

ORDINANCE # 42

**FLOOD PLAIN ZONING ORDINANCE**

PREPARED UNDER DIRECTION OF THE COCHRANE VILLAGE BOARD WITH ASSISTANCE  
FROM THE MISSISSIPPI RIVER REGIONAL PLANNING COMMISSION.

NOVEMBER, 1971

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AND TITLE

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SECTION 1.0 STATUTORY AUTHORIZATION, FINDING OF FACT, STATEMENT OF PURPOSE, AND TITLE

- 1.1 Statutory Authorization: This Ordinance for flood plain protection is adopted pursuant to the authorization contained in Section 87.30, 62.23 and 61.35 Wisconsin Statutes.
- 1.2 Finding of Fact: The uncontrolled use of the flood plains of the navigable waters of Cochrane, Wisconsin adversely affects the public health, safety, convenience and general welfare and impairs the tax base of that village. In addition, extraordinary public expenditures are required for the protection of persons and property and for the relief of distress in areas subject to periodic flooding. Filling, construction, and certain other land use practices have been determined to be major causes of such effects. The effects of a single fill or other project upon flood heights, velocities, or flood plain storage areas may be relatively insignificant compared to the combined effects of a number of such projects which, over a long period of time, may drastically increase the flood hazard. Without a competent analysis of such projects, it is not possible to adequately ascertain the effects of each flood plain use upon subsequent development or the compatibility thereof with the long-range needs of the community. The legislature of the State of Wisconsin has delegated authority to the Village of Cochrane, Wisconsin to adopt regulations which will control or eliminate the practices leading to such adverse effects, and this authority is hereby recognized.
- 1.3 Statement of Purpose: To promote the public health, safety, and general welfare, and to minimize flood losses in areas subject to flood hazards, this flood plain zoning ordinance has been established with the following purposes intended:
- 1.31 To reduce the hazard of floods to life and property through:
- (1) Prohibiting certain uses which are dangerous to life or property in time of flood.
  - (2) Restricting uses which would be hazardous to the public health in time of flood.
  - (3) Restricting uses which are particularly susceptible to flood damage, so as to alleviate hardship and reduce demands for public expenditures for relief and protection.
  - (4) Requiring permitted flood plain uses, including public facilities which serve such uses, to be protected against floods by providing flood protection at the time of initial construction.
- 1.32 To protect flood plain occupants from a flood which is or may be caused by their own land use and which is or may be undertaken without full realization of the danger, through:
- (1) Regulating the manner in which structures designed for human occupancy may be constructed so as to prevent danger to human life within such structures.
  - (2) Regulating the method of construction of water supply and sanitation systems so as to prevent disease, contamination and unsanitary conditions.
  - (3) Delineating and describing areas that could be inundated by floods so as to protect individuals from purchasing flood plain lands for purposes which are not in fact

suitable for development.

- 1.33 To protect the public from the burden of extraordinary financial expenditures for flood control and relief, which is or may be caused by the types of land use listed in this Section (1.31 and 1.32) through:
- (1) Regulating all uses within the general flood plain district so as to minimize the probability of damage to property and loss of life or injury to the inhabitants of the flood hazard areas.
- 1.34 To protect the “storage capacity of flood plains” and to assure retention of sufficient “floodway” area to convey flood flows which can reasonably be expected to occur through:
- (1) Regulating filling, dumping, dredging and alteration of channels by deepening, widening, or relocating.
  - (2) Prohibiting unnecessary encroachments.
  - (3) Encouraging open space uses such as agriculture, recreation, and parking.

1.4 Title: - OFFICIAL FLOOD PLAIN ZONING ORDINANCE - COCHRANE, WISCONSIN

SECTION 2.0 GENERAL PROVISIONS

- 2.1 Jurisdiction: The jurisdiction of this Ordinance includes all lands, adjacent to each navigable reach of river or stream within the boundaries of Cochrane, Wisconsin, that would be inundated by the “Regional Flood for that river or stream as defined in the Definitions, Section 10.0 (13) or the 1965 high water for that river or stream and their tributaries as defined by the Corps of Engineers, Mississippi River Regional Flood Analysis July, 1970”.
- 2.2 District Boundaries: The boundaries of the flood fringe district and flood storage district shall be as they appear on the zoning map which is on file in the office of the Zoning Administrator and the Village Clerk.
- 2.21 The zoning district boundary lines on the map shall be determined by the use of the scale appearing on the map. Where there is a conflict between the flood plain boundary illustrated on the map and actual field conditions, the dispute shall be settled according to Section 6.52 (Mapping Disputes) of this Ordinance.
- 2.22 Compliance with the provisions of this Ordinance shall not be grounds for the removal of lands from the flood fringe or flood storage districts unless such lands are filled to a height of at least two feet above the regional flood elevation 667.0 for the area and are contiguous to other lands lying outside the flood fringe or flood storage.

- 2.3 Effect of Flood Fringe and Flood Storage District Regulations: The regulations set forth in this ordinance for the flood fringe and flood storage districts shall apply only to the flood plains mapped on the official Cochrane flood plain zoning map. The official zoning map may be altered from time to time as determined by the Department of Natural Resources after a review of regional flood characteristics. The regulations of this Ordinance shall be construed as being supplementary to the regulations imposed on the same lands by an underlying zoning ordinance if applicable. When flood plain and underlying zoning ordinance regulations conflict with one another, the most restrictive combination of such regulations shall control.
- 2.4 Compliance: No structure, land or water, shall hereafter be used and no structure shall be located, extended, converted or structurally altered without full compliance with the terms of this Ordinance and other applicable regulations.
- 2.5 Abrogation and Greater Restrictions:
- 2.51 This Ordinance supersedes provisions of any zoning ordinance relating to flood plains. However, any underlying zoning ordinance shall remain in full force and effect to the extent that its provision are more restrictive and not inconsistent with the provision of this ordinance.
- 2.52 It is not otherwise intended by this Ordinance to repeal, abrogate, or impair any existing deed restrictions; however, where this Ordinance imposes greater restrictions the provisions of this Ordinance shall prevail.
- 2.6 Interpretation: In their interpretation and application, the provisions of this Ordinance shall be held to be minimum requirements and shall be deemed a limitation or repeal of any other powers granted by Wisconsin Statutes.
- 2.7 Warning and Disclaimer of Liability: The degree of flood protection intended to be provided by this Ordinance is considered reasonable for regulatory purposes and is based on available engineering and scientific methods of evaluation. Larger floods may occur on rare occasions or the flood height may be increased by man-made or natural causes, such as ice jams and bridge openings restricted by debris. This Ordinance does not imply that areas outside the flood plain zoning district boundaries or land use permitted within such districts will always be totally free from flooding or flood damages. Nor shall this Ordinance create a liability on the part of, or a cause of action against the Village of Cochrane or any office, or employee thereof for any flood damages that may result for reliance of this Ordinance.
- 2.8 Severability: If any section, clause, provision or portion of this Ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby.

## SECTION 3.0 NONCONFORMING USES

- 3.1 General Conditions: The existing lawful use of a structure or premises which is not in conformity with the provisions of this Ordinance may be continued subject to the following conditions:
- 3.11 No such use shall be expanded or enlarged except in conformity with the provisions of this Ordinance
  - 3.12 No structural alteration, addition, or repair to any nonconforming structure over the life of the structure shall exceed fifty (50) percent of its fair market value at the time of its becoming a nonconforming use unless permanently changed to a conforming use.
  - 3.13 If such use is discontinued for twelve (12) consecutive months, any future use of the building and premises shall conform to this Ordinance. The assessor shall notify the Zoning Administrator in writing of instances of nonconforming uses which have been discontinued for a period of twelve (12) months.
  - 3.14 Uses or adjuncts thereof which are nuisance shall not be permitted to continue as nonconforming uses.
  - 3.15 Any alteration, addition, or repair to any nonconforming structure which would result in substantially increasing its flood damage potential shall be protected by "flood proofing" measures pursuant to Section 6.65(1) "Flood Proofing" of this Ordinance.
  - 3.16 The zoning administrator shall maintain a list of nonconforming uses including the date of becoming nonconforming and the nature and extent of nonconformity. This list shall be brought up-to-date annually.

## SECTION 4.0 FLOOD FRINGE ZONING DISTRICT

- 4.1 Application: The provisions for this district apply to all lands in the Village of Cochrane which lie between the flood limits of the 1952 and 1965 flood in the Village limits.
- 4.2 Description of District: The flood fringe district shall include all lands mapped as being in the flood fringe district of the official Cochrane flood plain zoning map dated November, 1971.
- 4.3 Special Provisions:
- 4.31 No fill, structure, deposit or other flood plain uses shall be permitted that adversely affects the efficiency of any channels or floodways of any tributaries to the main stream or river; drainage ditches; or any other drainage facilities or systems.

- 4.32 Within this area, all new buildings or structures and any additions or alterations to existing buildings or structures shall be flood proofed (pursuant to Section 6.65(1), “Flood Proofing” of this Ordinance) to a height two (2) feet above the regional flood elevation 667.0 for that particular location.
- 4.33 The storage or processing of materials that are buoyant, flammable, explosive, or in times of flooding, could be injurious to human, animal, or plant life, shall be at or above a point two (2) feet above the regional flood level of 667.0 for that location.

## SECTION 5.0 FLOOD STORAGE ZONING DISTRICT

- 5.1 Application: The provisions of this district apply to those lands in the Village of Cochrane which were inundated by the 1952 flood.
- 5.2 Description of District: The flood storage zoning district includes all lands mapped as being in the flood storage district of the official Cochrane Flood Plain Zoning Map dated November, 1971.
- 5.3 Special Provisions:
  - 5.31 No “structure (temporary or permanent);” fill, including fill for roads and levees; deposit; obstruction; storage of materials; or other flood plain uses which acting alone or in combination with existing or future flood plain uses shall be permitted that adversely affects the efficiency or the capacity of the floodway or increases flood heights based on the assumption that there will be an “equal degree of encroachment” extending for a significant “reach” on both sides of the stream.
  - 5.32 No “structure (temporary or permanent);” fill, including fill for roads and levees, deposit, obstruction, storage of materials or other flood plain uses shall be permitted that adversely affects the “storage capacity of the flood plains” based on the assumption that there will be an “equal degree of encroachment” extending for a significant “reach” on both sides of the stream.
  - 5.33 No flood plain uses shall adversely affect the efficiency of or unduly restrict the capacity of the channels or floodways of any tributaries to the main stream, drainage ditches, or any other drainage facilities or systems.
- 5.4 Description of Uses: The following open space uses shall be permitted within the “Flood-Storage” Zoning District to the extent that they are not prohibited in a particular area by any underlying zoning ordinance and provided that such use does not include any filling or deposit of materials:
  - 5.41 Agricultural uses such as: general farming, pasture, grazing, outdoor plant nurseries, horticulture, viticulture, truck farming, forestry, sod farming, and wild crop harvesting.

- 5.42 Industrial-Commercial uses such as: loading areas, parking areas, airport landing strips and storage yards for equipment or machinery easily moved or not subject to flood damage.
- 5.43 Public and private recreational uses not requiring “permanent or temporary structures” designed for human habitation such as: parks, swimming areas, golf courses, driving ranges, picnic grounds, wildlife and nature preserves, game farms, fish hatcheries, shooting preserves, target ranges, trap and skeet ranges, and hunting, fishing and hiking areas.
- 5.44 Utility facilities such as: dams, flowage areas, transmission lines, pipelines, and water monitoring devices; subject to regulations pursuant to Chapter 30, Wisconsin Statutes.
- 5.45 Navigational and Drainage Aids such as: channels; channel markers, buoys, and other such devices.
- 5.46 Other water related uses such as: docks, piers, wharves, bridges, culverts, and river crossings of transmission lines subject to any pier or dockline regulations pursuant to Chapter 30, Wisconsin Statutes.
- 5.5 Special Exceptions: Any use enumerated in this section may be permitted only upon application to the Zoning Administrator and the issuance of a special exception permit by the Board of Appeals as provided in Section 6.5, Special Exception Permits of this Ordinance.
- 5.51 “Structures” Accessory to Open-Space Uses permitted in Description of Uses, Section 5.4 of this Ordinance, whether temporary or permanent may be permitted only upon a determination by the Board of Appeals pursuant to a finding under the procedure required by Section 6.5, Special Exception Permits of this Ordinance that:
- (1) Structures will not be designed for human habitation;
  - (2) Structures will have a low flood damage potential;
  - (3) The structure or structures, if permitted, will be constructed and placed on the building site so as to offer the minimum obstruction to the flow of flood waters;
    - (a) Whenever possible, structures will be constructed with the longitudinal axis parallel to the direction of flow of flood waters, and
    - (b) So far as practicable, structures will be placed so their longitudinal axes are approximately on the same line as those of adjoining structures.
  - (4) Structures will be firmly anchored to prevent the structure or building from floating away and thus threatening to further restrict bridge openings and other restricted sections of the stream or river; and
  - (5) Service facilities such as electrical and heating equipment will be at or above a point two (2) feet above the regional flood elevation 667.0 for the location.



## SECTION 6.0 ADMINISTRATION

- 6.1 Zoning Administrator: A Zoning Administrator shall be appointed to administer the provisions of this ordinance.
- 6.2 Zoning Permit: A zoning permit must be obtained from the Zoning Administrator before any new land use subject to the provisions of this Ordinance may be initiated.
- 6.3 Board of Appeals: The Village President is hereby directed to appoint a Board of Appeals according to Section 62.23, Wisconsin Statutes, consisting of five (5) members appointed by the Village President subject to confirmation by the Village Board on terms of three years, except that of those first appointed one shall serve for one year, two for two years, and two for three years.
- 6.4 Powers of the Board of Appeals:
- 6.41 The Board of Appeals shall adopt rules for the conduct of business and may exercise all of the powers conferred on such boards by Section 62.23, Wisconsin Statutes.
- 6.42 The board shall hear and decide appeals where it is alleged there is error in any order, requirement, decision or determination made by an administrative official in the enforcement or administration of this Ordinance.
- 6.43 It shall hear and decide special exceptions to the terms of this Ordinance upon which the Board is required to pass under this Ordinance.
- 6.44 It may authorize upon appeal in specific cases such variance from the terms of the Ordinance as will not be contrary to the public interest, where owing to special conditions a literal enforcement of the provisions of the Ordinance will result in unnecessary hardship and so that the spirit of the Ordinance shall be observed and substantial justice done. No variance shall have the effect of allowing in any district uses prohibited in that district, permit a lower degree of flood protection than two (2) feet above the regional flood elevation of 667.0 for the area, or permit standards lower than those required by state law.
- 6.5 Appeals to the Board: Appeals to the Board of Appeals may be taken by a person aggrieved or by an officer, department, board or bureau of the municipality affected by any decision of the Zoning Administrator. Such appeal shall be taken within a reasonable time, as provided by the rules of the Board, by filing with the Zoning Administrator and with the Board of Appeals a notice of appeal specifying the ground thereof. The Zoning Administrator shall forthwith transmit to the Board all the papers constituting the record upon which the action appealed from was taken.

## 6.51 Hearing Appeals

- (1) The Board of Appeals shall fix a reasonable time for the hearing of the appeal; give public notice thereof by publishing in the official newspaper of the Village not less than ten (10) days prior to the hearing a notice specifying the date, time and place of hearing and the matters to come before the Board; as well as mailed notices to the parties in interest including the main and appropriate regional office of the Department of Natural Resources.
- (2) At the hearing any party may appear in person or by agent or attorney and present written and oral evidence for the record which he may have transcribed by a stenographer. The written transcript if presented to the board by the appellant, shall be a part of the record.
- (3) The final disposition of an appeal or application to the Board of Appeals shall be in the form of a written resolution or order signed by the Chairman and Secretary of the Board. Such resolution shall state the specific facts which are the basis for the Board's determination and shall 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 prosecution or grant the application. A copy of all decisions granting variance or special exception shall be forwarded to the Department of Natural Resources within ten (10) days of such action.

## 6.52 Mapping Disputes: The following procedure shall be used by the Board of Appeals in deciding contested cases in which the actual location of a flood plain zoning district boundary is disputed:

- (1) Experience flood district boundary: When the location of the flood plain district boundary is established by experience flood maps, pursuant to Sections 4.2 and 5.2 (Description of District) of this Ordinance, the flood elevations or "flood profiles" for the point in question shall be the governing factor in locating the district boundary on the land. If elevations or profiles are not available the Board of Appeals may examine any other available evidence that is relevant.
- (2) In all cases the person contesting the location of the district boundary shall be given a reasonable opportunity to present his case to the Board of Appeals and to submit his own technical evidence if he so desires. The Board shall not allow deviations from the boundary line as mapped unless the evidence clearly and conclusively establishes that the mapped location of the line is incorrect.

## 6.6 Special Exception Permits:

- 6.61 Application for: Any use listed in this Ordinance as requiring a special exception permit may be allowed only upon application to the Zoning Administrator and issuance of a special exception permit by the Board of Appeals.

- 6.62 Procedure to be followed by Board of Appeals in Passing on Special Exception Permits. Upon receiving an application for a special exception permit involving the use of fill, construction of structures, or storage of materials, the Board of Appeals shall, prior to rendering a decision thereon:
- (1) Require the applicant to furnish such of the following information as it deemed necessary by the Board for determining the suitability of the particular site for the proposed use:
    - (a) Plans in triplicate drawn to scale showing the nature, location, dimensions and elevation of the lot, existing or proposed structures, fill, storage of materials, flood proofing measures, and the relationship of the above to the location of the channel.
    - (b) A typical valley cross-section showing the channel of the stream, elevation of land areas adjoining each side of the channel, cross-sectional areas to be occupied by the proposed development, and high water information if applicable.
    - (c) Plan (surface view) showing elevation or contours of the ground; pertinent structure, fill, or storage elevations; size, location and spatial arrangement of all proposed and existing structures on the site; location and elevations of streets, water supply, sanitary facilities, photographs showing existing land uses and vegetations upstream and downstream, soil types, and other pertinent information.
    - (d) Profile showing the slope of the bottom of the channel or flow line of the stream if applicable.
    - (e) Specifications for building construction and materials, flood proofing, filling, dredging, grading, channel improvement, storage of materials, water supply, and sanitary facilities.
  - (2) Transmit one copy of the information described in subsection (1) to the Department of Natural Resources with a request to evaluating the effects of the proposed project upon flood heights, velocities, and flood plain storage areas and the determination of flood protection levels.
- 6.63 Factors upon which the decision of the Board shall be based: The determination of the Board of Appeals on each special exception permit shall be based on the effects of the proposed project with respect to the objectives and purposes of this Ordinance as stated in Section 1.3 (Statement of Purpose) of this Ordinance.
- 6.64 The Board shall act on an application in the manner above described within 60 days from receiving the application, except that where additional information is required by the Board pursuant to Section 6.62 (Procedure to be followed by Board of Appeals in passing on Special Exception Permits) of this Ordinance, the Board shall render a written decision within 60 days from the receipt of such information. A copy of any such decision shall be mailed to the main and appropriate regional office of the Department of Natural Resources.

6.65 Conditions Attached to Special Exception Permits: Upon consideration of the factors listed above and the purposes of this Ordinance, the Board of Appeals may attach such conditions, in addition to those required by specific permits, as it deems necessary in furthering the purposes of this Ordinance. Such conditions may include specifications for, without limitation because of specific enumeration; modification of sewage disposal and water supply facilities, modification of other waste disposal methods and facilities, landscaping, periods of operation, operational controls, sureties, deed restrictions, and adequate "flood proofing".

- (1) "Flood proofing" - Special exceptions requiring flood proofing measures such as the following shall be designed consistent with the flood protection elevation for the particular area as described in Section 4.3 (Special Provisions) of this Ordinance; and flood velocities, forces and other factors associated with the flood protection elevation. The Board of Appeals shall require that the applicant submit a plan or document certified by a registered professional engineer that the flood proofing measures are consistent with the flood protection elevation for the particular area.
  - (a) Anchorage to resist flotation and lateral movement.
  - (b) Installation of watertight doors, bulkheads and shutters.
  - (c) Reinforcement of walls to resist water pressures.
  - (d) Use of paints, membranes or mortars to reduce seepage water through walls.
  - (e) Addition of mass or weight to structures to resist flotation.
  - (f) Installation of pumps to lower water levels in structures.
  - (g) Construction of water supply and waste treatment systems to prevent the entrance of flood waters.
  - (h) Pumping facilities for subsurface drainage systems for buildings to relieve external foundation wall and basement floor pressures.
  - (i) Construction to resist rupture or collapse caused by water pressure or floating debris.
  - (j) Cutoff valves on sewer lines or the elimination of gravity flow basement drains.
  - (k) Location of all electrical equipment, circuits and installed electrical appliances so as to provide protection from inundation by the regional flood.
  - (1) Location of any structural storage facilities for chemicals, explosives, buoyant materials, flammable liquids or other toxic materials which could be hazardous to public health, safety and welfare at a point above the regional flood elevation or their flood proofing so as to prevent flotation of storage containers, or damage to these which would result in the escape of toxic materials into flood waters.

## SECTION 7.0 CERTIFICATE OF COMPLIANCE

No vacant land shall be occupied or used, and no building hereafter erected, altered, or moved on the flood plains of any river or stream shall be occupied until a certificate of compliance shall have been issued by the Zoning Administrator.

The Zoning Administrator shall request the applicant to submit a certification by a registered professional engineer or land surveyor that the finished fill and building floor elevations, flood proofing measures, or other flood protection factors were accomplished in compliance with the provisions of this Ordinance.

The Zoning Administrator shall within ten (10) days after receipt of such certification from the applicant issue a certificate of compliance only if the building or premises and the proposed use thereof conform with all the requirements of this Ordinance.

## SECTION 8.0 ENFORCEMENT AND PENALTIES

Every structure, building, fill or development placed or maintained within any flood plain in violation of this Ordinance is a public nuisance and the creation thereof may be enjoined and maintenance thereof may be abated by action at suit of the county, the state or any citizen thereof. Any person who places or maintains any structure, building, fill or development within any flood plain in violation of this Ordinance may be fined not more than \$50 for each offense. Each day during which such violation exists is a separate offense.

## SECTION 9.0 AMENDMENTS

- 9.1 Procedure: The Cochrane Village Board may from time to time, alter; supplement or change the boundaries of use districts and the regulations contained in this Ordinance in the manner provided by law.
  - 9.11 Amendments to this Ordinance may be made on petition of any interested party in accordance with the provisions of Section 62.23(7), Wisconsin Statutes.
  - 9.12 Copies of any amendment proposed to the Village Board referred by that board to the village zoning agency shall be forwarded by the village zoning agency, together with the first notice of the public hearing thereon, to the main office and appropriate regional office of the Department of Natural Resources.
  - 9.13 A copy of the action taken by the village board on any amendment shall be forwarded to the main office and appropriate regional office of the Department of Natural Resources. The Department must approve any amendment before it becomes effective.

## SECTION 10.0 DEFINITIONS

- (1) Bulkhead Line - a geographic line along a reach of a navigable stream that has been adopted by a municipal ordinance and approved by the Department of Natural Resources pursuant to Section 30.11, Wisconsin Statutes.
- (2) Channel - a natural or artificial watercourse of perceptible extent, with definite bed and banks to confine and conduct continuously or periodically flowing water. Channel flow thus is that water which is flowing within the limits of the defined channel.
- (3) Encroachment Lines - are limits of obstruction to flood flows. These lines are generally parallel to the stream. The lines are established by assuming that the area landward (outside) of the encroachment lines will be ultimately developed in such a way that it will not be available to convey flood flows. The stream channel and adjoining flood plains between these lines will be maintained as open space and will be adequate to convey the regional flood without adversely increasing flood heights.
- (4) Equal Degree of Encroachment - is established by considering the effect of encroachments on the hydraulic efficiency of the "flood plain" along a significant "reach" of the stream. Hydraulic efficiency depends on such factors as the relative orientation of the channel with respect to the "floodway", the natural and man-made channel characteristics of the flood plain, relative ground level on both sides of the stream, the type of vegetation on both sides of the stream and the resistance of such vegetation to flood flows. In most cases these factors will not result in equal distances or areas between encroachment lines on both sides of the stream.
- (5) Flood - a temporary rise in stream flow or stage that results in water overtopping its banks and inundating areas adjacent to the channel.
- (6) Flood Plain - the land adjacent to a body of water which has been or may be hereafter covered by flood water including but not limited to the regional flood (1935 high water profile).
- (7) Floodway - The channel of a stream and those portions of the flood plain adjoining the channel that are required to carry and discharge the flood water or flood flows of any river or stream including but not limited to flood flows associated with the regional flood.
- (8) Flood Profile - a graph or a longitudinal profile showing the relationship of the water surface elevation of a flood event to location along a stream or river.
- (9) Flood Proofing - A combination of structural provisions, changes, or adjustments to properties and structures subject to flooding primarily for the reduction or elimination of flood damages to properties, water and sanitary facilities, structures, and contents of buildings in a flood hazard area.

- (10) Flood Stage - For purposes of this Ordinance the term is used to mean the height or elevation of a flood as referred to some datum. For other purposes it is commonly used to refer to the elevation at which a stream will overtop its normal stage banks.
- (11) Ordinary High Water Mark - the highest point on the bank of a normal stage channel at which the water level has been for a sufficient period of time to leave a definite mark.
- (12) Reach - a hydraulic engineering term to describe longitudinal segments of a stream or river. A reach will generally include the segment of the flood plain where flood heights are primarily controlled by man-made or natural flood plain obstructions or restrictions. In an urban area, the segment of a stream or river between two consecutive bridge crossings would most likely be a reach.
- (13) Regional Flood - The regional flood is a flood determined by the Department of Natural Resources which is representative of large floods known to have occurred generally in Wisconsin and reasonably characteristic of what can be expected to occur on a particular stream. The regional flood generally has an average frequency in order of the one-hundred (100) year recurrence interval flood determined from an analysis of floods on a particular stream and other streams in the same general region.
- (14) Storage Capacity of a Flood Plain - the volume of space above an area of flood plain land that can be occupied by flood water of a given stage at a given time, regardless of whether the water is moving.
- (15) Structure - anything constructed or erected, the use of which requires a more or less permanent location on or in the ground. Includes but is not limited to objects such as buildings, factories, sheds, and cabins.
- (16) Permanent Structure - a structure which is built of such materials and in such a way that it would commonly be expected to last and remain useful for a substantial period of time.
- (17) Temporary Structure - a structure which is built of such materials and in such a way that it would commonly be expected to have a relatively short useful life, or is built for a purpose that would commonly be expected to be relatively short-term.

Adopted this \_\_\_\_21st\_\_\_\_ day of \_\_\_\_\_December\_\_\_\_\_, 19\_\_71\_\_.

\_\_\_\_\_  
Village President

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Attest