplain District (CFP) is an area of special flood hazard extending from offshore to the inland limit of a primary frontal dune along an open coast, and any other area subject to high velocity wave action from storms, including areas identified as zone V, V1-30, or VE on the FIRM. Where a riverine AE floodway extends into the CFP district, development within the floodway must comply with the regulations for both the FW and CFP districts. Where a riverine A zone or AE zone with no floodway determination abuts the CFP district, the riverine study's floodway limit must be determined based on standard floodway expansion principles within the CFP district and development within the floodway must comply with the standards for both the FW and CFP districts

(Ord. No. 78-08-09, § 1(1.5)(3), 3-2-2009)

SECTION 8: **AMENDMENT** “Sec 107-8 Locating Floodplain Boundaries” of the Sheboygan Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 107-8 Locating Floodplain Boundaries

Discrepancies between the exterior boundaries of zones A1-30, AE, AH, or A on the official floodplain zoning map and actual field conditions ~~may~~shall be resolved using the criteria in subsections (a) or (b) ~~below of this section~~. If a significant difference exists, the map shall be amended according to article 107-VIII Amendments. The zoning administrator can rely on a boundary derived from a profile elevation to grant or deny a land use permit, whether or not a map amendment is required. The zoning administrator shall be responsible for documenting actual 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 administrator and an applicant over the district boundary line shall be settled according to section 107-169(c) and the criteria in subsections (a) and (b) ~~below of this section~~. Where the flood profiles are based on established base flood elevations from a FIRM, FEMA must approve any map amendment or revision pursuant to Article VIII of this chapter.

- (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, including any boundary of zone A, AO, V1-30, VE, or V, the location of the boundary shall be determined by the map scale; ~~visual on-site inspection and any information provided by the department. Where the flood profiles are based on established base flood elevations from a FIRM, FEMA must also approve any map amendment pursuant to section 107-198(f).~~

(Ord. No. 78-08-09, § 1(1.5)(4), 3-2-2009)

SECTION 9: AMENDMENT “Sec 107-9 Removal Of Lands From Floodplain” of the Sheboygan Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 107-9 Removal Of Lands From Floodplain

- (a) Compliance with the provisions of this ~~ordinance~~chapter shall not be grounds for removing land from the floodplain unless it is filled at least two feet above the regional or base flood elevation, the fill is contiguous to land outside the floodplain, and the map is amended pursuant to article 107-VIII of this chapter. ~~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).~~
- (b) The delineation of any of the Floodplain Districts may be revised by the community where natural or man-made changes have occurred and/or where more detailed studies have been conducted. However, prior to any such change, approval must be obtained from the Wisconsin Department of Natural Resources and Federal Emergency Management Agency. A completed Letter of Map Revision is a record of this approval. The floodplain administrator shall not sign a community acknowledgement

form unless all criteria set forth in the following paragraphs are met.

- (1) The land and/or land around the structure must be filled at least two feet above the regional or base flood elevation.
- (2) The fill must be contiguous to land outside the floodplain; Applicant shall obtain floodplain development permit before applying for a LOMR or LOMR-F.
- (c) Removal of lands from the floodplain may also occur by operation of Wis. Stat. § 87.30(1)(e) if a property owner has obtained a letter of map amendment from the federal emergency management agency under 44 CFR 70.

(Ord.
No. 78-
08-09,
§ 1(1.5)
(5), 3-2-
2009)

SECTION 10: **AMENDMENT** “Sec 107-10 Compliance” of the Sheboygan Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 107-10 Compliance

- (a) ~~No structure~~ Any development or use within ~~the~~ areas regulated by this ordinance~~chapter~~ shall hereafter be located, erected, constructed, reconstructed, repaired, extended, converted, enlarged, or altered without full ~~in~~ compliance with the terms of these regulations ~~this chapter~~, and all other applicable ~~local, state, and federal~~ regulations that apply to uses within the jurisdiction of these regulations.
- (b) Failure to obtain a floodplain development permit shall be a violation of these regulations and shall be punishable in accordance with section 107-17 of this Code.
- (c) Floodplain development permits issued on the basis of plans and applications approved by the Floodplain Administrator authorize only the use, and arrangement, set forth in such approved plans and applications, or amendments thereto if approved by the Floodplain Administrator. Use, arrangement, or construction contrary to that authorized shall be deemed a violation of these regulations and punishable in accordance with section 107-17 of this Code.

(Ord. No. 78-08-09, § 1(1.5)(6), 3-2-2009)

SECTION 11: **AMENDMENT** “Sec 107-11 Municipalities And State Agencies Regulated” of the Sheboygan Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 107-11 Municipalities And State Agencies Regulated

Unless specifically exempted by law, all cities, villages, towns, and counties are required to comply with this ~~ordinance~~~~chapter~~ and obtain all necessary permits. State agencies are required to comply if Wis. Stats. § 13.48(13); applies. The construction, reconstruction, maintenance and repair of state highways and bridges by the state department of transportation is exempt when Wis. Stats. § 30.2022 applies. The construction, reconstruction, maintenance and repair of state highways and bridges by the state department of transportation is exempt when Wis. Stat. § 30.2022 applies. Although exempt from a local zoning permit and permit fees, DOT must provide sufficient project documentation and analysis to ensure that the community is in compliance with Federal, State, and local floodplain standards. If a local transportation project is located within a Zone A floodplain and is not a WisDOT project under Wis. Stat. § 30.2022, then the road project design documents (including appropriate detailed plans and profiles) may be sufficient to meet the requirements for issuance of a local floodplain permit if the following apply: The applicant provides documentation to the Floodplain Administrator that the proposed project is a culvert replacement or bridge replacement under 20’ span at the same location, the project is exempt from a DNR permit under Wis. Stat. § 30.123(6)(d), the capacity is not decreased, the top road grade is not raised, and no floodway data is available from a federal, state, or other source. If floodway data is available in the impacted area from a federal, state, or other source that existing data must be utilized by the applicant in the analysis of the project site.

(Ord. No. 78-08-09, § 1(1.5)(7), 3-2-2009)

SECTION 12: **AMENDMENT** “Sec 107-12 Abrogation And Greater Restrictions” of the Sheboygan Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 107-12 Abrogation And Greater Restrictions

- (a) This ~~ordinance~~~~chapter~~ supersedes all the provisions of ~~chapter 105 of this Code and any municipal zoning ordinance enacted under~~ Wis. Stats. § ~~87.30~~~~62.23~~, which relate to floodplains. A If another ordinance is more restrictive than this chapter, that ordinance shall continue in full force and effect to the extent of the greater restrictions, but not otherwise.

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

(Ord. No. 78-08-09, § 1(1.5)(8), 3-2-2009)

SECTION 13: AMENDMENT “Sec 107-13 Interpretation” of the Sheboygan Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 107-13 Interpretation

In their interpretation and application, the provisions of this ordinance~~chapter~~ are the minimum requirements liberally construed in favor of the governing body~~common council~~ and are not a limitation on or repeal of any other powers granted by the Wisconsin Statutes~~state law~~. If a provision of this ordinance~~chapter~~, required by Wis. Admin. Code ch. NR 116 is unclear, the provision shall be interpreted in light of the standards in effect on the date of the adoption of this~~se~~ ordinance ~~from which this chapter is derived~~ or in effect on the date of the most recent text amendment to this ordinance~~chapter~~.

(Ord. No. 78-08-09, § 1(1.5)(9), 3-2-2009)

SECTION 14: AMENDMENT “Sec 107-14 Warning And Disclaimer Of Liability” of the Sheboygan Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 107-14 Warning And Disclaimer Of Liability

The flood protection standards in this ordinance~~chapter~~ are based on engineering experience and ~~se~~scientific research. Larger floods may occur, or the flood height may be increased by manmade or natural causes. This ordinance~~chapter~~ does not imply or guarantee that non-floodplain areas or permitted floodplain uses will be free from flooding and flood damages. ~~Nor does T~~this ordinance~~chapter~~ does not create liability on the part of, or a cause of action against, the municipality or any officer or employee thereof for any flood damage that may result from reliance on this ordinance~~chapter~~.

(Ord. No. 78-08-09, § 1(1.5)(10), 3-2-2009)

SECTION 15: **ADOPTION** “Sec 107-15 Severability” of the Sheboygan Municipal Code is hereby *added* as follows:

A D O P T I O N

Sec 107-15 Severability(*Added*)

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.

SECTION 16: **AMENDMENT** “Sec 107-15 Annexed Areas For Cities And Villages” of the Sheboygan Municipal Code is hereby *amended* as follows:

A M E N D M E N T

Sec 107-~~15~~16 Annexed Areas For Cities And Villages

The Sheboygan 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 Wis. Admin. Code ch. NR 116 and 44 CFR 59-72, ~~the~~ National Flood Insurance Program (NFIP). (This ordinance so qualifies.) These annexed lands are described on the municipality's official zoning map. County floodplain zoning provisions are incorporated by reference for the purpose of administering this section and are on file in the office of the municipal zoning administrator. All plats or maps of annexation shall show the regional flood elevation and the ~~location of the~~ floodway location.

(Ord. No. 78-08-09, § 1(1.5)(12), 3-2-2009)

SECTION 17: **REPEAL** “Sec 107-16 General Development Standards” of the Sheboygan Municipal Code is hereby *repealed* as follows:

R E P E A L

~~Sec 107-16 General Development Standards~~ (*Repealed*)

~~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 resistant to flood damage; be constructed by methods and practices that minimize flood damages; and be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities designed and/or located so as to prevent water from entering or accumulating within the components 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 chapter.~~

~~(Ord. No. 78-08-09, § 1(1.5)(13), 3-2-2009)~~

SECTION 18: **AMENDMENT** “Sec 107-17 Enforcement And Penalties” of the Sheboygan Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 107-17 Enforcement And Penalties

Any violation of the provisions of this ordinance~~chapter~~ by any person shall be unlawful and shall be referred to the municipal attorney who shall expeditiously prosecute all such violators. A violator shall, upon conviction, forfeit to the municipality a penalty of not less than \$50.00 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 chapter is a public nuisance, and the creation may be enjoined, and the maintenance may be abated by action at suit of the municipality, the state, or any citizen thereof pursuant to Wis. Stats. § 87.30.

(Ord. No. 78-08-09, § 1(9.0), 3-2-2009)

SECTION 19: **AMENDMENT** “ARTICLE 107-II STANDARDS APPLICABLE TO ALL FLOODPLAIN DISTRICTS” of the Sheboygan Municipal Code is hereby *amended* as follows:

AMENDMENT

ARTICLE 107-II GENERAL STANDARDS APPLICABLE TO ALL FLOODPLAIN DISTRICTS

SECTION 20: **ADOPTION** “Sec 107-37 General Development Standards” of the Sheboygan Municipal Code is hereby *added* as follows:

ADOPTION

Sec 107-37 General Development Standards(*Added*)

- (a) The community shall review all permit applications to determine whether proposed building sites will be reasonably safe from flooding and assure that all necessary permits have been received from those governmental agencies whose approval is required by federal or state law.
- (b) If a proposed building site is in a flood-prone area, all new construction and substantial improvements shall:
 - (1) Be designed and anchored to prevent floatation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;
 - (2) Be constructed with flood-resistant materials;
 - (3) Be constructed by methods and practices that minimize flood damages; and
 - (4) Mechanical and utility equipment must be elevated to or above the flood protection elevation.
- (c) If a subdivision or other proposed new development is in a flood-prone area, the community shall assure that:
 - (1) Such proposed subdivision or other proposed new development is consistent with the need to minimize flood damage within the flood-prone area;
 - (2) Public utilities and facilities such as sewer, gas, electrical, and water systems are located and constructed to minimize or eliminate flood damage; and
 - (3) Adequate drainage is provided to reduce exposure to flood hazards.
- (d) 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 section 107-167(b).

SECTION 21: **AMENDMENT** “Sec 107-38 Hydraulic And Hydrologic Analyses” of the Sheboygan Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 107-38 Hydraulic And Hydrologic Analyses

- (a) ~~Except as allowed in subsection (e) of this section,~~ No floodplain development shall:
 - (1) Obstruct flow, defined as development which blocks the conveyance of floodwaters by itself or with other development, causing any increase in

- ~~the~~ regional flood height; or
- (2) ~~Cause any i~~ Cause any increase in the regional flood height due to floodplain storage area lost, ~~which equals or exceeds 0.01 foot.~~
- (b) The zoning administrator shall deny permits if it is determined the proposed development will obstruct flow or cause any increase in the regional flood heights ~~0.01 foot or more~~, based on the officially adopted FIRM or other adopted map, unless the provisions of article VIII ~~subsection (e)~~ of this chapter ~~section~~ are met.
- (e) ~~Obstructions or increases equal to or greater than 0.01 foot may only be permitted if amendments are made to this chapter, the official floodplain zoning maps, floodway lines and water surface profiles, in accordance with article 107-VIII.~~

~~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.~~

(Ord. No. 78-08-09, § 1(2.1), 3-2-2009)

SECTION 22: **AMENDMENT** “Sec 107-39 Watercourse Alterations” of the Sheboygan Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 107-39 Watercourse Alterations

- (a) No land use permit to alter or relocate a watercourse in a mapped floodplain shall be issued until the local official has notified in writing all adjacent municipalities, the department and FEMA regional offices, and required the applicant to secure all necessary state and federal permits. The standards of section 107-38 must be met and ~~t~~ The flood carrying capacity of any altered or relocated watercourse shall be maintained.
- (b) As soon as is practicable, but not later than six months after the date of the watercourse alteration or relocation, and pursuant to article VIII of this chapter, the ~~community zoning administrator~~ shall apply for a Letter of Map Revision (LOMR) from ~~notify~~ FEMA. Any such alterations must be reviewed and approved by FEMA and the DNR through the LOMC process 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.

(Ord. No. 78-08-09, § 1(2.2), 3-2-2009)

SECTION 23: **AMENDMENT** “Sec 107-40 Wis Stats Chs 30, 31, Development” of the Sheboygan Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 107-40 Wis Stats Chs 30, 31, Development

Development which requires a permit from the department, under Wis. Stats. chs. 30 and 31, 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, BFEs 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 article 107-VIII.

(Ord. No. 78-08-09, § 1(2.3), 3-2-2009)

SECTION 24: **AMENDMENT** “Sec 107-41 Public Or Private Campgrounds” of the Sheboygan Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 107-41 Public Or Private Campgrounds

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

- (a) The campground is approved by the department of ~~agriculture, trade and consumer protection~~ health and family services.
- (b) A land use permit for the campground is issued by the zoning administrator.
- (c) The character of the river system and the campground elevation ~~of the campground~~ is/are such that a 72-hour warning of an impending flood can be given to all campground occupants.
- (d) There is an adequate flood warning procedure for the campground that offers the minimum notice required under this section to all persons in the campground. This procedure shall include a written agreement between the campground owner, the floodplain zoning agency or zoning administrator, the municipal emergency government coordinator and the chief law enforcement official which specifies the flood elevation at which evacuation shall occur, personnel responsible for monitoring flood elevations, types of warning systems to be used and the procedures for notifying at-risk parties, and the methods and personnel responsible for conducting the evacuation.
- (e) This agreement shall be for no more than one calendar year, at which time the

agreement shall be reviewed and updated; by the officials identified in subsection (d) ~~above of this section;~~ to remain in compliance with all applicable regulations, including those of the state department of agriculture, trade and consumer protection ~~health and family services~~ and all other applicable regulations.

- (f) ~~Only camping units are allowed.~~ All mobile recreational vehicles placed on site must meet one of the following:
- (1) Be fully licensed, if required, and ready for highway use; or
 - (2) Not occupy any site in the campground for more than 180 consecutive days, at which time the recreational vehicle must be removed from the floodplain for a minimum of 24 hours; or
 - (3) Meet the requirements in either Article III, Article IV, or Article V of this chapter for the floodplain district in which the structure is located.

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

- ~~(g) The camping units may not occupy any site in the campground for more than 180 consecutive days, at which time the camping unit must be removed from the floodplain for a minimum of 24 hours.~~
- (h) All camping units that remain on site for more than 30 days shall be issued a limited authorization by the campground operator, a written copy of which is kept on file at the campground. Such authorization shall allow placement of a camping unit consistent with (f) above ~~for a period not to exceed 180 days~~ and shall ensure compliance with all the provisions of this section.
- ~~(i) The municipality shall monitor the limited authorizations issued by the campground operator to assure compliance with the terms of this section.~~
- ~~(j) All camping units that remain in place for more than 180 consecutive days must meet the applicable requirements in either article III or IV of this chapter for the floodplain district in which the structure is located.~~ The municipality shall monitor the limited authorizations issued by the campground operator to assure compliance with the terms of this section.
- (k) The campground shall have signs clearly posted at all entrances warning of the flood hazard and the procedures for evacuation when a flood warning is issued; and ~~;~~
- (l) All service facilities, including, but not limited to, refuse collection, electrical service, ~~natural~~ gas lines, propane tanks, sewage systems and wells shall be properly anchored and placed at or floodproofed to the flood protection elevation; and ~~;~~
- (m) Standards for structures in a campground:
- (1) All structures must comply with this section or meet the applicable requirements in Article III, Article IV, or Article V of this chapter for the floodplain district in which the structure is located;
 - (2) Deck/landing-a portable landing may be allowed for a camping unit for each entry provided that the landing is not permanently attached to the ground or camping unit, is no more than 200 square feet in size, shall be portable, contain no walls or roof, and can be removed from the campground by a truck and/or trailer. Sections of such portable landings may be placed together to

form a single deck not greater than 200 square feet at one entry point. Provisions for the removal of these temporary landings during flood events must be addressed within the written agreement with the municipality compliant with subsection (d) above. Any such deck/landing structure may be constructed at elevations lower than the flood protection elevation but must not obstruct flow of flood waters or cause any increase in flood levels during the occurrence of the regional flood.

- (3) Decks/patios that are constructed completely at grade may be allowed but must also comply with applicable shoreland zoning standards.
- (4) Camping equipment and appurtenant equipment in the campground may be allowed provided that the equipment is not permanently attached to the ground or camping unit, is not used as a habitable structure, and must not obstruct flow of flood waters or cause any increase in flood levels during the occurrence of the regional flood. Provisions for the removal of this equipment during flooding events shall be addressed within the written agreement with the municipality compliant with subsection (d) above.
- (5) Once a flood warning in the written agreement has been issued for the campground, the campground owner or the designated operator shall ensure that all persons, camping units, decks, camping equipment and appurtenant equipment in the campground shall be evacuated within the timelines specified within the written agreement with the municipality compliant with subsection (d) above.

(n) A land use permit shall be obtained as provided under section 107.167(b) of this Code before any development; repair, modification, or addition to an existing structure; or change in the use of a building or structure, including sewer and water facilities, may be initiated.

(Ord. No. 78-08-09, § 1(2.4), 3-2-2009)

SECTION 25: **AMENDMENT** “Sec 107-71 Applicability” of the Sheboygan Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 107-71 Applicability

This section applies to all floodway areas on the floodplain zoning maps and those identified pursuant to section 107-1 ~~17(e)20~~.

(Ord. No. 78-08-09, § 1(3.1), 3-2-2009)

SECTION 26: AMENDMENT “Sec 107-72 Permitted Uses” of the Sheboygan Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 107-72 Permitted Uses

The following open space uses are allowed in the Floodway District and the floodway areas of the General Floodplain District, if:

- (a) They are not prohibited by any other ordinance;
- (b) They meet the standards in sections 107-73 and 107-74; and
- (c) All permits or certificates have been issued according to section 107-167:
 - (1) Agricultural uses, such as: ~~f~~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 section 107-73(d).
 - (4) Uses or structures accessory to open space uses or classified as historic structures that comply with sections 107-73 and 107-74.
 - (5) Extraction of sand, gravel or other materials that comply with section 107-73(d).
 - (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 Wis. Stats. chs. 30 and 31.
 - (7) Public utilities, streets and bridges that comply with section 107-73(c).
 - (8) 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 Wis. Admin. Code ch. SPS 383.
 - (9) Public or private wells used to obtain potable water for recreational areas that meet the requirements of local ordinances and Wis. Admin. Code chs. NR 811 and NR 812.
 - (10) Wastewater treatment ponds or facilities permitted under Wis. Admin. Code § NR 110.15(3)(b).
 - (11) Sanitary sewer or water supply lines to service existing or proposed development located outside the floodway that complies with the regulations for the floodplain area occupied.

(Ord. No. 78-08-09, § 1(3.2), 3-2-2009)

SECTION 27: AMENDMENT “Sec 107-73 Standards For Developments In Floodway Areas” of the Sheboygan Municipal Code is hereby *amended* as follows:

A M E N D M E N T

Sec 107-73 Standards For ~~Developments~~Development In ~~Floodway Areas~~The Floodway

(a) *Generally.*

- (1) Any development in the floodway ~~areas~~ shall comply with article ~~II~~107-H of this chapter and have a low flood damage potential.
- (2) Applicants shall provide an analysis calculating the following data to determine the effects of ~~this~~e proposal on the regional flood height to determine the effects of the proposal according to sections 107.38 and 107-67(2)(c) of this Code according to section 107-38. The analysis must be completed by a registered professional engineer in the State of Wisconsin.
- (3) ~~The zoning administrator shall deny the permit application if the project will increase flood elevations upstream or downstream 0.01 foot or more, based on the data submitted for subsection (b) of this section.~~
- (4) Any encroachment in the regulatory floodway is prohibited unless the data submitted for subsection (b) above demonstrates that the encroachment will cause no increase in flood elevations in flood events up to the base flood at any location or removes the encroached area from the regulatory floodway as provided in section 107-9 of this Code.
 - ~~a. A cross section elevation view of the proposal, perpendicular to the watercourse, showing if the proposed development will obstruct flow;~~
 - ~~or~~
 - ~~b. An analysis calculating the effects of this proposal on regional flood height.~~

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

- (1) ~~The structure is~~ Not designed for human habitation, ~~and~~ does not have a high flood damage potential and is constructed to minimize flood damage;
- (2) Shall either have the lowest floor elevated to or above the flood protection elevation or shall meet all the following standards:
 - a. Have the lowest floor elevated to or above the regional flood elevation and be dry floodproofed so that the structure is watertight with walls substantially impermeable to the passage of water and completely dry to the flood protection elevation without human intervention during flooding;
 - b. Have structural components capable of meeting all provisions of subsection (7) below; and
 - c. Be certified by a registered professional engineer or architect, through

the use of a Federal Emergency Management Agency Floodproofing Certificate, that the design and methods of construction are in accordance with subsection (7) below.

- (3) ~~H-M~~ must be anchored to resist flotation, collapse, and lateral movement;
- (4) Mechanical and utility equipment must be elevated ~~or floodproofed~~ to or above the flood protection elevation; and
- (5) ~~H-M~~ must not obstruct flow of floodwaters or cause any increase in flood levels during the occurrence of the regional flood.
- (6) For a structure designed to allow the automatic entry of floodwaters below the Regional Flood Elevation, the applicant shall submit a plan that meets subsections (1) through (5) above, and meets or exceeds the following standards:
 - a. The lowest floor must be elevated to or above the regional flood elevation;
 - b. 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;
 - c. The bottom of all openings shall be no higher than one foot above the lowest adjacent grade; openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters, otherwise must remain open; and
 - d. The use must be limited to parking, building access or limited storage.
- (7) Certification. Whenever floodproofing measures are required, a registered professional engineer or architect shall certify that the following floodproofing measures will be utilized, where appropriate, and are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the regional flood:
 - a. Reinforcement of floors and walls to resist rupture, collapse, or lateral movement caused by water pressures or debris buildup;
 - b. Construction of wells, water supply systems and waste treatment systems so as to prevent the entrance of flood waters in such systems and must be in accordance with provisions in sections 107-74(d) and (e);
 - c. Subsurface drainage systems to relieve external pressures on foundation walls and basement floors;
 - d. Cutoff valves on sewer lines or the elimination of gravity flow basement drains; and
 - e. Placement of utilities to or above the flood protection elevation.
- (c) *Public utilities, streets and bridges.* Public utilities, streets and bridges may be allowed by permit, if:
 - (1) Adequate floodproofing measures are provided to the flood protection elevation; and
 - (2) Construction meets the development standards of section 107-38.
- (d) *Fills or deposition of materials.* Fills or deposition of materials may be allowed by

permit, if:

- (1) The requirements of section 107-38 are met;
- (2) No material is deposited in ~~the~~-navigable waters ~~channel~~ unless a permit is issued by the department pursuant to Wis. Stats. ch. 30, and a permit pursuant to section 404 of the Federal Water Pollution Control Act, Amendments of 1972, 33 USC 1344 has been issued, if applicable, and all~~the~~ other requirements have been ~~of this section are~~ met;
- (3) The fill or other materials will be protected against erosion by riprap, vegetative cover, sheet piling or bulkheading; and
- (4) The fill is not classified as a solid or hazardous material.

(Ord. No. 78-08-09, § 1(3.3), 3-2-2009)

SECTION 28: **AMENDMENT** “Sec 107-92 Applicability” of the Sheboygan Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 107-92 Applicability

This section applies to all floodfringe areas shown on the floodplain zoning maps and those identified pursuant to section 107-117(e)~~120~~.

(Ord. No. 78-08-09, § 1(4.1), 3-2-2009)

SECTION 29: **AMENDMENT** “Sec 107-93 Permitted Uses” of the Sheboygan Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 107-93 Permitted Uses

Any structure, land use, or development is allowed in the Floodfringe District if the standards in section 107-94 are met, the use is not prohibited by this or any other ordinance or regulation and all permits or certificates specified in section 107-167~~20~~ have been issued.

(Ord. No. 78-08-09, § 1(4.2), 3-2-2009)

SECTION 30: AMENDMENT “Sec 107-94 Standards For Development In Floodfringe Areas Shall Apply In Addition To The Following Requirements According To The Use Requested” of the Sheboygan Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 107-94 Standards For Development In ~~Floodfringe Areas Shall Apply In Addition To The Following Requirements According To The Use Requested~~The Floodfringe

Article II of this chapter shall apply in addition to the following requirements according to the use requested. Any existing structure in the floodfringe must meet the requirements of Article VI of this chapter.

- (a) *Residential uses.* Any ~~habitable~~-structure, including a manufactured home, which is to be ~~erected, newly constructed, reconstructed, altered,~~ or moved into the floodfringe~~area~~, shall meet or exceed the following standards:
 - (1) All new construction, including placement of manufactured homes, and substantial improvement of residential structures, shall have ~~The elevation of~~ the lowest floor ~~elevated to or above the flood protection elevation on fill, excluding the basement or crawlway, shall be at or above the flood protection elevation on fill.~~ The fill around the structure shall be one foot or more above the regional flood elevation extending at least 15 feet beyond the limits of the structure. No area may be removed from the floodfringe district unless it can be shown to meet section 107-9. The department may authorize other floodproofing measures if the elevations of existing streets or sewer lines makes compliance with the fill standards impractical;
 - (2) Notwithstanding subsection (1) above, a~~The~~ basement or crawlspace~~way~~ floor may be placed at the regional flood elevation if the basement or crawlspace is designed to make all portions of the structure below the flood protection elevation watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. No floor of any kind is it is floodproofed to the flood protection elevation. No basement or crawlway floor is allowed below the regional flood elevation;
 - (3) Contiguous dryland access shall be provided from a structure to land outside of the floodplain, except as provided in

subsection (4d) ~~below of this section~~;

- (4) In developments where existing street or sewer line elevations make compliance with subsection (3e) ~~above of this section~~ impractical, the municipality may permit new development and substantial improvements where ~~access~~ roads are ~~at or~~ below the regional flood elevation, if:

- a. 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
- b. The municipality has a ~~DNR-natural disaster plan~~ approved ~~plan by Wisconsin Emergency Management and the department that follows~~ acceptable hazard mitigation planning guidelines.

- (b) *Accessory structures or uses.* In addition to the requirements of article II of this chapter, new construction and substantial improvements of accessory structures shall be constructed on fill with the lowest floor at or above the regional flood elevation.
- (c) *Commercial uses.* In addition to the provisions of article II of this chapter, aAny commercial structure which is erected, altered, or moved into the floodfringe ~~area~~ shall meet the requirements of subsection (a) ~~above of this section~~. Subject to the requirements of subsection (e) ~~below of this section~~, 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.
- (d) *Manufacturing and industrial uses.* In addition to the provisions of article II of this chapter, aAny manufacturing or industrial structure which is erected, altered or moved into the floodfringe ~~area~~ shall have the lowest floor elevated to or above ~~be protected to~~ the flood protection elevation ~~using fill, levees, floodwalls, or meet the other~~ floodproofing ~~standards measures~~ in section 107-171. Subject to the requirements of subsection (e) ~~below of this section~~, 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.
- (e) *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 section 107-171. Adequate measures shall be taken to ensure that such materials will not enter the water body during flooding.
- (f) *Public utilities, streets and bridges.* All utilities, streets and bridges shall be designed to be compatible with comprehensive floodplain development plans; and:

- (1) 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 ~~floodproofed in compliance~~ with section 107-171 ~~to the flood protection elevation.~~
 - (2) 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.
- (g) *Sewage systems.* All ~~on-site~~ sewage disposal systems shall be designed to minimize or eliminate infiltration of flood water into the system ~~floodproofed~~, pursuant to section 107-171(c), to the flood protection elevation and shall meet the provisions of all local ordinances and Wis. Admin. Code ch. SPS 383.
- (h) *Wells.* All wells shall be designed to minimize or eliminate infiltration of flood waters into the system ~~floodproofed~~, pursuant to section 107-171(c), to the flood protection elevation and shall meet the provisions of Wis. Admin. Code chs. NR 811 and NR 812.
- (i) *Solid waste disposal sites.* Disposal of solid or hazardous waste is prohibited in floodfringe areas.
- (j) *Deposition of materials.* Any deposited material must meet all the provisions of this ordinance ~~article~~.
- (k) *Manufactured homes.*
- (1) 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.
 - (2) In existing manufactured home parks, all new homes, replacement homes on existing pads, and substantially improved homes shall:
 - a. Have the lowest floor elevated to the flood protection elevation; and
 - b. Be anchored so they do not float, collapse, or move laterally during a flood.
 - (3) 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 subsection (a) above of this section.
- (l) *Mobile recreational vehicles.* All mobile recreational vehicles must be on site for less than ~~that are on site for~~ 180 consecutive days and be either:
- (1) fully licensed and ready for highway use; or

(2) shall meet the elevation and anchoring requirements in subsection (k)(2) and (3) above.

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.➤

-(Ord. No. 78-08-09, § 1(4.3), 3-2-2009)

SECTION 31: AMENDMENT “ARTICLE 107-V GENERAL FLOODPLAIN DISTRICT (GFP)” of the Sheboygan Municipal Code is hereby *amended* as follows:

AMENDMENT

ARTICLE 107-V ~~GENERAL~~OTHER FLOODPLAIN ~~DISTRICT (GFP)~~DISTRICTS

SECTION 32: AMENDMENT “Sec 107-117 Applicability” of the Sheboygan Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 107-117 ~~Applicability~~General Floodplain District (GFP)

(a) *Applicability.* The provisions for the General Floodplain District shall apply to development in all floodplains mapped as A, AO, AH, and in AE zones within which a floodway is not delineated on the Flood Insurance Rate Maps identified in section 107-6(b).

~~The provisions for this district shall apply to all floodplains for which flood profiles are not available or where flood profiles are available, but floodways have not been delineated. Floodway and Floodfringe Districts shall be delineated when adequate data is available.~~

(b) *Floodway boundaries.* For proposed development in zone A, or in zone AE within

which a floodway is not delineated on the Flood Insurance Rate Map identified in section 107-6(b), the boundaries of the regulatory floodway shall be determined pursuant to subsection (e) below. If the development is proposed to encroach upon the regulatory floodway, the development is subject to the standards of article III of this chapter. If the development is located entirely within the floodfringe, the development is subject to the standards of article IV of this chapter.

- (c) Permitted uses. Pursuant to subsection (e) below, it shall be determined whether the proposed use is located within the floodway or floodfringe. Those uses permitted in the floodway (article III of this chapter) and floodfringe (article IV of this chapter) districts are allowed within the general floodplain district, according to the standards of subsection (d) below provided that all permits or certificates required under section 107-167 have been issued.
- (d) Standards for development in the general floodplain district. Article III of this chapter applies to floodway areas, determined pursuant to subsection (e) below; Article IV of this chapter applies to floodfringe areas, determined pursuant to subsection (e) below.
 - (1) New construction and substantial improvement of structures in zone AO shall have the lowest floor, including basement, elevated:
 - a. To or above the depth, in feet, as shown on the FIRM above the highest adjacent natural grade; or
 - b. If the depth is not specified on the FIRM, two (2) feet above the highest adjacent natural grade or higher.
 - (2) New construction and substantial improvement of structures in zone AH shall have the lowest floor, including basement, elevated to or above the flood protection elevation.
 - (3) In AO/AH zones, provide adequate drainage paths to guide floodwaters around structures.
 - (4) All development in zones AO and zone AH shall meet the requirements of article IV of this chapter.
- (e) Determining floodway and floodfringe limits. Upon receiving an application for development within zone A, or within zone AE where a floodway has not been delineated on the Flood Insurance Rate Maps, the zoning administrator 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 section 107-167(b)(3).
 - 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.

(Ord. No. 78-08-09, § 1(5.1), 3-2-2009)

SECTION 33: **AMENDMENT** “Sec 107-118 Permitted Uses” of the Sheboygan Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 107-118 ~~Permitted Uses~~ Coastal Floodplain District (CFD)

- (a) Applicability. The provisions of this section apply to all Coastal Floodplain Districts (CFD) shown on the floodplain zoning maps, which includes zones V, V1-30, and VE. Where a floodway shown on the floodplain zoning maps, or a floodway determined as explained in section 107-7(d) or a regulatory floodway identified pursuant to section 107-117(e), extends into a Coastal Floodplain District, development shall comply with the standards of article III of this chapter and of this section.
- (b) Standards for development in the coastal floodplain district. Development in the CFD district shall meet the requirements of article II of this chapter, as well as the following:
- (1) New construction shall be located landward of the Ordinary High-Water Mark.
 - (2) Bulkheads, seawalls, revetments, and other erosion control measures shall not be connected to the foundation or superstructure of a building and shall be designed and constructed so as not to direct floodwaters or increase flood forces or erosion impacts on the foundation or superstructure of any building.
 - (3) Man-made alterations of sand dunes are prohibited unless an engineering report documents that the alterations will not increase potential flood damage by reducing the wave and flow dissipation characteristics of the sand dunes.
 - (4) The use of fill for structural support of buildings is prohibited.
 - a. Non-structural fill shall be permitted only if an engineering report demonstrates that the fill will not cause runoff, ramping, or deflection of floodwaters that cause damage to buildings.
 - (5) New construction and substantial improvement of buildings shall be elevated, consistent with SPS 321.34, on pilings or columns so that the bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings or columns) is elevated to or above the FPE.
 - a. The pile or column foundation and structure attached thereto shall be anchored to resist flotation, collapse, and lateral movement due to the

effects of wind and water loads acting simultaneously on all building components. Water loading values shall be those associated with the base flood. Wind loading values shall be those defined according to American Society of Civil Engineers 7-16 Minimum design loads and associated criteria for buildings and other structures, or other equivalent standard.

- b. A registered professional engineer or architect shall develop or review the structural design, specifications, and plans for the construction, and shall certify that the design and methods of construction to be used are in accordance with accepted standards of practice for meeting the provisions of this subsection.

(6) New construction and substantial improvement of buildings shall have the space below the lowest floor either free of obstruction or constructed with non-supporting breakaway walls, open wood latticework, or insect screening intended to collapse without causing collapse, displacement, or other structural damage to the elevated portion of the building or supporting foundation system.

- a. For the purpose of this subsection, a breakaway wall shall have a design safe loading resistance of not less than 10 and not more than 20 pounds per square foot.
- b. Use of breakaway walls which exceed a design safe loading resistance of 20 pounds per square foot (either by design or where so required by local or state codes) may be permitted only if a registered professional engineer or architect certifies that the designs proposed meet all of the following conditions:
 - 1. Breakaway wall collapse shall result from a water load less than that which would occur during the base flood; and
 - 2. The elevated portion of the building and supporting foundation system shall not be subject to collapse, displacement, or other structural damage due to the effects of wind and water loads acting simultaneously on all building components (structural and non-structural). Water loading values shall be those associated with the base flood. Wind loading values shall be those defined according to American Society of Civil Engineers 7-16 Minimum design loads and associated criteria for buildings and other structures, or equivalent standard.
- c. All space enclosed by breakaway walls, open wood latticework, or insect screening below the lowest floor shall be used solely for parking, building access, or storage.

(7) Require within flood-prone areas:

- a. New and replacement water supply systems to be designed to minimize or eliminate infiltration of flood waters into the systems; and
- b. New and replacement sanitary sewage systems to be designed to minimize or eliminate infiltration of flood waters into the systems and

discharges from the systems into flood waters and onsite waste disposal systems to be located to avoid impairment to them or contamination from them during flooding.

- (8) All mobile recreation vehicles must be on site for less than 180 consecutive days and be either:
- a. Fully licensed and ready for highway use; or
 - b. Shall meet the standards of subsections (1) through (7) above inclusive. 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 type utilities and security devices and has no permanently attached additions.
- (9) Manufactured homes placed or substantially improved within the Coastal Floodplain District shall meet the standards of subsections (1) through (7) above.

~~Pursuant to section 107-120, it shall be determined whether the proposed use is located within a floodway or floodfringe area.~~

(Ord. No. 78-08-09, § 1(5.2), 3-2-2009)

SECTION 34: **REPEAL** “Sec 107-119 Standards For Development In The General Floodplain District” of the Sheboygan Municipal Code is hereby *repealed* as follows:

REPEAL

~~Sec 107-119 Standards For Development In The General Floodplain District (Repealed)~~

~~Article 107-III applies to floodway areas and article 107-IV applies to floodfringe areas. The rest of this chapter applies to either district.~~

~~(Ord. No. 78-08-09, § 1(5.3), 3-2-2009)~~

SECTION 35: **REPEAL** “Sec 107-120 Determining Floodway And Floodfringe Limits” of the Sheboygan Municipal Code is hereby *repealed* as follows:

REPEAL

~~Sec 107-120 Determining Floodway And Floodfringe Limits (Repealed)~~

~~Upon receiving an application for development within the General Floodplain District, the zoning administrator shall:~~

- ~~(a) Require the applicant to submit two copies of an aerial photograph or a plan which shows the proposed development with respect to the General Floodplain District limits, stream channel, and existing floodplain developments, along with a legal description of the property, fill limits and elevations, building floor elevations and floodproofing measures;~~
- ~~(b) Require the applicant to furnish any of the following information deemed necessary by the department to evaluate the effects of the proposal upon flood height and flood flows, regional flood elevation and to determine floodway boundaries:

 - ~~(1) A 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;~~
 - ~~(2) Plan (surface view) showing elevations or contours of the ground; pertinent structure, fill or storage elevations; size, location and layout of all proposed and existing structures on the site; location and elevations of streets, water supply, and sanitary facilities; soil types and other pertinent information;~~
 - ~~(3) Profile showing the slope of the bottom of the channel or flow line of the stream;~~
 - ~~(4) Specifications for building construction and materials, floodproofing, filling, dredging, channel improvement, storage, water supply and sanitary facilities.~~~~
- ~~(c) Transmit one copy of the information described in subsections (a) and (b) of this section 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 section 107-167(b)(3) apply, the applicant shall provide all required information and computations to delineate floodway boundaries and the effects of the project on flood elevations.~~

~~(Ord. No. 78-08-09, § 1(5.4), 3-2-2009)~~

SECTION 36: AMENDMENT “Sec 107-139 Generally” of the Sheboygan Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 107-139 Generally

- ~~(a) Applicability.~~
 - ~~(1) ~~If these~~ The standards in this section shall apply to all uses and buildings that do not conform to the provisions contained within a floodplain zoning ordinance or ~~conform~~ with Wis. Stats. § 87.3062.23(7)(h) and Wis. Admin. Code §§ NR 166.12-14 and 44 CFR 59-72. These standards, ~~for cities and~~~~

~~villages, they~~ shall apply to all modifications or additions to any nonconforming use or structure and to the use of any structure or premises which was lawful before the passage of ~~this~~ ordinance ~~from which this chapter is derived~~ or any amendment thereto. A party asserting existence of a lawfully established nonconforming use or structure has the burden of proving that the use or structure was compliant with the floodplain zoning ordinance in effect at the time the use or structure was created.

- (2) As permit applications are received for additions, modifications, or substantial improvements to nonconforming buildings in the floodplain, municipalities shall develop a list of those nonconforming buildings, their present equalized assessed value, and a list of the costs of those activities associated with changes to those buildings.
- (b) ~~Modifications~~. The existing lawful use of a structure or its accessory use which is not in conformity with the provisions of this ~~ordinance~~ ~~chapter~~ may continue subject to the following conditions:

- (1) No modifications or additions to a nonconforming use or structure shall be permitted unless they comply with this ~~ordinance~~ ~~chapter~~. The ~~word~~ ~~terms~~ "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 considered an ~~extension~~, ~~modification~~ ~~or addition~~; ~~this~~ ~~ese~~ 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 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.

- (2) If a nonconforming use or the use of a nonconforming structure is discontinued for 12 consecutive months, it is no longer permitted and any future use of the property, and any structure or building thereon, shall conform to the applicable requirements of this ~~ordinance~~ ~~chapter~~.
- (3) The municipality shall keep a record which lists all nonconforming uses and nonconforming structures, their present equalized assessed value, the cost of all modifications or additions which have been permitted, and the percentage of the structure's total current value those modifications represent.
- (4) No modification or addition to any nonconforming structure or any structure with a nonconforming use, which over the life of the structure would equal or exceed 50 percent 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~~~~chapter~~. Contiguous dry land access must be provided for residential and commercial uses in compliance with section 107-94(a). The costs of elevating the lowest floor of a nonconforming building or a building with a nonconforming use to the flood protection elevation are excluded from the 50% ~~percent~~ provisions of this ~~paragraph~~~~section~~.

- (5) No maintenance on a per event basis to any nonconforming structure or any structure with a nonconforming use, the cost of which would equal or exceed 50% of its present equalized assessed value, shall be allowed unless the entire structure is permanently changed to a conforming structure with a conforming use in compliance with the applicable requirements of this ordinance. Contiguous dry land access must be provided for residential and commercial uses in compliance with section 107-94(a). Maintenance to any nonconforming structure, which does not exceed 50% of its present equalized assessed value on a per event basis, does not count against the cumulative calculations over the life of the structure for substantial improvement calculations.
- (6) If on a per event basis the total value of the work being done under (4) and (5) 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 section 107-94(a).
- (7) Except as provided in subdivision (8), if any nonconforming structure or any structure with a nonconforming use is destroyed or is substantially damaged, it cannot be replaced, reconstructed, or rebuilt unless the use and the structure meet the current ordinance requirements. A structure is considered substantially damaged if the total cost to restore the structure to its pre-damaged condition equals or exceeds 50% of the structure's present equalized assessed value.
- (8) For nonconforming buildings that are substantially damaged or destroyed by a nonflood disaster, the repair or reconstruction of any such nonconforming building shall be permitted in order to restore it to the size and use in effect prior to the damage event, provided that the following minimum requirements are met, and all required permits have been granted prior to the start of construction:
 - a. Residential structures.
 1. Shall have the lowest floor, including basement, elevated to or above the base flood elevation using fill, pilings, columns, posts, or perimeter walls. Perimeter walls must meet the requirements of section 107-171(b).
 2. Shall be anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy, and shall be constructed with methods and materials resistant to flood

damage.

3. Shall be constructed with electrical, heating, ventilation, plumbing 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.

4. In A Zones, obtain, review, and utilize any flood data available from a federal, state or other source.

5. In AO Zones, with no elevations specified, shall have the lowest floor, including basement, meet the standards in section 107-117(d).

6. In AO Zones, shall have adequate drainage paths around structures on slopes to guide floodwaters around and away from the structure.

b. *Nonresidential structures.*

1. Shall meet the requirements of subsections (1) through (6) above, inclusive.

2. Shall either have the lowest floor, including basement, elevated to or above the regional flood elevation, or, together with attendant utility and sanitary facilities, shall meet the standards in section 107-171(a) or (b).

3. In AO Zones with no elevations specified, shall have the lowest floor, including basement, meet the standards in section 107-117(d).

(c) A nonconforming 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 section 107-73(a), flood resistant materials are used, and construction practices and floodproofing methods that comply with section 107-171 are used. Repair or rehabilitation of historic structures shall be exempt from the development standards of section 107-139(b)(8)a if it is determined that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and is the minimum necessary to preserve the historic character and design of the structure.

(d) Notwithstanding anything in this chapter to the contrary, modifications, additions, maintenance, and repairs to a nonconforming building shall not be prohibited based on cost and the building's nonconforming use shall be permitted to continue if:

(1) Any living quarters in the nonconforming building are elevated to be at or above the flood protection elevation;

(2) The lowest floor of the nonconforming building, including the basement, is elevated to or above the regional flood elevation;

(3) The nonconforming building is permanently changed to conform to the applicable requirements of article II of this chapter;

(4) If the nonconforming building is in the floodway, the building is permanently changed to conform to the applicable requirements of 107-73(a), 107-73(b)(2) through (5), 107-73(c), 107-73(d), and 107-40. Any development that adds

- additional fill or creates an encroachment in the floodplain from beyond the original nonconforming structure's 3-D building envelope must determine the floodway in accordance with section 107-117(e). If the encroachment is in the floodway, it must meet the standards in section 107-73(d).
- (5) If the nonconforming building is in the floodfringe, the building is permanently changed to conform to the applicable requirements of sections 107-94 and 107-141;
- (6) Repair or reconstruction of nonconforming structures and substantial improvements of residential buildings in zones A1-30, AE, and AH must have the lowest floor (including basement) elevated to or above the base flood elevation;
- (7) Repair or reconstruction of nonconforming structures and substantial improvements of non-residential buildings in zones A1-30, AE, and AH must have the lowest floor (including basement) elevated to or above the base flood elevation, or (together with attendant utility and sanitary facilities) be designed so that below the base flood elevation the building is watertight with walls substantially impermeable to the passage of water and with structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy:
- a. Where a non-residential structure is intended to be made watertight below the base flood elevation, a registered professional engineer or architect must develop and/or review structural design, specifications, and plans for the construction, and must certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions of this subsection.
 - b. The community must maintain a record of such certification including the specific elevation to which each such structure is floodproofed
- (8) Fully enclosed areas below the lowest floor of repair or reconstruction of nonconforming structures and substantial improvements in zones A1-30, AE, and AH that are usable solely for parking of vehicles, building access, or storage, must be designed to adequately equalize hydrostatic forces on exterior walls by allowing for the entry and exit of floodwaters. Subsequent improvements to repaired or reconstructed nonconforming structures must not increase the degree of their nonconformity. Designs for meeting this requirement must either be certified by a registered professional engineer or architect, or meet the following criteria:
- a. A minimum of two openings into each enclosed area must be located below the base flood elevation and provide a total net area of not less than one square inch for every square foot of enclosed area.
 - b. The bottom of all openings must be no higher than one foot above the adjacent grade.
 - c. Openings may be equipped with screens, louvers, valves, or other coverings if they permit the automatic entry and exit of floodwaters;
- (9)

- Manufactured homes that are placed or substantially improved within zones A1-30, AE, and AH outside of a manufactured home park or subdivision, in a new manufactured home park or subdivision, in an expansion to an existing manufactured home park or subdivision, or in an existing manufactured home park or subdivision on which a manufactured home has incurred substantial damage as a result of flood, must be elevated on a permanent foundation such that the lowest floor of the manufactured home is at or above the base flood elevation, and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement;
- (10) Manufactured homes that are placed or substantially improved within zones A1-30, AE, and AH on existing sites in an existing manufactured home park that is not undergoing expansion and on which a manufactured home has not incurred substantial damage as a result of flood must be elevated so that either the lowest floor of the manufactured home is at or above the base flood elevation, or the manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade, and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement;
- (11) Recreational vehicles placed on sites within zones A1-30, AH, and AE must either:
- a. Be on site for fewer than 180 consecutive days; or
 - b. Be fully licensed and ready for highway use (a 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 type utilities and security devices, and has no permanently attached additions); or
 - c. Meet the elevation and anchoring requirements for manufactured homes in subsection (d)(9) above;
- (12) In a regulatory floodway that has been delineated on the FIRM in zone A1-30 or AE, encroachments, including repair or reconstruction of nonconforming structures, substantial improvement, or other development (including fill) must be prohibited unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment will not result in any increase in flood levels within the community during the occurrence of the base flood discharge. Subsequent improvements to repair or reconstructed nonconforming structures must not increase the degree of their nonconformity;
- (13) In zone A, the community must obtain, review, and reasonably utilize any base flood elevation and floodway data available from a federal, state, or other source as criteria for requiring repair or reconstruction of nonconforming structures, substantial improvement, and other development to meet subsections (6) through (12) (inclusive) above. Any development that adds additional fill or creates an encroachment in the floodplain from beyond the original nonconforming structure's 3-D building envelope must determine the floodway in accordance with section 107-117(e). If the encroachment is in the

floodway, it must meet the standards in section 107-73(d). Subsequent improvements to repair or reconstructed nonconforming structures must not increase the degree of their nonconformity;

- (14) In zones A1-30 or AE where a regulatory floodway has not been delineated on the FIRM, repair or reconstruction of nonconforming structures, substantial improvement, or any development that adds additional fill or creates an encroachment in the floodplain from beyond the original nonconforming structure's 3-D building envelope must determine the floodway in accordance with section 107-117(e). If the encroachment is in the floodway, it must meet the standards in section 107-73(d). Subsequent improvements to repair or reconstructed nonconforming structures must not increase the degree of their nonconformity;

- (15) In zone AO, repair or reconstruction of nonconforming structures and substantial improvements of residential structures must have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as the depth number specified in feet on the FIRM (at least two feet if no depth number is specified). Subsequent improvements to repair or reconstructed nonconforming structures must not increase the degree of their nonconformity; or

- (16) In zone AO, repair or reconstruction of nonconforming structures and substantial improvements of nonresidential structures must have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as the depth number specified in feet on the FIRM (at least two feet if no depth number is specified), or (together with attendant utility and sanitary facilities) be structurally dry-floodproofed to that level according to the standard specified in subsection (7) above. Subsequent improvements to repair or reconstructed nonconforming structures must not increase the degree of their nonconformity.

Replacement and restoration:

- ~~(1) Except as provided in subsection (c)(2) of this section, if any nonconforming structure or any structure with a nonconforming use is destroyed or is substantially damaged, it cannot be replaced, reconstructed or rebuilt unless the use and the structure meet the current ordinance requirements. A structure is considered substantially damaged if the total cost to restore the structure to its pre-damaged condition equals or exceeds 50 percent of the structure's present equalized assessed value.~~
- ~~(2) For nonconforming buildings that are damaged or destroyed by a nonflood disaster, the repair or reconstruction of any such nonconforming building may be permitted in order to restore it after the nonflood disaster, provided that the nonconforming building will meet all of the minimum requirements under applicable FEMA regulations (44 CFR part 60), or the regulations promulgated thereunder.~~
- ~~(3) A nonconforming historic structure may be altered if the alteration will not preclude the structures continued designation as a historic structure, the alteration will comply~~

~~with section 107-73(a), flood resistant materials are used, and construction practices and floodproofing methods that comply with section 107-171 are used.~~

(Ord. No. 78-08-09, § 1(6.1), 3-2-2009)

SECTION 37: AMENDMENT “Sec 107-140 Floodway Areas” of the Sheboygan Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 107-140 Floodway ~~Areas~~District

- (a) No modification or addition shall be allowed to any nonconforming structure or any structure with a nonconforming use in the Floodway District~~a floodway area~~, unless such modification or addition:
 - (1) Has been granted a permit or variance which meets all ordinance requirements;
 - (2) Meets the requirements of section 107-139;
 - (3) ~~Shall~~Will not increase the obstruction to flood flows or regional flood height;
 - (4) Any addition to the existing structure shall be floodproofed, pursuant to section 107-171, by means other than the use of fill, to the flood protection elevation; and
 - (5) If any part of the foundation below the flood protection elevation is enclosed, the following standards shall apply:
 - a. The enclosed area shall be designed by a registered architect or engineer to allow for the efficient entry and exit of floodwaters without human intervention. A minimum of two openings must be provided with a minimum net area of at least one square inch for every one square foot of the enclosed area. The lowest part of the opening can be no more than 12 inches above the adjacent grade;
 - b. The parts of the foundation located below the flood protection elevation must be constructed of flood-resistant materials;
 - c. Mechanical and utility equipment must be elevated or floodproofed to or above the flood protection elevation; and
 - d. The use must be limited to parking or limited storage.
- (b) No new on-site sewage disposal system, or addition to an existing on-site sewage disposal system, except where an addition has been ordered by a government agency to correct a hazard to public health, shall be allowed in the Floodway District~~a floodway area~~. Any replacement, repair or maintenance of an existing on-site sewage disposal system in a floodway area shall meet the applicable requirements of all municipal ordinances, section 107-171(c) and Wis. Admin. Code ch. SPS 383.
- (c) No new well or modification to an existing well used to obtain potable water shall be allowed in the Floodway District~~a floodway area~~. Any replacement, repair or

maintenance of an existing well in the Floodway District ~~a floodway area~~ shall meet the applicable requirements of all municipal ordinances, including but not limited to section 107-171(c) and Wis. Admin. Code chs. NR 811 and NR 812.

(Ord. No. 78-08-09, § 1(6.2), 3-2-2009)

SECTION 38: AMENDMENT “Sec 107-141 Floodfringe Areas” of the Sheboygan Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 107-141 Floodfringe ~~Areas~~District

- (a) No modification or addition shall be allowed to any nonconforming structure or any structure with a nonconforming use unless such modification or addition has been granted a permit or variance by the municipality and meets the requirements of; ~~and 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~~ section 107-94, except where subsection (b) below of this section is applicable.
- (b) Where compliance with the provisions of subsection (a) of this section 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 section 107-169, may grant a variance from those provisions of subsection (a) of this section for modifications or additions, using the criteria listed below. Modifications or additions which are protected to elevations lower than the flood protection elevation may be permitted if:
 - (1) No floor is allowed below the regional flood elevation for residential or commercial structures;
 - (2) Human lives are not endangered;
 - (3) Public facilities, such as water or sewer, will not be installed;
 - (4) Flood depths will not exceed two feet;
 - (5) Flood velocities will not exceed two feet per second; and
 - (6) The structure will not be used for storage of materials as described in section 107-94(e).
- ~~(c) If neither the provisions of subsection (a) or (b) of this section can be met, one addition to an existing room in a nonconforming building or a building with a nonconforming use may be allowed in the floodfringe, if the addition:~~
 - ~~(1) Meets all other regulations and will be granted by permit or variance; Does not exceed 60 square feet in area; and~~
 - ~~(2) In combination with other previous modifications or additions to the building, does not equal or exceed 50 percent of the present equalized assessed value of the building.~~
- (d) All new private sewage disposal systems, or addition to, replacement, repair or

maintenance of a private sewage disposal system shall meet all the applicable provisions of all local ordinances, including but not limited to section 107-171(c) and Wis. Admin. Code ch. SPS 383.

- (e) All new wells, or addition to, replacement, repair or maintenance of a well shall meet the applicable provisions of this ordinance~~chapter~~, section 107-171(c) and Wis. Admin. Code chs. NR 811 and 812.

(Ord. No. 78-08-09, § 1(6.3), 3-2-2009)

SECTION 39: **ADOPTION** “Sec 107-142 Coastal Floodplain District (CFD)” of the Sheboygan Municipal Code is hereby *added* as follows:

ADOPTION

Sec 107-142 Coastal Floodplain District (CFD)(*Added*)

- (a) New construction and substantial improvement shall meet the standards of section 107-118.
- (b) No structural repairs, modifications or additions to an existing building, the cost of which exceeds, over the life of the existing building, 50% of its present equalized assessed value, may be allowed in a coastal floodplain area unless the entire building is permanently changed to conform with the standards prescribed in section 107-118.

SECTION 40: **AMENDMENT** “Sec 107-166 Appointment” of the Sheboygan Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 107-166 ~~Appointment~~Administration

Where a zoning administrator, planning agency or a board of ~~adjustment~~/appeals has already been appointed to administer a zoning ordinance adopted under Wis. Stats. §§ 59.69, 59.692 or 62.23(7), ~~these~~those officials shall also administer this ordinance~~chapter~~.

SECTION 41: **AMENDMENT** “Sec 107-167 Zoning Administrator” of the Sheboygan Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 107-167 Zoning Administrator

- (a) *Duties and powers.* The zoning administrator is authorized to administer this ~~ordinance~~ chapter and shall have the following duties and powers:
- (1) 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.
 - (2) Issue permits and inspect properties for compliance with provisions of this ~~ordinance~~ chapter, and issue certificates of compliance where appropriate.
 - (3) Inspect and assess all damaged floodplain structures ~~and perform a substantial damage assessment~~ to determine if substantial damage to the structures has occurred.
 - (4) Keep records of all official actions such as:
 - a. All permits issued, inspections made, and work approved;
 - b. Documentation of certified lowest floor and regional flood elevations ~~for floodplain development;~~
 - c. Floodproofing certificates.
 - d. ~~Records of W~~water surface profiles, floodplain zoning maps and ordinances, nonconforming uses and structures including changes, appeals, variances and amendments;
 - e. All substantial damage assessment reports for floodplain structures;
 - f. List of nonconforming structures and uses;
 - g. In the Coastal Floodplain District, documentation of the certified elevation of the bottom of the lowest horizontal structural member of new construction and substantial improvements;
 - h. In the Coastal Floodplain District, certification by a licensed professional engineer or architect where required for new construction and substantial improvement under section 107-118.
 - (5) Submit copies of the following items to the department regional office:
 - a. Within ten days of the decision, a copy of any decisions on variances, appeals for map or text interpretations, and map or text amendments;
 - b. 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;~~
 - c. Copies of substantial damage assessments performed and all related correspondence concerning the assessments.
 - (6) Investigate, prepare reports, and report violations of this ~~ordinance~~ chapter to the municipal zoning agency and attorney for prosecution. Copies of the reports shall also be sent to the department regional office.
 - (7) Submit copies of ~~text and map amendments and biennial reports~~ to the FEMA Regional office.

(b) *Land use permit.* A land use permit shall be obtained before any ~~new development, or~~

NOTE: the paragraph numbering in subsection (b) needs to be corrected as indicated in red on pages 49 thru 53

any structural repair, modification, or change addition to an existing structure; or change in the use of a building or structure, including sewer and water facilities, may be initiated. Application to the zoning administrator shall include:

(1) a. *General information.*

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

(2) b. *Site development plan.* A site plan drawn to scale shall be submitted with the permit application form and shall contain:

- a. 1. Location, dimensions, area and elevation of the lot;
- b. 2. Location of the ordinary highwater mark of any abutting navigable waterways;
- c. 3. Location of any structures with distances measured from the lot lines and street centerlines;
- d. 4. Location of any existing or proposed on-site sewage systems or private water supply systems;
- e. 5. Location and elevation of existing or future access roads;
- f. 6. Location of floodplain and floodway limits as determined from the official floodplain zoning maps;
- g. 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);
- h. 8. Data sufficient to determine the regional flood elevation in NGVD or NAVD at the location of the development and to determine whether or not the requirements of article III or IV of this chapter are met; and
- i. 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 section 107-38. This may include any of the information noted in section 107-73(a).

(3) c. *Hydraulic and hydrologic studies to analyze development*~~Data requirements to analyze developments.~~ 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.

- a. 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 the term "subdivision" is defined in Wis. Stats. ch. 236, and other proposed developments exceeding five acres in area or where the estimated cost exceeds \$125,000.00. The applicant shall provide: Zone A floodplains and in AE zones within which a floodway is not delineated:

- 1. i. An analysis of the effect of the development on the regional flood profile, velocity of flow and floodplain storage

capacity; Hydrology.

- ~~i.~~ (a) The appropriate method shall be based on the standards in Wis. Admin. Code ch. NR 116.07(3), Hydrologic Analysis: Determination of Regional Flood Discharge. A map showing location and details of vehicular access to lands outside the floodplain; and
2. ~~ii.~~ Hydraulic modeling A surface drainage plan showing how flood damage will be minimized. The regional flood elevation shall be based on the standards in Wis. Admin. Code ch. NR 116-07(4), Hydraulic Analysis: Determination of Regional Flood Elevation and the following:
 - ~~i.~~ (a) 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.~~ (b) Channel sections must be surveyed.
 - ~~iii.~~ (c) Minimum four-foot contour data in the overbanks shall be used for the development of cross-section overbank and floodplain mapping.
 - ~~iv.~~ (d) 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.~~ (e) The most current version of HEC-RAS shall be used.
 - ~~vi.~~ (f) A survey of bridge and culvert openings and the top of road is required at each structure.
 - ~~vii.~~ (g) Additional cross-sections are required at the downstream and upstream limits of the proposed development and any necessary intermediate locations based on the length of the reach if greater than 500 feet.
 - ~~viii.~~ (h) 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.~~ (i) 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.

3. ~~iii.~~ 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. ~~(a)~~ If the proposed development is located outside of the floodway, then it is determined to have no impact on the regional flood elevation.

ii. ~~(b)~~ 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.

b. ~~2.~~ Zone AE Floodplains.

1. ~~i.~~ Hydrology. If the proposed hydrology will change the existing study, the appropriate method to be used shall be based on Wis. Admin. Code ch. NR 116-07(3), *Hydrologic Analysis: Determination of Regional Flood Discharge*.

2. ~~ii.~~ Hydraulic model. The regional flood elevation shall be based on the standards in Wis. Admin. Code ch. 116.07(4), *Hydraulic Analysis: Determination of Regional Flood Elevation* and the following:

i. ~~(a)~~ Duplicate effective model.

The effective model shall be reproduced to ensure correct transference of the model data and to allow integration of the revised data to provide a continuous FIS model upstream and downstream of the revised reach. If data from the effective model is available, models shall be generated that duplicate the FIS profiles and the elevations shown in the Floodway Data Table in the FIS report to within 0.1 foot.

ii. ~~(b)~~ Corrected effective model.

The corrected effective model shall not include any man-made physical changes since the effective model date but shall import the model into the most current version of HEC-RAS for department review.

- iii. ~~(c)~~ *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. ~~(d)~~ *Revised (post-project conditions) model.*
The revised (post-project conditions) model shall incorporate the existing model and any proposed changes to the topography caused by the proposed development. This model shall reflect proposed conditions.
 - v. ~~(e)~~ *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. ~~(f)~~ *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 top widths 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.*
- 3. ~~iii.~~ *Mapping.* Maps and associated engineering data shall be submitted to the department for review which meet the following conditions:
 - i. ~~(a)~~ *Consistency between the revised hydraulic models, the revised floodplain and floodway delineations, the revised flood profiles, topographic work map, annotated FIRMs and/or Flood Boundary Floodway Maps (FBFMs), construction plans, bridge plans.*
 - ii. ~~(b)~~ *Certified topographic map of suitable scale, contour interval, and a planimetric map showing the applicable items. If a digital version of the map is available, it may be submitted in order that the FIRM may be more easily revised.*
 - iii. ~~(c)~~ *Annotated FIRM panel showing the revised 1% and 0.2% annual chance floodplains and floodway boundaries.*
 - iv. ~~(d)~~ *If an annotated FIRM and/or FBFM and digital mapping data (GIS or CADD) are used, then all*

supporting documentation or metadata must be included with the data submission along with the Universal Transverse Mercator (UTM) projection and State Plane Coordinate System in accordance with FEMA mapping specifications.

~~V.~~ ~~(e)~~ The revised floodplain boundaries shall tie into the effective floodplain boundaries.

~~Vi.~~ ~~(f)~~ All cross-sections from the effective model shall be labeled in accordance with the effective map and a cross section lookup table shall be included to relate to the model input numbering scheme.

~~Vii.~~ ~~(g)~~ Both the current and proposed floodways shall be shown on the map.

~~Viii.~~ ~~(h)~~ The stream centerline, or profile baseline used to measure stream distances in the model shall be visible on the map.

~~3.~~ 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

~~(4)~~ ~~-d.~~ Expiration. All permits issued under the authority of this ordinancechapter shall expire no more than 180365 days after issuance. The permit may be extended for a maximum of 180 days for good and sufficient cause. If the permitted work has not started within 180 days of the permit date, the development must comply with any regulation, including any revision to the FIRM or FIS, that took effect after the permit date

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

- (1) The certificate of compliance shall show that the building or premises or part thereof, and the proposed use, conform to the provisions of this ordinancechapter;
- (2) Application for such certificate shall be concurrent with the application for a permit;
- (3) If all ordinance provisions are met, the certificate of compliance shall be issued within ten days after written notification that the permitted work is completed;
- (4) 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 section 107-171 are met.
- (5) Where applicable pursuant to section 107-117(d), the applicant must submit a

certification by a registered professional engineer or surveyor of the elevation of the bottom of the lowest horizontal structural member supporting the lowest floor (excluding pilings or columns), and an indication of whether the structure contains a basement.

(6) Where applicable pursuant to section 107-117(d), the applicant must submit certifications by a registered professional engineer or architect that the structural design and methods of construction meet accepted standards of practice as required by section 107-117(d).

(d) *Other permits.* Prior to obtaining a floodplain development permit ~~t~~he applicant must secure all necessary permits from federal, state, and local agencies, including but not limited to those required by the U.S. Army Corps of Engineers under section 404 of the Federal Water Pollution Control Act, Amendments of 1972, 33 USC 1344.

(Ord. No. 78-08-09, § 1(7.1), 3-2-2009)

SECTION 42: AMENDMENT “Sec 107-168 Zoning Agency” of the Sheboygan Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 107-168 Zoning Agency

- (a) The city planning commission shall:
 - (1) Oversee the functions of the office of the zoning administrator; ~~and~~
 - (2) Review and advise the governing body on all proposed amendments to this chapter, maps and text; ~~and~~;
 - (3) Publish adequate notice pursuant to Wis. Stat. ch. 985, specifying the date, time, place, and subject of the public hearing.
- (b) This zoning agency shall not:
 - (1) Grant variances to the terms of the ordinance in place of action by the zoning board of ~~adjustment~~/appeals; or
 - (2) Amend the text or zoning maps in place of official action by the governing ~~body~~~~common council~~.

(Ord. No. 78-08-09, § 1(7.2), 3-2-2009)

SECTION 43: AMENDMENT “Sec 107-169 Board Of Adjustment/Appeals” of the Sheboygan Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 107-169 Zoning Board Of ~~Adjustment~~/Appeals

The zoning board of ~~adjustment~~/appeals, created under Wis. Stats. § 62.23(7)(e) and section 105-1011 of this Code is hereby authorized or shall be appointed to act for the purposes of this ordinance~~chapter~~. The board shall exercise the powers conferred by state statute and adopt rules for the conduct of business. The zoning administrator may not be the secretary of the board.

(a) *Powers and duties.* The zoning board of ~~adjustment~~/appeals shall ~~hear and decide~~:

- (1) Appeals. Hear and decide a 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~~chapter~~.
- (2) Boundary Disputes. Hear and decide disputes concerning the district boundaries shown on the official floodplain zoning map.
- (3) Variances. Hear and decide, u Upon appeal, variances from the ordinance standards.

(b) *Appeals to the board.*

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

a. *Notice.* The board shall:

1. Fix a reasonable time for the hearing;
2. Publish adequate notice pursuant to state statute, specifying the date, time, place, and subject of the hearing; and
3. Assure that notice shall be mailed to the parties in interest and the department regional office at least ten days in advance of the hearing.

b. *Hearing.* Any party may appear in person or by agent. The board shall:

1. Resolve boundary disputes according to subsection (c) of this section.
2. Decide variance applications according to subsection (d) of this section.
3. Decide appeals of permit denials according to section 107-170.

(3) *Decision.* The final decision regarding the appeal or variance application shall:

- a. Be made within a reasonable time;
- b. Be sent to the department regional office within ten days of the decision;
- c. Be a written determination signed by the chairperson or secretary of

- the board;
- d. State the specific facts which are the basis for the board's decision;
 - e. 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
 - f. 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.
- (c) *Boundary disputes.* The following procedure shall be used by the board in hearing disputes concerning floodplain district boundaries:
- (1) 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.~~
 - (2) ~~In all cases,~~ The person contesting the boundary location shall be given a reasonable opportunity to present arguments and technical evidence to the board.
 - (3) If the boundary is incorrectly mapped, the board should inform the zoning committee or the person contesting the boundary location to petition the governing body ~~common council~~ for a map amendment according to article VIII of this chapter.
- (d) *Variance.*
- (1) The board may, upon appeal, grant a variance from the standards of this ordinance ~~chapter~~ if an applicant convincingly demonstrates that:
 - a. Literal enforcement of the ordinance provisions will cause unnecessary hardship;
 - b. 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;
 - c. The variance is not contrary to the public interest; and
 - d. The variance is consistent with the purpose of this ordinance ~~chapter~~ in section 107-3.
 - (2) In addition to the criteria in subsection (d)(1) of this section, to qualify for a variance under FEMA regulations, the board must find that the following criteria have been ~~must be~~ met:
 - a. The variance shall ~~may~~ not cause any increase in the regional flood elevation;
 - b. The applicant has shown good and sufficient cause for issuance of the variance;
 - c. Failure to grant the variance would result in exceptional hardship;
 - d. Granting the v ~~Variances~~ will not result in additional threats to public safety, extraordinary expense, create a nuisance, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances ~~can only be granted for lots that are less than one-half acre and are contiguous to existing structures constructed below the RFE;~~

- e. ~~The v~~Variances shall only be granted upon a showing of good and sufficient cause, shall be is the minimum relief necessary, considering the flood hazard, to afford relief~~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.~~

(3) A variance shall not:

- a. Grant, extend or increase any use prohibited in the zoning district.
- b. Be granted for a hardship based solely on an economic gain or loss.
- c. Be granted for a hardship which is self-created.
- d. Damage the rights or property values of other persons in the area.
- e. Allow actions without the amendments to this ordinance~~chapter~~ or map(s) required in Article VIII of this chapter~~section 107-198~~.
- f. Allow any alteration of an historic structure, including its use, which would preclude its continued designation as an historic structure.

(4) 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.

(Ord. No. 78-08-09, § 1(7.3), 3-2-2009)

SECTION 44: AMENDMENT “Sec 107-170 To Review Appeals Of Permit Denials” of the Sheboygan Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 107-170 ~~To Review~~Review Of Appeals Of Permit Denials

- (a) The zoning agency (section 107-168) ~~or board~~ shall review all data related to the appeal. This may include:
 - (1) Permit application data listed in section 107-167(b);-
 - (2) Floodway/floodfringe determination data in section 107-~~117(e)~~120;
 - (3) Data listed in section 107-73(a)(2) where the applicant has not submitted this information to the zoning administrator; and;
 - (4) Other data submitted with the application or submitted to the board with the appeal.
- (b) For appeals of all denied permits the board shall:
 - (1) Follow the procedures of section 107-169;
 - (2) Consider zoning agency recommendations; and
 - (3) Either uphold the denial or grant the appeal.
- (c) For appeals concerning increases in regional flood elevation the board shall:
 - (1) Uphold the denial where the board agrees with the data showing an increase in flood elevation. Increases ~~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 Article VIII of this chapter.

- (2) 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.

(Ord. No. 78-08-09, § 1(7.4), 3-2-2009)

SECTION 45: AMENDMENT “Sec 107-171 Floodproofing Certification” of the Sheboygan Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 107-171 Floodproofing ~~Certification~~Standards

- (a) 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 or above the flood protection elevation and submits a FEMA Floodproofing Certificate. Floodproofing is not an alternative to the development standards in Articles II, III, IV or V of this chapter.
- (b) For a structure designed to allow the entry of floodwaters, no permit or variance shall be issued until the applicant submits a plan either:
 - (1) Certified by a registered professional engineer or architect; or
 - (2) Meeting or exceeding the following standards:
 - a. 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;
 - b. The bottom of all openings shall be no higher than one foot above grade; and
 - c. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.
- (c) Floodproofing measures shall be designed, as appropriate, to
- ~~(d) Floodproofing measures shall be designed to:~~
 - (1) Withstand flood pressures, depths, velocities, uplift and impact forces and other regional flood factors;
 - (2) Protect structures to the flood protection elevation;
 - (3) Anchor structures to foundations to resist flotation and lateral movement; and
 - (4) Minimize or eliminate infiltration of flood waters; ~~Ensure that structural walls and floors are watertight to the flood protection elevation, and the interior remains completely dry during flooding without human intervention.~~

- (5) Minimize or eliminate discharges into flood waters;
- (6) Placement of essential utilities to or above the flood protection elevation; and
- (7) If any part of the foundation below the flood protection elevation is enclosed, the following standards shall apply:
 - a. The enclosed area shall be designed by a registered architect or engineer to allow for the efficient entry and exit of 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;
 - b. The parts of the foundation located below the flood protection elevation must be constructed of flood-resistant materials;
 - c. Mechanical and utility equipment must be elevated or floodproofed to or above the flood protection elevation; and
 - d. The use must be limited to parking, building access or limited storage.

~~Withstand flood pressures, depths, velocities, uplift and impact forces and other regional flood factors;~~

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

(Ord. No. 78-08-09, § 1(7.5), 3-2-2009)

SECTION 46: **AMENDMENT** “Sec 107-172 Public Information” of the Sheboygan Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 107-172 Public Information

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

(Ord. No. 78-08-09, § 1(7.6), 3-2-2009)

SECTION 47: **AMENDMENT** “Sec 107-198 Generally” of the Sheboygan Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 107-198 Generally

- (a) 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 subsection (b) below.
 - (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 subsection (b) below. Any such alterations must be reviewed and approved by FEMA and the DNR.
 - (2) 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 subsection (b) below.
- (b) The governing body shall change or supplement the floodplain zoning district boundaries and this ordinance in the manner outlined in section 107-199. 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 fill or floodway encroachment that obstructs flow causing any increase in the regional flood height;
 - (2) Any change to the floodplain boundaries and/or watercourse alterations on the FIRM;
 - (3) Any changes to any other officially adopted floodplain maps listed in section 107-6(b);
 - (4) 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;
 - (6) Any upgrade to a floodplain zoning ordinance text required by Wis. Admin. Code § NR 116.05 or otherwise required by law, or for changes by the municipality; and
 - (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.

- (c) ~~Any change to the official floodplain zoning map, including the floodway line or boundary of any floodplain area.~~
- (d) ~~Correction of discrepancies between the water surface profiles and floodplain zoning maps.~~
- (e) ~~Any fill in the floodplain which raises the elevation of the filled area to a height at or above the flood protection elevation and is contiguous to land lying outside the floodplain.~~
- (f) ~~Any fill or floodplain encroachment that obstructs flow, increasing regional flood height 0.01 foot or more.~~
- (g) ~~Any upgrade to the floodplain zoning ordinance text required by Wis. Admin. Code § NR 116.05 or otherwise required by law, or for changes by the municipality.~~
- (h) ~~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, for the map change fee schedule.~~

(Ord. No. 78-08-09, § 1(8.1), 3-2-2009)

SECTION 48: **AMENDMENT** “Sec 107-199 Procedures” of the Sheboygan Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 107-199 Procedures

Ordinance amendments may be made upon petition of any ~~interested~~ party according to the provisions of Wis. Stats. § 62.23. ~~The~~Such petitions shall include all ~~necessary~~ data required by sections 107-~~117(c)~~120 and 107-167(b). The Land Use Permit shall not be issued until a Letter of Map Revision is issued by FEMA for the proposed changes.

- (a) The proposed amendment shall be referred to the zoning agency for a public hearing and recommendation to the governing body~~common council~~. 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 Wis. Stats. § 62.23.
- (b) No amendments shall become effective until reviewed and approved by the department.
- (c) All persons petitioning for a map amendment that obstructs flow causing any; increasing 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~~common council~~.

~~(d) For amendments in areas with no water surface profiles, the zoning agency or board shall consider data submitted by the department, the zoning administrator's visual on-site inspections and other available information. (See section 107-8.)~~

(Ord. No. 78-08-09, § 1(8.2), 3-2-2009)

SECTION 49: REPEALER CLAUSE All ordinances or resolutions or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

SECTION 50: EFFECTIVE DATE This Ordinance shall be in effect from and after its passage and publication according to law.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

Presiding Officer

Attest

Ryan Sorenson, Mayor, City of
Sheboygan

Meredith DeBruin, City Clerk, City of
Sheboygan

**CITY OF SHEBOYGAN
DIRECT REFERRAL R. O. 22-24-25
TO CITY PLAN COMMISSION**

BY CITY CLERK.

JUNE 25, 2024.

Submitting an encroachment request from The Commonwealth Companies, owner of VUE 14, LLC to portions of Illinois Avenue right of way for the purpose of creating front steps to the building.



COMMONWEALTH DEVELOPMENT CORPORATION OF AMERICA

2501 Parmenter St., Suite 300B
Middleton, WI 53562
www.commonwealthco.net

Item 9.

June 18, 2024

City Of Sheboygan
828 Center Avenue
Sheboygan, WI 53081

RE: VIEW 14 Encroachment

Dear Mr. Sorenson and Common Council Members,

As you are aware, The Commonwealth Companies, **owner of VUE 14, LLC**, the ownership entity developing a 48-unit apartment project on the corner of 14th Street and Illinois Avenue called VIEW 14. We have worked closely with the City of Sheboygan Representatives in the design of the site and buildings. Everything has been approved by the Plan Commission, Architectural Review Board and Common Council.

The site design was challenging for several reasons. We were able to successfully design the project to have adequate parking, storm water management, dumpster corral and required turning radiuses, etc. However, making all of this fit on the compact site required us to place some hard surfaces on the city-owned property. In total, there are (6) small areas that require us to create encroachments.

- Encroachment Area #1 = 34.67 Square Feet
- Encroachment Area #2 = 29.87 Square Feet
- Encroachment Area #3 = 25.23 Square Feet
- Encroachment Area #4 = 20.47 Square Feet
- Encroachment Area #5 = 10.83 Square Feet
- Encroachment Area #6 = 6.18 Square Feet
- TOTAL ENCROACHMENT AREA = 127.25 Square Feet

At this time, VUE 14, LLC, is requesting the city of Sheboygan's approval on the aforementioned encroachment area.

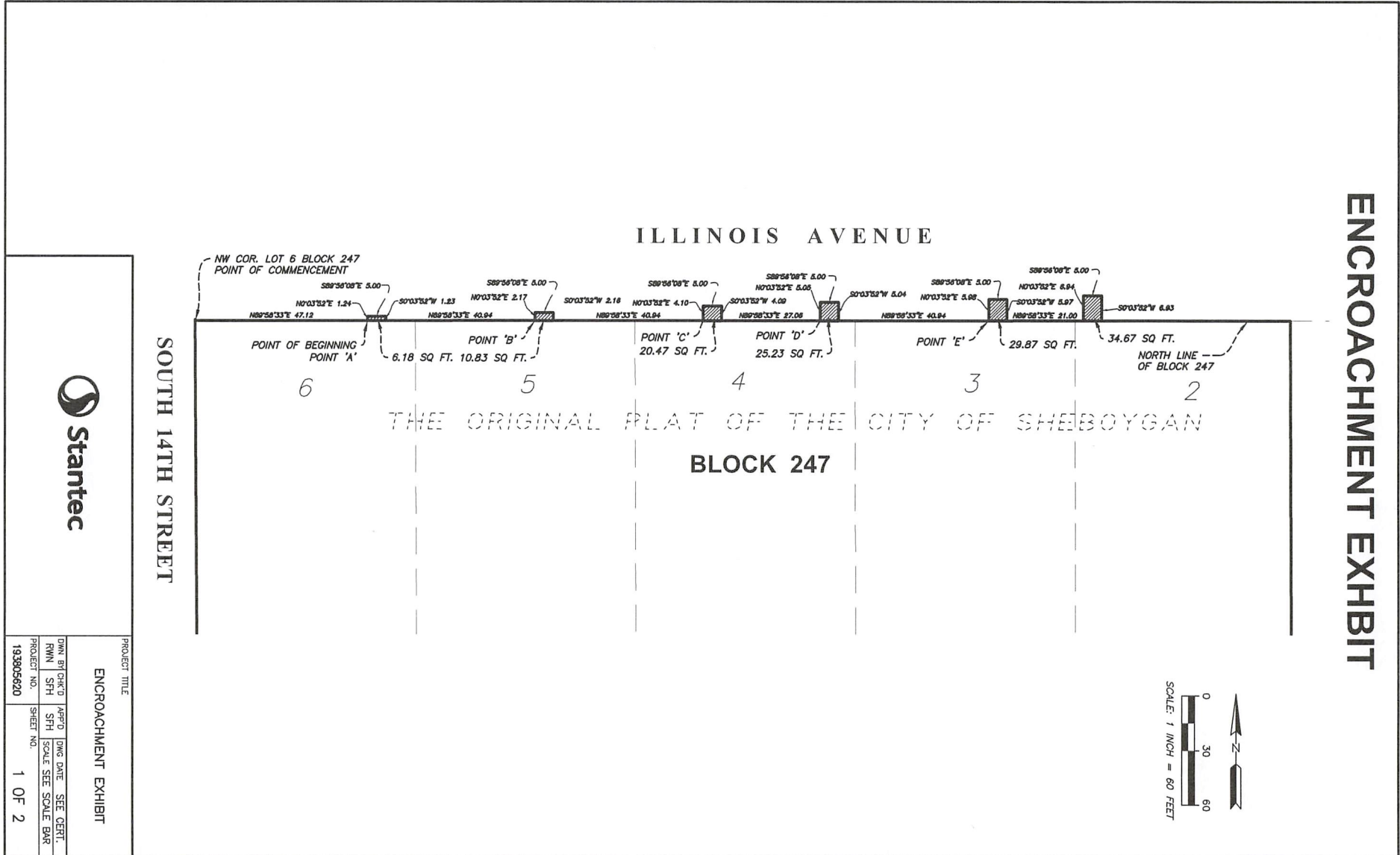
The required site plans, survey, and legal descriptions are attached for your review. Additionally, a check for \$190.88 accompanies this submittal. If you have any questions please do not hesitate to contact me directly.

Tyler Sheeran

Tyler Sheeran

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Plot Date & Time: 22 January 2024 3:32 PM



Plot Date & Time: 22 January 2024 3:32 PM

ENCROACHMENT EXHIBIT

ENCROACHMENT EASEMENT DESCRIPTION

A 5.00 foot permanent easement over, under, and across that part of Illinois Avenue as dedicated on THE ORIGINAL PLAT OF THE CITY OF SHEBOYGAN, Sheboygan County, Wisconsin, lying to the right of the following described lines:

Commencing at the northwest corner of Lot 6, Block 247, said THE ORIGINAL PLAT OF THE CITY OF SHEBOYGAN; thence on an assumed bearing of North 89 degrees 58 minutes 33 seconds East, along the north line of said Block 247, a distance of 47.12 feet to Point 'A' and the point of beginning; thence North 0 degrees 03 minutes 52 seconds East 1.24 feet and said line there terminating.

AND

Beginning at aforementioned Point 'A'; thence North 89 degrees 58 minutes 33 seconds East 45.94 feet to Point "B" and the point of beginning; thence North 0 degrees 03 minutes 52 seconds East 2.17 feet and said line there terminating.

AND

Beginning at aforementioned Point 'B'; thence North 89 degrees 58 minutes 33 seconds East 45.94 feet to Point "C" and the point of beginning; thence North 0 degrees 03 minutes 52 seconds East 4.10 feet and said line there terminating.

AND

Beginning at aforementioned Point 'C'; thence North 89 degrees 58 minutes 33 seconds East 32.06 feet to Point "D" and the point of beginning; thence North 0 degrees 03 minutes 52 seconds East 5.05 feet and said line there terminating.

AND

Beginning at aforementioned Point 'D'; thence North 89 degrees 58 minutes 33 seconds East 45.94 feet to Point "E" and the point of beginning; thence North 0 degrees 03 minutes 52 seconds East 5.98 feet and said line there terminating.

AND

Beginning at aforementioned Point 'E'; thence North 89 degrees 58 minutes 33 seconds East 26.00 feet to the point of beginning; thence North 0 degrees 03 minutes 52 seconds East 6.94 feet and said line there terminating.

Said easement contains 127 square feet more or less.

SURVEYORS CERTIFICATION:

I hereby certify that this sketch, plan or report was prepared by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the State of Wisconsin

Steven F. Hough

1/17/2023

Steven F. Hough

Date

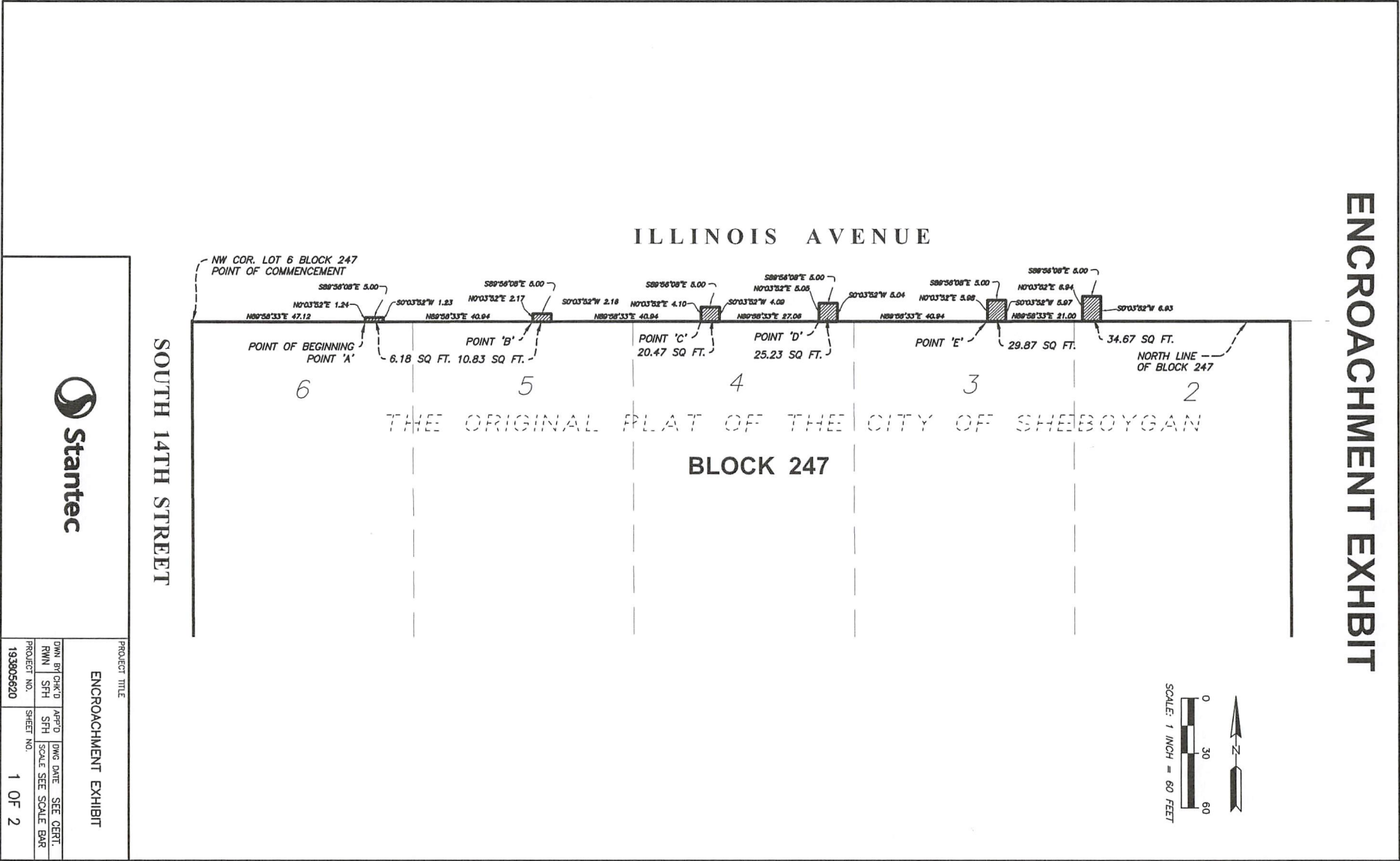
WI. License S-3218



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PROJECT TITLE				
ENCROACHMENT EXHIBIT				
DWN BY	CHK'D	APP'D	DWG DATE	SEE CERT.
RWN	SFH	SFH	SCALE	SEE SCALE BAR
PROJECT NO.		SHEET NO.		
193805620		2 OF 2		



Plot Date & Time: 22 January 2024 3:32 PM

ENCROACHMENT EXHIBIT

ENCROACHMENT EASEMENT DESCRIPTION

A 5.00 foot permanent easement over, under, and across that part of Illinois Avenue as dedicated on THE ORIGINAL PLAT OF THE CITY OF SHEBOYGAN, Sheboygan County, Wisconsin, lying to the right of the following described lines:

Commencing at the northwest corner of Lot 6, Block 247, said THE ORIGINAL PLAT OF THE CITY OF SHEBOYGAN; thence on an assumed bearing of North 89 degrees 58 minutes 33 seconds East, along the north line of said Block 247, a distance of 47.12 feet to Point 'A' and the point of beginning; thence North 0 degrees 03 minutes 52 seconds East 1.24 feet and said line there terminating.

AND

Beginning at aforementioned Point 'A'; thence North 89 degrees 58 minutes 33 seconds East 45.94 feet to Point "B" and the point of beginning; thence North 0 degrees 03 minutes 52 seconds East 2.17 feet and said line there terminating.

AND

Beginning at aforementioned Point 'B'; thence North 89 degrees 58 minutes 33 seconds East 45.94 feet to Point "C" and the point of beginning; thence North 0 degrees 03 minutes 52 seconds East 4.10 feet and said line there terminating.

AND

Beginning at aforementioned Point 'C'; thence North 89 degrees 58 minutes 33 seconds East 32.06 feet to Point "D" and the point of beginning; thence North 0 degrees 03 minutes 52 seconds East 5.05 feet and said line there terminating.

AND

Beginning at aforementioned Point 'D'; thence North 89 degrees 58 minutes 33 seconds East 45.94 feet to Point "E" and the point of beginning; thence North 0 degrees 03 minutes 52 seconds East 5.98 feet and said line there terminating.

AND

Beginning at aforementioned Point 'E'; thence North 89 degrees 58 minutes 33 seconds East 26.00 feet to the point of beginning; thence North 0 degrees 03 minutes 52 seconds East 6.94 feet and said line there terminating.

Said easement contains 127 square feet more or less.

SURVEYORS CERTIFICATION:

I hereby certify that this sketch, plan or report was prepared by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the State of Wisconsin

Steven F. Hough

1/17/2023

Steven F. Hough

Date

WI. License S-3218



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PROJECT TITLE				
ENCROACHMENT EXHIBIT				
DWN BY	CHK'D	APP'D	DWG DATE	SEE CERT.
RWN	SFH	SFH	SCALE	SEE SCALE BAR
PROJECT NO.		SHEET NO.		
193805620		2 OF 2		

**CITY OF SHEBOYGAN
DIRECT REFERRAL GENERAL ORDINANCE 5-24-25
TO CITY PLAN COMMISSION**

BY ALDERPERSONS BELANGER AND PERRELLA.

JUNE 25, 2024.

AN ORDINANCE granting VUE 14, LLC, its successors and assigns, the privilege of encroaching upon described portions of Illinois Avenue right of way in the City of Sheboygan for the purpose of creating front steps to the building.

THE COMMON COUNCIL OF THE CITY OF SHEBOYGAN DO ORDAIN AS FOLLOWS:

Section 1. Subject to the terms and conditions contained herein, VUE 14, LLC, its successors and assigns, is hereby granted the privilege of encroaching upon Illinois Avenue right of way as follows:

A 5.00 foot permanent easement over, under, and across that part of Illinois Avenue as dedicated on THE ORIGINAL PLAT OF THE CITY OF SHEBOYGAN, Sheboygan County, Wisconsin, lying to the right of the following described lines:

Commencing at the northwest corner of Lot 6, Block 247, said THE ORIGINAL PLAT OF THE CITY OF SHEBOYGAN; thence on an assumed bearing of North 89 degrees 58 minutes 33 seconds East, along the north line of said Block 247, a distance of 47.12 feet to Point 'A' and the point of beginning; thence North 0 degrees 03 minutes 52 seconds East 1.24 feet and said line there terminating.

AND

Beginning at aforementioned Point 'A'; thence North 89 degrees 58 minutes 33 seconds East 45.94 feet to Point "B" and the point of beginning; thence North 0 degrees 03 minutes 52 seconds East 2.17 feet and said line there terminating.

AND

Beginning at aforementioned Point 'B'; thence North 89 degrees 58 minutes 33 seconds East 45.94 feet to Point "C" and the point of beginning; thence North 0 degrees 03 minutes 52 seconds East 4.10 feet and said line there terminating.

AND

Beginning at aforementioned Point 'C'; thence North 89 degrees 58 minutes 33 seconds East 32.06 feet to Point "D" and the point of beginning; thence North 0 degrees 03 minutes 52 seconds East 5.05 feet and said line there terminating.

AND

Beginning at aforementioned Point 'D'; thence North 89 degrees 58 minutes 33 seconds East 45.94 feet to Point "E" and the point of beginning; thence North 0 degrees 03 minutes 52 seconds East 5.98 feet and said line there terminating.

AND

Beginning at aforementioned Point 'E'; thence North 89 degrees 58 minutes 33 seconds East 26.00 feet to the point of beginning; thence North 0 degrees 03 minutes 52 seconds East 6.94 feet and said line there terminating.

Said easement contains 127 square feet more or less.

for the purpose of adding front steps to the building.

Section 2. The privilege as granted above is granted only on the condition that by the acceptance of the privilege, the said VUE 14, LLC, its successors and assigns:

a. Shall become primarily responsible and liable for all and any damage to persons or property caused by and arising from the grant and exercise of such privilege.

b. Shall remove the encroachment allowed herein within ten (10) days after notice so to remove given by the State of Wisconsin or the City of Sheboygan; in the event of the failure so to remove, the said VUE 14, LLC, its successors and assigns: shall pay the costs of removal by the State of Wisconsin or the City of Sheboygan, waiving all claim or claims for damages resulting from such removal, whether the removal is done by the said VUE 14, LLC, its successors and assigns, or by the State of Wisconsin or by the City of Sheboygan.

c. Shall pay such compensation to the City of Sheboygan for the grant of this privilege as may be determined by a board consisting of the Mayor, the Director of Public Works and the City Attorney; the compensation shall be paid into the General Fund.

d. Shall make such construction and/or alterations and maintain the same subject to the approval of the City Building Inspector and Director of Public Works, and shall waive the right to contest in any manner the validity of this ordinance or the amount of compensation charged.

Section 3. The provisions of §66.045(1)(2) of the Wisconsin Statutes are incorporated herein by reference to all intents and purposes as if set out fully.

Section 4. The City Clerk is authorized and directed to record a certified copy of this ordinance in the office of the Register of Deeds for Sheboygan County, Wisconsin, the costs thereof to be charged to the General Fund.

Section 5. This ordinance shall take effect and be in full force from and after its passage and publication and upon payment of the consideration to be determined hereunder, provided, however, that in the event of failure to exercise the privilege herein granted and the payment of such consideration within six (6) months from the effective date hereof, then and in that event such privilege shall be rendered null and void.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

Presiding Officer

Attest

Ryan Sorenson, Mayor, City of
Sheboygan

Meredith DeBruin, City Clerk, City of
Sheboygan