

Council

10/09/12

**OFFICIAL NOTICE OF MEETING
OF THE
MAUSTON COMMON COUNCIL
6:30PM
TUESDAY, OCTOBER 9, 2012
MAUSTON CITY HALL COUNCIL CHAMBERS
303 MANSION STREET**

- 1. Call to Order/Roll Call**
- 2. Pledge of Allegiance**
- 3. Discussion and Action Regarding Minutes of September 25 and September 27, 2012, Meetings**
- 4. Citizens Address to the Council**
When addressing the Council please state your full name and full address
- 5. Airport Commission Quarterly Report**
 - a. Airport Annual Meeting**
- 6. Library Board Report**
- 7. Public Works Committee Report**
 - a. Discussion and Action Regarding West Industrial Park Contract A Pay Request**
 - b. Discussion and Action Regarding West Industrial Park EDA Project Pay Request**
 - c. Director of Public Works Report**
 - d. Any Other Business Properly Brought Before the Council**
- 8. Finance and Purchasing Committee Report**
 - a. Discussion and Action Regarding Vouchers**
 - b. Any Other Business Properly Brought Before the Council**
- 9. Plan Commission Report**
 - a. Ordinance 2012-1052 Ordinance Amending Chapter 24 – Floodplain Ordinance – First Reading**
- 10. Fire Chief's Report**
- 11. Mayor's Report**
 - a. Discussion and Action Regarding Resolution Opposing Badger Coulee Transmission Line Routes**
- 12. Administrator's Report**
 - a. Discussion and Action Regarding Municipal Flood Control Grant**
 - b. Discussion and Direction Private/ Public Parking and coordination of upcoming Mansion St Riverside Improvement Project**
- 13. Personnel Committee Report**
 - a. Closed Session** Pursuant to Wisconsin State Statute 19.85(1)(c) Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility.
 - i. Personnel Matters**
- 14. Reconvene In Open Session**
- 15. Possible Discussion and Action as Result of Closed Session Matters**
- 16. Adjourn**

**OFFICIAL MINUTES OF MEETING
OF THE
MAUSTON COMMON COUNCIL
SEPTEMBER 25, 2012**

Call to Order/Roll Call The Mauston Common Council met in regular session on Tuesday, September 24, 2012, in the Council Chambers of Mauston City Hall. Mayor Brian McGuire called the meeting to order at 6:30pm. Members present were Michel Messer, Dennis Nielsen, Dan May, Francis McCoy, Paul Huebner, Rick Noe, and Floyd Babcock. Also present were City Administrator Nathan Thiel, Police Chief Mark Messer, Public Works Director Rob Nelson, and City Attorney Rebecca Richards-Bria.

Pledge of Allegiance McGuire led the pledge of allegiance.

Minutes Babcock/McCoy to approve the minutes of the August 28 and September 11, 2012, meetings. Motion carried by voice vote.

Operator License McCoy/May to approve a new operator's license for Joseph M. Shelley. Motion carried by voice vote.

Citizens Address None

Public Works Committee Report

Attewell Detention Basin Project Pay Request Noe/McCoy to approve Gerke Construction Pay Request #1 in the amount of \$220,366.30. Motion carried unanimously by roll call vote.

Rural Development 2011 Sewer Rehab Project Agreement Amendment Noe/McCoy to approve amendment #3 of the agreement in the amount of \$78,500. Motion carried unanimously by roll call vote.

Rural Development 2011 Storage Building and Power Backup Project Agreement Amendment Noe/McCoy to approve amendment #4 of the agreement in the amount of \$94,000. Motion carried unanimously by roll call vote.

Attewell Detention Basin Contract A and Contract B Change Order Noe/McCoy to approve change order #1 in the amounts of \$4,750 for Contract A and \$34,083.30 for Contract B. Motion carried unanimously by roll call vote.

Director of Public Works Report

Fall Clean-up Week Nelson announced that fall clean-up for residential properties will be October 8 – 10 on regular garbage pick-up day.

Finance and Purchasing Committee Report

Vouchers Huebner/May to approve vouchers in the amount of \$372,964.19. Motion carried unanimously by roll call vote.

Police Chief's Report Chief Messer reported that a new crossing guard has been hired; recent firearms training went well; and other department activities.

Mayor's Report McGuire reported that approximately 100 employees and committee members attended the annual appreciation picnic. Many compliments have been received on the road construction projects.

City Administrator's Report

Purchase of Property Messer/McCoy to purchase 723 Division Street property in the amount of \$5,000 contingent on a clear title report without any liens or property taxes owed. Motion carried unanimously by roll call vote.

DOT Purchase of Property Babcock/McCoy to approve the sale of Highway 58/82 Redesignation Project parcel #4 in the amount of \$5,100. Motion carried by voice vote.

McCoy/Babcock to approve the sale of Highway 58/82 Redesignation Project parcel #6 in the amount of \$4,175. Motion carried by voice vote.

Adjourn Huebner/Babcock to adjourn. Motion carried by voice vote. Meeting adjourned at 7:15pm.

Nathan R. Thiel, City Administrator

Date

**OFFICIAL MINUTES OF SPECIAL MEETING
OF THE
MAUSTON COMMON COUNCIL
SEPTEMBER 27, 2012**

Call to Order/Roll Call The Mauston Common Council met in special session on Thursday, September 27, 2012, in the Council Chambers of Mauston City Hall. Council President Rick Noe called the meeting to order at 5:00pm. Members present were Michel Messer, Dennis Nielsen, Dan May, Francis McCoy, Paul Huebner, Floyd Babcock and Noe. The mayor was delayed but had called and would arrive later. Also present were Nathan Thiel City Administrator, Tricia Caswell, representative from CD Smith the Developer, and Joseph Kucharski, the retailer's Vice President.

Closed Session McCoy/May to go into closed session pursuant to Wisconsin State Statute 19.85(1)(e). Motion carried unanimously by roll call vote.

Adjourn Huebner/McCoy to adjourn. Motion carried by voice vote. With nothing to report in open session, the meeting adjourned at 7:46 pm.

Nathan R. Thiel, City Administrator

Date



Mauston - New Lisbon Union Airport



Airport Update Memo:

To: Gary Kirking, On behalf of the Juneau County Industrial Recreation Committee

Subject Airport Budget and past 12 month review

From: Mauston-New Lisbon Airport Commission.

2012 has been a very busy year for the Mauston-New Lisbon Airport Commission. The Commission is doing its best to plan and forecast what the airport will need to keep growing. So far we have been fortunate with our proactive group, to keep pushing for state and federal funds including monies generated from excise tax on fuel sales. **From 2005 to present, the Mauston New Lisbon Airport has received Over 1.1 Million in funding through State and Federal funding entitlements. This 1.1 Million has cost the cities and county approximately \$42,000.00.** This does not include the new equipment, however does include, land acquisitions, taxi-ways, SRE building and various project with MSA. The Mauston-New Lisbon Airport Commission has a complete break down and would be happy to share this with anyone interested upon request.

New items to report are:

1. Dave Abendroth DCM LLC is now purchasing all jet fuel, paying a commission on his usage. The Mauston-New Lisbon Airport continues to make a standard mark-up on all other customers using Jet A. This agreement benefits the airport in several ways, it helps with budgeting on fuel and saves the expense of carrying Jet fuel for long periods of time. It also gives Mauston New-Lisbon Airport access to charter flights.
2. Steve Mesner (Live the Dream Flight School) is now instructing at the airport. Steve has several students and more joining in every week.
3. New taxi-way for hanger development has just been completed 8-27-2012. This will create access to more area on the airport for new hangars to be built. Dr. David Hoffman will be building a new hanger in this area in October.
4. WAAS approaches will be going live September 22nd after almost 3 years of working on the approvals. This will now give larger aircraft access to lower minimums during bad weather to come into the Mauston-New Lisbon Airport.
5. Federal funding petition is completed, cities are signing and it will be sent to the Bureau of Aeronautics in Madison. The justification forms and all documents are complete for our funding requests. We will not have to go through this process for 5 more years.

New Projects for 2013:

1. Automated Weather Observation System. This is live automated weather for the airport, that can also be accessed by the community, including local media, for up to date weather reporting. The Mauston-New Lisbon Airport is trying to fund this with Federal matching



Mauston - New Lisbon Union Airport



funds. If approved the Mauston-New Lisbon Airport would be responsible for 5% of the total cost for the whole system, our cost estimated at approximately \$5000.00.

2. Runway light repair. Unfortunately the runway lights have been damaged do to a power issue. Gray's Electric working on estimates for proper repairs and this will be a major budget item for 2013.
3. Clean-up and building removal on the Ferdon Farm.
4. New website linking cities and county with local businesses and airport information for pilots.

Included in this e-mail is the Mauston-New Lisbon Airport expenses for the first 6 months of 2012 and an estimated budget for 2013. We would like to ask the Cities and County to keep the current funding in place and support our efforts with the same dollar amounts for 2013.

Don Schwartz
Mauston-New Lisbon Airport Chairman
Phone: 608-347-7027
E-mail: donschwartz@yahoo.com

Minutes of a Meeting
Mauston New Lisbon Union Airport
W7493 Ferdon Road
New Lisbon, WI 53950

27 September 2012

**Special Annual Joint Meeting of the Airport Commission and the City Council
representatives of the cities of New Lisbon and Mauston:**

- Meeting called to order by Commission President Don Schwartz:

Present:

- Don Schwartz-Commission member
- Greg Lowe-Commission member
- Dr. David Hoffmann-Commission member
- Dave Seitz-Commission member
- Tom Chudy-Commission member
- Lloyd Chase-Mayor City of New Lisbon
- Brian McGuire-Mayor City of Mauston
- Rick Neo-City Council member City of Mauston
- Nathan Thiel-City Administrator city of Mauston

General Discussion of Airport operations

- **Jet – A Fuel:** Airport commission was considering closing the tank; Tank has been leased to a company Called DCCM LLC who fills the tank for company charter use plus a nominal fee for air port support. Fuel is available for retail sale in which case the profit is split between DCCM LLC and Mauston New Lisbon Airport.
- **Flight School:** Mauston New Lisbon Union Airport now has a flight school in operation on the field. The first school ever to be on the airport.
- **Mid-Field Taxiway:** Is now complete with the first hangar to begin construction in October of 2012.
 - Part of the Mid-Field Taxiway construction is a new drive way entry to the airport which accommodates access to the new taxiway hangars and the FAA mandated “Vehicle & Pedestrian” Ordinance.
- **WAAS approach:** “Wide Area Augmentation System” for instrument approach is now in place up and operational for aircraft instrument approach in “IMC” weather. (IMC “Instrument Meteorological Conditions)
- **Six Year Petition:** The commission has submitted a petition to the Wisconsin Bureau of Aeronautics for a list of projects to be completed over the next six years. Included for immediate consideration and completion;
 - **AWOS:** Automated Weather Observation System which broadcasts 24-7 available to Pilots and local community
 - **Runway Lighting:** Current runway lights are antiquated and in almost constant need of repair. The commission is currently seeking a quotation for an upgraded system.
- **Extended Runway:** The commission has currently placed lengthening the run way on hold pending justification consisting of the cost of a master plan at reportedly \$100,000.00 to \$150,000.00 and confirmed interest in aircraft operation which are required to justify FAA and State funding for such a project.
 - Therefore the commission is currently committed to concentrating on building the infrastructure, some noted above, which is required for a larger airport in addition to promoting Mauston New Lisbon Airport for a FBO (Fixed Base Operation” Aviation Business) to locate on the airport which can be accommodated immediately and the potential justification for expansion of

the runway in the future. (Potential justification meaning a business or community service requiring larger aircraft.)

- **Ferdon Farm:** Buildings have to be removed however placed on hold pending asbestos removal.
- **Web Site:** Currently up and running-web address is www.82charlie.com
- **Land Rental:** As a result of the purchase of land for airport expansion the airport owns agricultural land that is currently being rented out. The commission is now undertaken the restructure of the current rental program with the following objectives:
 - Establishing accurate land acreage.
 - Establishing a more informative and accurate lease documentation
 - Placing the land available for rent in a bid format.
- **Airport Courtesy car:** With inbound traffic on the increase there has been considerable requests by pilots and business personnel landing at Mauston new Lisbon Airport for a courtesy car to use for a few hours while conducting business locally. The following issues were discussed with no final action taken:
 - Rental vehicle;
 - Talk to one or more of the local auto dealers about the cost or donation of an older car to use as a courtesy car.
 - The cost of insurance at a reported rate of \$3,000.00 per year.
- **Management Assistant:** There has been a marked increase of reporting and recording requirements in the month to month airport operations in addition to paying the monthly bills which require approximately 10 to 20 hours a month. Currently commission members have been picking up that responsibility in addition to the monthly meetings and recording thereof. The following was discussed for near future investigation with consideration for implementation:
 - Hiring an assistant
 - Searching for an accounting firm or some other type of business firm that might fit the billet to complete the tasks at hand.
 - Possibly contracting with such a firm or individual for 10 plus hours per month to complete the tasks.
 - No formal or final action taken at this time.
- **Motion to Adjourn:**
 - Made by don Schwartz
 - Second by Tom Chudy

With no further business to conduct the meeting was adjourned at 7:55 P.M.

Respectfully Submitted:

Thomas G. Chudy Jr.- Secretary Treasurer Mauston New Lisbon Union Airport Commission.

**PUBLIC WORKS
COMMITTEE
ITEMS**



Letter of Transmittal

400 Viking Drive
Reedsburg, Wisconsin 53959
(608) 768-4807 phone
(608) 524-8218 FAX
www.vierbicher.com

Date:	October 2, 2012
Project No.	013107381
Re:	City of Mauston 2010 CDBG EAP Engineering Attewell Detention Basin
File:	

Attn:	Rob Nelson D. P. W.
To:	City of Mauston 1260 North Road Mauston, WI 53948

- WE ARE SENDING YOU: Attached
- Under separate cover via _____ the following items:
- Shop Drawings Prints Plans Samples Specifications
- Copy of Letter Change Order Pay Request

Copies	Date	No.	Description
3	9/28/2012		Pay Request #2 Contract A

THESE ARE TRANSMITTED AS CHECKED BELOW:

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Resubmit _____ copies for approval |
| <input type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submit _____ copies for distribution |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return _____ corrected prints |
| <input type="checkbox"/> For review & comment | <input type="checkbox"/> For your file | <input type="checkbox"/> _____ |
| <input type="checkbox"/> FOR BIDS DUE: _____ (Date) | <input type="checkbox"/> RETURNED AFTER LOAN TO US | |

REMARKS: Rob,

Please process the attached Pay Request at the City's next Public Works meeting. This pay request is just for Contract A, Attewell Basin.

Please contact us if you need any more information or if you have any questions. Thank you

Copy to _____ Signed 

If enclosures are not as noted, kindly notify us at once.

REQUEST AND CERTIFICATE FOR PAYMENT

PROJECT: Mauston-Attewell Detention Basin/Westside Industrial Park Detention Basin

ENGINEER'S PROJECT # : 013107381.00

OWNER: City of Mauston
303 Mansion St
Mauston, WI 53948

CONTRACTOR: Gerke Excavating, Inc.
15341 State Hwy 131
Tomah, WI 54660

ENGINEER: Vierbicher Associates, Inc.
400 Viking Drive
Reedsburg, WI 53959

REQUEST NO. 2

REQUEST DATE: 09/28/12

CHANGE ORDER SUMMARY		
Previously Approved Change Orders:	Additions	Deductions
Current Change Orders:	Additions	Deductions
Net Change by Change Orders:		\$0.00

Request is made for payment, as shown below, in connection with the contract. Continuation Sheet is attached.

The present status of the contract is as follows:

ORIGINAL CONTRACT SUM:..... \$609,335.17
 NET CHANGE BY CHANGE ORDERS:..... \$0.00
 CONTRACT SUM TO DATE:..... \$609,335.17

TOTAL COMPLETED TO DATE:..... \$367,008.78
 RETAINAGE: (5% of work completed until 50% complete)..... \$15,233.38
 TOTAL EARNED LESS RETAINAGE:..... \$351,775.40
 LESS PREVIOUS CERTIFICATES FOR PAYMENT:..... \$220,366.30
 CURRENT PAYMENT DUE:..... \$131,409.10

The undersigned CONTRACTOR certifies that (1) all previous progress payments received from OWNER on account of work completed under the contract referred to above have been applied to discharge in full, all obligations of CONTRACTOR incurred in connection with the work covered by prior applications for payment numbered 1 through 2 inclusive (none); and (2) title to all materials and equipment incorporated in said work or otherwise listed in or covered by this application for payment will pass to OWNER at time of payment free and clear of all liens, claims, security interests, and encumbrances (except such as covered by Bond acceptable to OWNER).

Submitted by Contractor: [Signature] Date: 9/28/12

I hereby certify that I have reviewed the work and that to the best of my knowledge and belief, the quantities shown in this estimate are correct. This application is in conformance with the Contract Documents, therefore, I recommend payment of **One Hundred Thirty-One Thousand, Four Hundred Nine and 10/100 (\$131,409.10)**.

Recommended by Engineer: [Signature] Date: 10-02-2012
 Approved by Owner: _____ Date: _____

CONTINUATION SHEET

REQUEST AND CERTIFICATE FOR PAYMENT - CONTRACTOR'S SIGNED CERTIFICATE IS ATTACHED
 PROJECT: Mauston-Affewell Detention Basin/Westside Industrial Park Detention Basin
 ENGINEER'S PROJECT #: 013107381.00

OWNER: City of Mauston
 303 Mansion St
 Mauston, WI 53948

CONTRACTOR: Gerke Excavating, Inc.
 15341 State Hwy 131
 Tomah, WI 54660

ENGINEER: Vierbicher Associates, Inc.
 400 Viking Drive
 Reedsburg, WI 53959

REQUEST NO. 2

REQUEST DATE: 09/28/12

Item No. (A)	Description of Work (B)	Scheduled Quantity (C)	Unit of Measure (D)	Unit Price (D)	Item Total (C*D)	Work Completed			Total Completed To Date (E+F)			% Complete		
						Previous Requests (E)		This Request (F)		Quantity			Amount	
						Quantity	Amount	Quantity	Amount	Quantity	Amount			
General Contract A & B														
1	Performance & Payment Bonds	1	LS	\$8,360.00	\$8,360.00	1	0	0	\$8,360.00	1	0	\$8,360.00	100.00%	
2	Mobilization	1	LS	\$58,080.00	\$58,080.00	1	0	0	\$58,080.00	1	0	\$58,080.00	100.00%	
3	Traffic Control	1	LS	\$250.00	\$250.00	1	0	0	\$250.00	0.5	0.5	\$250.00	50.00%	
Subtotal - General									\$66,690.00			\$66,690.00		
Contract A: Affewell Detention Basin														
4	Silt Fence	2450	LF	\$1.31	\$3,209.50	1,838	0	0	\$2,407.78	1838	0	\$2,407.78	75.02%	
5	Tracking Pad	25	TON	\$31.80	\$795.00	25	0	0	\$795.00	25	0	\$795.00	100.00%	
6	Site Cleaning & Grubbing	1	LS	\$6,840.00	\$6,840.00	0.5	0.5	\$3,420.00	\$3,420.00	1	0.5	\$6,840.00	100.00%	
7	Salvage Topsoil, Basin Site	12.5	AC	\$2,400.00	\$30,000.00	8.13	4.37	\$19,512.00	\$10,488.00	12.5	0	\$30,000.00	100.00%	
8	Salvage and Replace Topsoil, Spoil Site	26.9	AC	\$2,510.00	\$67,519.00	10.76	10	\$27,007.60	\$25,100.00	20.76	0	\$52,107.60	77.17%	
9	Unclassified Excavation	1	LS	\$172,511.00	\$172,511.00	0.65	0.35	\$112,132.15	\$60,378.85	1	0	\$172,511.00	100.00%	
10	Spoil Site Kiwanis Park, Salvage and Replace Topsoil	1	LS	\$1,250.00	\$1,250.00	0	0	\$0.00	\$0.00	0	0	\$0.00	0.00%	
11	Spoil Site Kiwanis Park, Place and Shape Spoil	3900	CY	\$2.96	\$10,360.00	0	0	\$0.00	\$0.00	0	0	\$0.00	0.00%	
12	Storm Sewer, 48x76 HERCP	14	LF	\$254.00	\$3,556.00	0	0	\$0.00	\$0.00	0	0	\$0.00	0.00%	
13	Storm Sewer, 36" RCP with ties	60	LF	\$91.00	\$5,460.00	0	60	\$0.00	\$5,460.00	60	0	\$5,460.00	100.00%	
14	Storm Sewer, 24" RCP with ties	48	LF	\$63.60	\$3,052.80	0	48	\$0.00	\$3,052.80	48	0	\$3,052.80	100.00%	
15	Storm Sewer, 48x76 HERCP Apron End Wall	2	EA	\$6,700.00	\$13,400.00	0	0	\$0.00	\$0.00	0	0	\$0.00	0.00%	
16	Storm Sewer, 36" RCP, Apron End Wall	1	EA	\$2,481.00	\$2,481.00	0	1	\$0.00	\$2,481.00	1	0	\$2,481.00	100.00%	
17	Storm Sewer, 60" Precast Concrete Manhole	2	EA	\$4,460.00	\$8,920.00	0	2	\$0.00	\$8,920.00	2	0	\$8,920.00	100.00%	
18	Storm Sewer, 2x3 Precast Concrete Box with Baffle	1	EA	\$1,340.00	\$1,340.00	0	1	\$0.00	\$1,340.00	1	0	\$1,340.00	100.00%	
19	Riprap, Heavy	650	TON	\$16.63	\$10,809.50	0	661.72	\$0.00	\$11,004.40	661.72	0	\$11,004.40	101.80%	
20	Grouted Riprap, Heavy	60	TON	\$34.57	\$2,074.20	0	60	\$0.00	\$2,074.20	60	0	\$2,074.20	100.00%	
21	Type HR Nonwoven Geotextile Filter Fabric	435	SY	\$2.65	\$1,152.75	0	500	\$0.00	\$1,325.00	500	0	\$1,325.00	114.94%	
22	Restoration; Topsoil, Fertilize, Seed	10915	SY	\$0.29	\$3,165.35	0	0	\$0.00	\$0.00	0	0	\$0.00	0.00%	
23	Erosion Mat DOI Class 1, Type A	10915	SY	\$1.21	\$13,207.15	0	0	\$0.00	\$0.00	0	0	\$0.00	0.00%	
Subtotal - Contract A:									\$165,274.53			\$300,318.78		
Contract B: Westside Industrial Park Detention Basin														
24	Silt Fence	100	LF	\$1.32	\$132.00	0	0	\$0.00	\$0.00	0	0	\$0.00	0.00%	
25	Tracking Pad	25	TON	\$31.80	\$795.00	0	0	\$0.00	\$0.00	0	0	\$0.00	0.00%	
26	Site Cleaning & Grubbing	1	LS	\$6,840.00	\$6,840.00	0	0	\$0.00	\$0.00	0	0	\$0.00	0.00%	
27	Salvage Topsoil	2	AC	\$2,422.50	\$4,845.00	0	0	\$0.00	\$0.00	0	0	\$0.00	0.00%	
28	Unclassified Excavation	1	LS	\$56,900.00	\$56,900.00	0	0	\$0.00	\$0.00	0	0	\$0.00	0.00%	
29	Clay Liner, 2 Feet Thick	2200	SY	\$4.50	\$9,900.00	0	0	\$0.00	\$0.00	0	0	\$0.00	0.00%	
30	Regrade Brunner Lot, Approximately 2.5 Acres	1	LS	\$1,250.00	\$1,250.00	0	0	\$0.00	\$0.00	0	0	\$0.00	0.00%	
31	Salvage 30" RCP, Deliver to Public Works Shop	442	LF	\$7.81	\$3,452.02	0	0	\$0.00	\$0.00	0	0	\$0.00	0.00%	
32	Salvage 30" Apron End Wall, Deliver to Public Works Shop	1	EA	\$375.00	\$375.00	0	0	\$0.00	\$0.00	0	0	\$0.00	0.00%	

Item No. (A)	Description of Work (B)	Scheduled Quantity (C)	Unit of Measure	Unit Price (D)	Item Total (C*D)	Work Completed			Total Completed To Date (E+F)		% Complete	
						Previous Requests (E)		This Request (F)		Quantity		Amount
						Quantity	Amount	Quantity	Amount			
33	Plug Storm Manhole	1	LS	\$320.00	\$320.00	0	\$0.00	0	\$0.00	0	\$0.00	0.00%
34	Connect to 36" RCP	1	LS	\$320.00	\$320.00	0	\$0.00	0	\$0.00	0	\$0.00	0.00%
35	Storm Sewer, 72" Precast Concrete Manhole	1	EA	\$3,112.00	\$3,112.00	0	\$0.00	0	\$0.00	0	\$0.00	0.00%
36	Storm Sewer, 60" Precast Concrete Manhole	1	EA	\$2,466.00	\$2,466.00	0	\$0.00	0	\$0.00	0	\$0.00	0.00%
37	Storm Sewer, 48" Precast Concrete Manhole	3	EA	\$1,892.00	\$5,676.00	0	\$0.00	0	\$0.00	0	\$0.00	0.00%
38	Storm Sewer, 2x3 Precast Concrete Box	2	EA	\$1,833.00	\$3,666.00	0	\$0.00	0	\$0.00	0	\$0.00	0.00%
39	Storm Sewer, 30" RCP	556	LF	\$48.65	\$27,049.40	0	\$0.00	0	\$0.00	0	\$0.00	0.00%
40	Storm Sewer, 18" RCP	484	LF	\$31.10	\$15,052.40	0	\$0.00	0	\$0.00	0	\$0.00	0.00%
41	Storm Sewer, 15" RCP	55	LF	\$24.59	\$1,352.45	0	\$0.00	0	\$0.00	0	\$0.00	0.00%
42	Storm Sewer, 30" Apron Endwall	2	EA	\$1,815.00	\$3,630.00	0	\$0.00	0	\$0.00	0	\$0.00	0.00%
43	Storm Sewer, 18" RCP Apron End Wall	3	EA	\$1,070.00	\$3,210.00	0	\$0.00	0	\$0.00	0	\$0.00	0.00%
44	Outlet Control Structure	1	LS	\$5,000.00	\$5,000.00	0	\$0.00	0	\$0.00	0	\$0.00	0.00%
45	Sawcut Asphalt	282	LF	\$2.45	\$690.90	0	\$0.00	0	\$0.00	0	\$0.00	0.00%
46	Sawcut Concrete	51	LF	\$10.16	\$518.16	0	\$0.00	0	\$0.00	0	\$0.00	0.00%
47	Remove and Dispose of Asphalt Pavement	302	SY	\$2.57	\$776.14	0	\$0.00	0	\$0.00	0	\$0.00	0.00%
48	Remove and Dispose of Concrete	240	SY	\$2.96	\$710.40	0	\$0.00	0	\$0.00	0	\$0.00	0.00%
49	Remove and Dispose of Curb and Gutter	80	LF	\$3.59	\$287.20	0	\$0.00	0	\$0.00	0	\$0.00	0.00%
50	Crushed Aggregate Base Course, 1 1/4" Dense	270	TON	\$14.63	\$3,950.10	0	\$0.00	0	\$0.00	0	\$0.00	0.00%
51	24" Concrete Curb and Gutter	80	LF	\$33.00	\$2,640.00	0	\$0.00	0	\$0.00	0	\$0.00	0.00%
52	Concrete Driveway, 9"	240	SF	\$5.50	\$1,320.00	0	\$0.00	0	\$0.00	0	\$0.00	0.00%
53	Asphaltic Pavement, Type E1, 3 1/2" thick	302	SY	\$24.25	\$7,323.50	0	\$0.00	0	\$0.00	0	\$0.00	0.00%
54	Riprap, Medium	35	TON	\$12.55	\$439.25	0	\$0.00	0	\$0.00	0	\$0.00	0.00%
55	Restoration: Topsoil, Fertilize, Seed	3300	SY	\$1.00	\$3,300.00	0	\$0.00	0	\$0.00	0	\$0.00	0.00%
56	Erosion Mat DOT Class 1, Type A	3300	SY	\$1.21	\$3,993.00	0	\$0.00	0	\$0.00	0	\$0.00	0.00%
Subtotal - Contract B:					\$181,291.92		\$0.00		\$0.00		\$0.00	
Original Contract TOTAL:					\$609,335.17		\$231,964.53		\$135,044.25		\$367,008.78	
Change Orders/Additions												
Subtotal - Change Orders/Additions:					\$0.00		\$0.00		\$0.00		\$0.00	
TOTAL:					\$609,335.17		\$231,964.53		\$135,044.25		\$367,008.78	

Contractor's Application For Payment No. Final

To (Owner): City of Maunston	Application Date: 9/10/12
Project: Maunston West Side Business Park	Notice to Proceed Date: August 19, 2011
From (Contractor): Meise Construction, Inc	Via (Engineer) MSA
Contract: 00044015	Engineer's Project No.:
Owner's Contract No.: 00044015	

Application for Payment

Change Order Summary

Approved Change Orders	Number	Additions	Deductions
Final		17967.45	
TOTALS		\$0.00	\$17,967.45
NET CHANGE BY CHANGE ORDERS			-\$17,967.45

1. ORIGINAL CONTRACT PRICE \$ 1,636,996.60
2. Net change by Charge Orders \$ -17,967.45
3. CURRENT CONTRACT PRICE (Line 1 + 2) \$ 1,619,029.15
4. TOTAL COMPLETED AND STORED TO DATE (Column G on Progress Estimate) \$ 1,619,029.15
5. RETAINAGE:
 - a. 0 % x Work Completed \$ 0.00
 - b. _____ % x \$ _____ Stored Material \$ 0.00
 - c. Total Retainage (Line 5a + Line 5b) \$ 0.00
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5c) \$ 1,619,029.15
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application) \$ 1,602,838.85
8. AMOUNT DUE THIS APPLICATION \$ 16,190.30
9. BALANCE TO FINISH, PLUS RETAINAGE (Column G on Progress Estimate + Line 5 a above) \$ 0.00

Contractor's Certification

The undersigned Contractor certifies that: (1) all previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with Work covered by prior Applications for Payment; (2) title of all Work, materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to Owner at time of payment free and clear of all Liens, security interests and encumbrances (except such as are covered by a Bond acceptable to Owner indemnifying Owner against any such Liens, security interest or encumbrances); and (3) all Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Payment of: \$ 16,190.30 (Line 8 or other - attach explanation of other amount)

is recommended by: [Signature] (Engineer) 9/24/12 (Date)

Payment of: \$ _____ (Line 8 or other - attach explanation of other amount)

is approved by: _____ (Owner) (Date)

Approved by: _____ Funding Agency (if applicable) (Date)

By: [Signature] Date: 9/24/12

Change Order No. FINAL

Date of Issuance: 9/14/12

Effective Date: 9/14/12

Project:	City of Mauston - West Side Industrial Park
Owner:	City of Mauston
Contract:	City of Mauston - City of Mauston - West Side Industrial Park
Date of Contract:	August 19, 2011
Engineer's Project No.:	00044015
Contractor:	Meise Construction, Inc.

The Contract Documents are modified as follows upon execution of this Change Order:

Attachments (list documents supporting change):
 Exhibit A - Final Installed Quantities

Final Pay Application

CHANGE IN CONTRACT PRICE:

CHANGE IN CONTRACT TIMES:

Original Contract Price:

\$1,636,996.60

[(Increase) (Decrease)] from previously approved Change Orders

No. _____ to No. _____

\$0

Contract Price prior to this Change Order:

\$1,636,996.60

[(Increase) (Decrease)] of this Change Order

\$(17,967.45)

\$1,619,029.15

RECOMMENDED:

By: *[Signature]*
 Engineer (Authorized Signature)

Date: 9/14/12
 Approved by Funding Agency (if applicable):

ACCEPTED:

By: _____
 Owner (Authorized Signature)

Date: _____

ACCEPTED:

By: *[Signature]*
 Contractor (Authorized Signature)

Date: 9/24/12

Date: _____

Final Quantities

Exhibit A

For (contract): West Side Business Park - Contract A

Application Period:

A

Item Bid Item No.	Description	As-Bid Quantity	UNITS	Unit Price	Final Totals		
					Final Quantity Installed	\$	%
1.	Mobilization, Bonds and Insurance	1	LS	\$57,000.00	1.00	\$57,000.00	100%
2.	Project Sign	1	LS	\$1,000.00	1.00	\$1,000.00	100%
3.	Traffic Control	1	LS	\$2,500.00	1.00	\$2,500.00	100%
4.	Erosion Control	1	LS	\$15,000.00	1.00	\$15,000.00	100%
5.	Clearing and Grubbing	1	LS	\$5,000.00	1.00	\$5,000.00	100%
6.	Building Demolition and Foundation Removal	1	LS	\$5,000.00	1.00	\$5,000.00	100%
7.	Concrete Quality Control	1	LS	\$250.00	1.00	\$250.00	100%
8.	Turf and Site Restoration (EST=188,000 SY)	1	LS	\$75,000.00	1.00	\$75,000.00	100%
9.	Erosion Mat	26,000	SY	\$1.00	25,621.00	\$25,621.00	99%
10.	Rock Excavation (Utility Work)	750	CY	\$48.00	946.58	\$45,435.84	126%
11.	Imported Granular Backfill	1,000	TON	\$5.25	0.00	\$0.00	0%
12.	Dewatering	1	LS	\$15,000.00	1.00	\$15,000.00	100%
13.	Detention Pond Liner - Type C	16,600	SY	\$1.51	16,610.00	\$25,081.10	100%
14.	Unclassified Excavation and Site Grading	1	LS	\$248,202.00	1.00	\$248,202.00	100%
ROADWAY							
15.	Roadway Base Course	6,700	TON	\$12.62	7,770.49	\$98,063.55	116%
16.	Breaker Run	10,400	TON	\$12.12	9,252.28	\$112,137.63	89%
17.	Excavation Below Subgrade with Breaker Run Backfill	1,500	CY	\$23.00	1,535.50	\$35,316.50	102%
18.	30-inch Curb and Gutter	5,540	LF	\$7.45	5,548.00	\$41,332.60	100%
19.	4-inch Asphaltic Concrete Pavement	3,230	TON	\$48.87	2,915.47	\$142,479.02	90%
20.	Tack Coat	335	GAL	\$2.50	375.00	\$937.50	112%
21.	Medium Rip-rap and Fabric	160	SY	\$34.00	237.00	\$8,058.00	148%
22.	Remove, Salvage, and Reinstall Existing Light Pole	1	EA	\$1,000.00	0.00	\$1,000.00	100%
23.	Roadway Underdrain	600	LF	\$10.00	1,000.00	\$10,000.00	167%
STORM SEWER							
24.	Connect to Existing Storm Sewer Structure	4	EA	\$1,500.00	3.00	\$4,500.00	75%
25.	Storm Manhole, Type 1	11	EA	\$1,600.00	13.00	\$20,800.00	118%
26.	Storm Inlet, Type 3	18	EA	\$875.00	17.00	\$14,875.00	94%
27.	36-inch Catch Basin	6	EA	\$825.00	7.00	\$5,775.00	117%
28.	12-inch RCP Storm Sewer	286	LF	\$20.00	66.00	\$1,320.00	23%
29.	15-inch RCP Storm Sewer	416	LF	\$21.50	409.00	\$8,793.50	98%
30.	18-inch RCP Storm Sewer	1,011	LF	\$26.00	1,205.00	\$31,330.00	119%
31.	24-inch RCP Storm Sewer	24	LF	\$31.00	24.00	\$744.00	100%
32.	36-inch RCP Storm Sewer	136	LF	\$60.00	136.00	\$8,160.00	100%
33.	14-inchx23-inch-inch HERCP Storm Sewer	275	LF	\$50.00	275.00	\$13,750.00	100%
34.	19-inchx30-inch-inch HERCP Storm Sewer	79	LF	\$58.00	79.00	\$4,582.00	100%
35.	12-inch RCP Apron Endwall with Pipe Grate and Cut-off	2	EA	\$750.00	2.00	\$1,500.00	100%
36.	18-inch RCP Apron Endwall with Pipe Grate and Cut-off	1	EA	\$825.00	1.00	\$825.00	100%
37.	24-inch RCP Apron Endwall with Pipe Grate and Cut-off	1	EA	\$1,400.00	1.00	\$1,400.00	100%
38.	19x30-inch HERCP Apron Endwall with Pipe Grate and Cut-off	1	EA	\$1,600.00	1.00	\$1,600.00	100%
39.	36-inch RCP Apron Endwall with Pipe Grate and Cut-off	2	EA	\$2,350.00	2.00	\$4,700.00	100%
40.	Connect to Existing Drain Tile	1	LS	\$450.00	1.00	\$450.00	100%

For (contract): West Side Business Park - Contract A

Application Period:

A

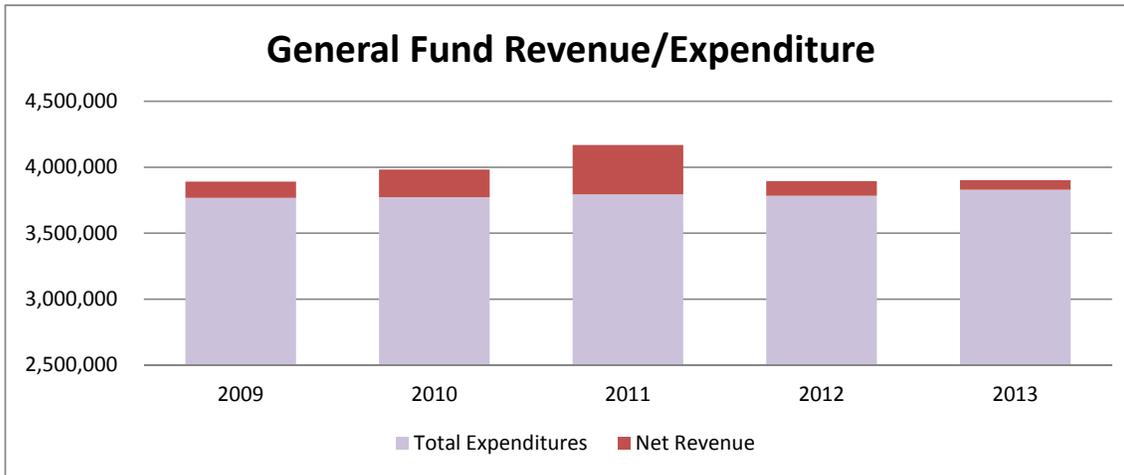
Item Bid Item No.	Description	As-Bid Quantity	UNITS	Unit Price	Final Totals		
					Final Quantity Installed	\$	%
WATER MAIN							
41.	Remove and Salvage Existing Hydrant (to Owner)	1	LS	\$1,600.00	1.00	\$1,600.00	100%
42.	Hydrant, Complete	10	EA	\$2,800.00	10.00	\$28,000.00	100%
43.	6-inch Valve and Box	10	EA	\$925.00	10.00	\$9,250.00	100%
44.	8-inch Valve and Box	11	EA	\$1,400.00	11.00	\$15,400.00	100%
45.	12-inch Valve and Box	7	EA	\$2,350.00	7.00	\$16,450.00	100%
46.	Utility Insulation	200	SF	\$3.00	128.00	\$384.00	64%
47.	Connect to Existing Water Main	2	EA	\$1,800.00	2.00	\$3,600.00	100%
48.	6 x 8-inch Tee	8	EA	\$150.00	8.00	\$1,200.00	100%
49.	6 x 12-inch Tee	2	EA	\$200.00	2.00	\$400.00	100%
50.	8 x 12-inch Tee	5	EA	\$250.00	5.00	\$1,250.00	100%
51.	12 x 12-inch Cut-In Tee	1	EA	\$850.00	1.00	\$850.00	100%
52.	8 x 12-inch Cross	3	EA	\$400.00	3.00	\$1,200.00	100%
53.	8-inch Plug	12	EA	\$100.00	11.00	\$1,100.00	92%
54.	Remove Existing Water Main	1	LS	\$800.00	1.00	\$800.00	100%
55.	10 x 12-inch Reducer	1	EA	\$150.00	1.00	\$150.00	100%
SANITARY SEWER							
56.	Type 1 Manhole, Complete	9	EA	\$2,600.00	9.00	\$23,400.00	100%
57.	10-inch Sanitary Sewer	2,685	LF	\$46.00	2,685.00	\$123,510.00	100%
58.	Connect to Existing Sewer	3	EA	\$1,200.00	3.00	\$3,600.00	100%
59.	Special Trench Bedding	400	CY	\$25.00	0.00	\$0.00	0%
ADDITIVE ALTERNATE 2 - PVC WATERMAIN							
1.	6-inch PVC Hydrant Lead w/Tracer Wire	82	LF	\$29.00	82.00	\$2,378.00	100%
2.	8-inch PVC Water Main w/Tracer Wire	453	LF	\$29.00	453.00	\$13,137.00	100%
3.	12-inch PVC Water Main w/Tracer Wire	2,809	LF	\$36.00	2,842.00	\$102,312.00	101%
ADDITIVE ALTERNATE 4 - GEOSYNTHETIC							
1.	Geosynthetic (Ten Gate Miraflo RS 580i or equal)	15,000	SY	\$5.12	15,576.00	\$79,749.11	104%
ADDITIVE ALTERNATE 5 - STREET LIGHTING							
1.	Pole: Fixture with Base (Complete)	12	EA	\$3,660.00	12.00	\$43,920.00	100%
2.	Pull Box	7	EA	\$600.00	6.00	\$3,600.00	86%
3.	Utility Allowance	1	LS	\$5,000.00	1.00	\$5,000.00	100%
4.	Utility Service	1	LS	\$6,100.00	1.00	\$6,100.00	100%
5.	#2 Cu. Feeder Plus Ground in 2-inch Conduit	1,405	LF	\$11.10	1,169.00	\$12,975.90	83%
6.	#4 Cu. Feeder Plus Ground in 2-inch Conduit	1,920	LF	\$8.75	1,523.00	\$13,326.25	79%
7.	#6 Cu. Feeder Plus Ground in 2-inch Conduit	540	LF	\$7.15	389.00	\$2,781.35	72%
8.	Spare 2-inch Conduit	3,865	LF	\$2.30	3,081.00	\$7,086.30	80%
Totals						\$1,619,029.14	99%

EJCDC No. C-620 (2007 Edition)

Prepared by the Engineers' Joint Contract Documents Committee and endorsed by the Associated General Contractors of America and the Construction Specifications Institute.

**FINANCE AND
PURCHASING
COMMITTEE
ITEMS**

<u>Revenue/Expenditures</u>	2009	2010	2011	2012	2013
Total Expenditures	3,768,399	3,772,340	3,794,569	3,783,724	3,829,619
Net Revenue	122,994	210,401	374,206	110,673	72,562
	3.3%	5.6%	9.9%	2.9%	1.9%



Revenues	2012 Budget	2013 Budget Proposed	Proposed Change	% Change
Taxes	1,837,252	1,868,639	31,387	1.7%
Intergovernmental	1,534,594	1,574,407	39,813	2.6%
Licenses & Permits	70,973	61,450	(9,523)	-13.4%
Charges for Service	288,753	295,585	6,832	2.4%
Fines & Forfeitures	50,000	39,700	(10,300)	-20.6%
Miscellaneous	51,825	62,400	10,575	20.4%
Total Revenues	3,833,397	3,902,181	68,784	1.8%
Expenditures				
General Government	539,898	562,855	22,957	4.3%
Public Safety - Police	822,028	857,558	35,530	4.3%
Public Safety - Fire	139,930	139,930	-	0.0%
Public Works	896,716	934,319	37,603	4.2%
Summer Recreation	56,654	52,324	(4,330)	-7.6%
Planning & Zoning	77,591	80,587	2,996	3.9%
Non-Operating Expense	1,300,597	1,202,046	(98,551)	-7.6%
Total Expenditures	3,833,414	3,829,619	(3,795)	-0.1%

**CITY OF MAUSTON
GENERAL FUND
SUMMARY SCHEDULE OF REVENUES AND EXPENDITURES**

	FY09 Actual	FY10 Actual	FY11 Actual	FY12 Budget	FY12 Projected	Proposed Change	FY13 Budget
REVENUES							
Taxes							
Property Taxes	\$ 1,508,161	\$ 1,551,646	\$ 1,647,619	\$ 1,654,168	\$ 1,654,168	\$ -	\$ 1,654,168
Payment in Lieu of Taxes	122,546	135,363	125,981	122,000	122,000	3,715	125,715
Special Assessments	67,511	82,731	140,410	61,084	61,084	27,672	88,756
Other Taxes	-	-	328	-	-	-	-
Total Taxes	1,698,218	1,769,740	1,914,338	1,837,252	1,837,252	31,387	1,868,639
Intergovernmental Revenue							
Shared Revenue	1,071,342	1,124,801	1,127,511	1,020,507	1,020,507	75,241	1,095,748
Transportation Aid	465,052	443,502	425,109	389,191	389,191	(33,269)	355,922
Other State Aid	92,176	36,748	29,004	27,584	27,584	(6,484)	21,100
Municipal Service Payments	79,668	105,410	104,742	97,312	97,312	4,325	101,637
Total Intergovernmental Revenue	1,708,239	1,710,461	1,686,365	1,534,594	1,534,594	39,813	1,574,407
Licenses & Permits							
License	11,355	11,366	10,651	10,000	10,000	150	10,150
Franchise Fees	25,729	25,526	24,965	25,000	25,000	-	25,000
Building Permits	24,754	25,411	14,962	11,500	11,500	13,000	24,500
Other Permit Fees	941	451	821	24,473	24,473	(22,673)	1,800
Total Licenses & Permits	62,779	62,753	51,398	70,973	70,973	(9,523)	61,450
Charges for Service							
Admin	16,209	18,501	16,580	3,000	3,000	(3,000)	-
Police	693	439	2,389	500	500	-	500
Fire	142,736	128,185	139,675	104,747	104,747	6,338	111,085
Public Works	8,885	11,480	5,280	13,800	13,800	(1,800)	12,000
Garbage	139,292	145,503	160,387	154,706	154,706	5,294	160,000
Summer Rec	12,258	12,571	11,765	12,000	12,000	-	12,000
Total Charges for Service	320,073	316,679	336,076	288,753	288,753	6,832	295,585
Fines & Forfeitures							
Court	18,607	17,669	17,585	40,000	26,000	(10,300)	29,700
Police	9,600	8,690	10,205	10,000	10,000	-	10,000
Total Fines & Forfeitures	28,207	26,359	27,790	50,000	36,000	(10,300)	39,700
Miscellaneous							
Interest Income	48,559	50,552	49,552	18,500	18,500	7,000	25,500
Rent	13,008	19,905	28,779	25,500	25,500	-	25,500
Other	12,311	25,090	18,105	7,825	7,825	3,575	11,400
Sale of Property	-	1,200	56,673	-	75,000	-	-
Total Miscellaneous	73,877	96,747	153,108	51,825	126,825	10,575	62,400
TOTAL REVENUES	3,891,394	3,982,740	4,169,075	3,833,397	3,894,397	68,784	3,902,181

**CITY OF MAUSTON
GENERAL FUND
SUMMARY SCHEDULE OF REVENUES AND EXPENDITURES**

	FY09 Actual	FY10 Actual	FY11 Actual	FY12 Budget	FY12 Projected	Proposed Change	FY13 Budget
EXPENDITURES							
General Government							
Salary	255,192	229,394	237,544	255,142	255,142	6,894	262,036
Benefit	136,059	153,922	156,335	125,256	125,256	12,993	138,249
Professional Service	99,561	98,214	77,318	69,420	69,420	430	69,850
Contractual Service	45,004	50,786	53,454	47,940	47,940	(5,540)	42,400
Supplies	34,514	34,889	31,233	42,140	42,140	8,180	50,320
Total General Government	570,330	567,204	555,884	539,898	539,898	22,957	562,855
Police							
Salary	461,511	497,024	499,541	503,655	503,655	12,080	515,735
Benefit	243,122	281,344	290,117	240,535	240,535	20,450	260,985
Professional Service	10,919	6,723	12,415	11,500	11,500	-	11,500
Contractual Service	16,298	26,392	24,979	25,695	25,695	-	25,695
Supplies	36,851	42,231	46,416	40,643	40,643	3,000	43,643
Total Public Safety - Police	768,701	853,714	873,467	822,028	822,028	35,530	857,558
Fire							
Salary	80,142	67,748	68,354	76,000	76,000	-	76,000
Benefit	9,933	10,107	10,915	11,900	11,900	-	11,900
Professional Service	425	727	30	380	380	(30)	350
Contractual Service	12,450	12,856	15,030	17,250	17,250	(2,050)	15,200
Supplies	32,413	33,994	33,334	34,400	34,400	2,080	36,480
Total Public Safety - Fire	135,363	125,432	127,662	139,930	139,930	-	139,930
Public Works							
Salary	231,431	194,389	250,551	248,379	248,379	4,314	252,693
Benefit	109,864	121,261	147,177	119,587	119,587	15,564	135,151
Professional Service	4,591	859	1,648	3,000	3,000	-	3,000
Contractual Service	356,815	360,511	378,673	383,200	383,200	5,025	388,225
Supplies	304,240	154,327	191,770	142,550	142,550	12,700	155,250
Total Public Works	1,006,941	831,347	969,820	896,716	896,716	37,603	934,319
Summer Recreation							
Salary	33,317	31,456	30,164	36,000	28,000	(4,000)	32,000
Benefit	2,549	2,238	2,190	2,754	2,000	(330)	2,424
Contractual Service	5,093	4,378	4,263	6,700	6,700	(1,000)	5,700
Supplies	10,734	10,695	10,442	11,200	11,200	1,000	12,200
Total Summer Recreation	51,692	48,766	47,058	56,654	47,900	(4,330)	52,324
Planning & Zoning							
Salary	31,434	30,693	30,721	31,603	31,603	628	32,231
Benefit	25,699	27,790	28,478	21,578	21,578	2,368	23,946
Professional Service	6,828	5,036	3,891	1,700	1,700	-	1,700
Contractual Service	21,299	24,617	12,173	19,550	19,550	-	19,550
Supplies	1,303	1,772	632	3,160	3,160	-	3,160
Total General Government	86,563	89,908	75,895	77,591	77,591	2,996	80,587
Operating Expenditures	2,619,589	2,516,371	2,649,786	2,532,817	2,524,063	94,756	2,627,573

**CITY OF MAUSTON
GENERAL FUND
SUMMARY SCHEDULE OF REVENUES AND EXPENDITURES**

	FY09 Actual	FY10 Actual	FY11 Actual	FY12 Budget	FY12 Projected	Proposed Change	FY13 Budget
<i>Non-Operational</i>							
Fixed Cost	315,569	310,001	325,140	320,501	320,501	3,910	324,411
Debt Service	318,670	298,795	292,624	274,836	274,836	(7,573)	267,263
Contributions	398,907	388,965	430,050	534,314	534,314	(66,952)	467,362
Contributions to Others	93,931	79,931	76,530	95,010	95,010	(30,000)	65,010
Contingency	21,732	178,276	20,438	75,936	35,000	2,064	78,000
Non-Operating Expenditures	1,148,810	1,255,968	1,144,782	1,300,597	1,259,661	(98,551)	1,202,046
TOTAL EXPENDITURES	\$ 3,768,399	\$ 3,772,340	\$ 3,794,569	\$ 3,833,414	\$ 3,783,724	\$ (3,795)	\$ 3,829,619
<i>Revenues over Expenditures</i>	122,994	210,401	374,206	(17)	110,673	72,579	72,562
Unassigned Fund Balance	2,099,942	2,310,343	2,684,549	2,684,532	2,795,222		2,867,784
Ratio - Fund Balance:Expenditures	56%	61%	71%	70%	74%		75%

**CITY OF MAUSTON
WATER UTILITY FUND
SUMMARY SCHEDULE OF REVENUES AND EXPENDITURES**

	FY09 Actual	FY10 Actual	FY11 Actual	FY12 Budget	FY12 Projected	Proposed Change	FY13 Budget
REVENUES							
Residential Meters	\$ 295,828	\$ 294,061	\$ 290,338	\$ 292,000	\$ 292,000	\$ -	\$ 292,000
Commercial Meters	202,502	202,705	209,716	210,000	210,000	-	210,000
Industrial Meters	24,001	26,276	31,897	31,000	31,000	1,000	32,000
Public Authority Meters	60,812	64,991	65,483	60,000	60,000	10,000	70,000
Public Fire Protection	231,924	231,924	231,924	231,000	231,000	924	231,924
Private Fire Protection	24,731	26,419	26,504	17,000	17,000	8,000	25,000
Other Operating Revenues	17,754	15,262	18,235	8,900	8,900	5,500	14,400
Water Tower Rent	10,350	10,350	10,912	10,350	10,350	14,400	24,750
Interest Income	19,718	24,513	6,585	13,000	13,000	(9,000)	4,000
TOTAL REVENUES	887,620	896,501	891,594	873,250	873,250	30,824	904,074
EXPENDITURES							
Administrative	216,562	235,453	238,673	169,977	169,977	52,716	222,693
Treatment	46,065	33,779	53,542	57,038	57,038	(4,044)	52,994
Pumping	33,876	46,679	54,750	54,338	54,338	(3,344)	50,994
Transmission & Distribution	82,244	90,951	19,093	45,138	45,138	(9,394)	35,744
Source	3,803	7,660	12,705	19,788	19,788	(6,044)	13,744
Customer Accounts	2,180	1,291	2,320	10,000	10,000	(5,000)	5,000
Operating Expenditures	384,729	415,814	381,084	356,279	356,279	24,890	381,169
Contributions	-	-	-	14,510	-	5,009	19,519
Debt Service	278,776	208,355	244,329	244,571	244,329	(1,326)	243,246
Payment in Lieu of Taxes	87,622	87,696	86,851	85,524	85,389	-	85,524
Non-Operating Expenditures	366,398	296,051	331,180	344,605	329,718	3,684	348,289
TOTAL EXPENDITURES	\$ 751,127	\$ 711,865	\$ 712,264	\$ 700,884	\$ 685,997	\$ 28,573	\$ 729,457
<i>Net Revenues over Expenditures</i>	<i>136,493</i>	<i>184,636</i>	<i>179,330</i>	<i>172,366</i>	<i>187,253</i>	<i>2,251</i>	<i>174,617</i>
Water Fund Reserve Balanace	903,984	1,088,620	1,267,950	1,440,316	1,627,569		1,802,186
Ratio - Fund Balance:Expenditures	235%	262%	333%	404%	457%		473%

**CITY OF MAUSTON
SEWER UTILITY FUND
SUMMARY SCHEDULE OF REVENUES AND EXPENDITURES**

	FY09 Actual	FY10 Actual	FY11 Actual	FY12 Budget	FY12 Projected	Proposed Change	FY13 Budget
REVENUES							
Residential Meters	\$ 370,468	\$ 380,278	\$ 393,050	\$ 390,000	\$ 390,000	\$ 20,000	\$ 410,000
Commercial Meters	402,505	410,507	431,026	432,000	432,000	(2,000)	430,000
Industrial Meters	46,964	50,635	61,241	59,000	59,000	6,000	65,000
Public Authorities	191,460	199,546	213,408	200,000	200,000	22,000	222,000
Interest Income	96,260	117,703	99,054	120,000	120,000	(59,100)	60,900
Other Operating	34,625	34,401	43,072	34,000	34,000	-	34,000
TOTAL REVENUES	1,142,281	1,193,069	1,240,851	1,235,000	1,235,000	(13,100)	1,221,900
EXPENDITURES							
Salary	116,100	158,859	129,636	139,184	139,184	(1,024)	138,160
Benefit	73,985	87,453	84,159	86,664	86,664	(11,736)	74,928
Contractual Service	16,230	7,926	12,789	17,375	17,375	(2,375)	15,000
Supplies	278,776	350,563	268,206	253,000	253,000	(6,500)	246,500
Operating Expenditures	485,091	604,802	494,790	496,223	496,223	(21,635)	474,588
Contributions	-	-	-	19,320	19,320	6,211	25,531
Debt Service	559,538	557,971	572,659	572,659	572,659	(24,725)	547,934
Property & Other Insurance	12,481	11,323	14,099	13,208	13,208	810	14,018
Payment in Lieu of Taxes	-	-	-	5,048	5,048	-	5,048
Non-Operating Expenditures	572,019	569,294	586,758	610,235	610,235	(17,704)	592,531
TOTAL EXPENDITURES	\$ 1,057,110	\$ 1,174,096	#####	\$ 1,106,458	\$ 1,106,458	\$ (39,339)	\$ 1,067,119
<i>Net Revenues over Expenditures</i>	<i>85,172</i>	<i>18,974</i>	<i>159,303</i>	<i>128,542</i>	<i>128,542</i>	<i>26,239</i>	<i>154,781</i>
Water Fund Reserve Balanace	3,066,991	3,085,965	3,245,268	3,373,810	3,502,352		3,657,133
Ratio - Fund Balance:Expenditures	632%	510%	656%	680%	706%		771%

**CITY OF MAUSTON
LIBRARY FUND
SUMMARY SCHEDULE OF REVENUES AND EXPENDITURES**

	FY09 Actual	FY10 Actual	FY11 Actual	FY12 Budget	FY12 Projected	Proposed Change	FY13 Budget
REVENUES							
County Reimbursement	\$ 170,768	\$ 178,586	\$ 183,140	\$ 173,941	\$ 173,941	\$ 9,607	\$ 183,548
Fines & Forfeitures	21,740	24,813	33,013	21,000	21,000	3,813	24,813
Donations	39,747	7,175	2,476	900	900	1,100	2,000
Winding Rivers Grant	6,110	6,100	6,100	6,110	6,110	(10)	6,100
Interest Income	1,958	3,168	6,585	15,191	4,000	(11,191)	4,000
Operating Revenues	240,324	219,843	231,314	217,142	205,951	3,319	220,461
City Contribution	306,600	310,000	310,000	291,400	291,400	-	291,400
TOTAL REVENUES	546,924	529,843	541,314	508,542	497,351	3,319	511,861
EXPENDITURES							
Salary	170,203	168,344	183,746	196,400	196,400	6,600	203,000
Benefit	80,696	87,686	90,428	97,984	97,984	(2,684)	95,300
Contractual Service	130,255	124,815	129,413	114,201	114,201	(5,600)	108,601
Professional Service	360	-	20	-	-	100	100
Supplies	77,380	63,324	70,688	72,834	72,834	245	73,079
Operating Expenditures	458,894	444,169	474,294	481,419	481,419	(1,339)	480,080
Capital Outlay	-	-	-	22,000	22,000	-	22,000
Reserve Funds	11,723	30,753	30,825	-	-	-	-
Fixed Cost	4,916	4,675	5,648	5,272	5,272	332	5,604
Non-Operating Expenditures	4,916	35,428	36,473	27,272	27,272	332	27,604
TOTAL EXPENDITURES	463,810	\$ 479,597	\$ 510,767	\$ 508,691	\$ 508,691	\$ (1,007)	\$ 507,684
<i>Net Revenues over Expenditures</i>	<i>83,113</i>	<i>50,246</i>	<i>29,850</i>	<i>(149)</i>	<i>(11,340)</i>	<i>4,326</i>	<i>4,177</i>
Library Fund Reserve Balanace	315,890	366,136	395,986	395,837	384,498		388,675
Ratio - Fund Balance:Expenditures	69%	82%	83%	82%	80%		81%

2013 BUDGET REQUESTS SUMMARY

Department	Description	One-time Capital Cost	2012 Revenue	2012 Operational Costs	Net Start-up Costs
PW-Parks	Mosquito Control Equipment	14,072	-	3,400	17,472
PW-Parks	Veterans Park Dugouts	14,000	-	-	14,000
Admin-PEG	Video Access on Website	-	-	2,495	2,495
Total General Fund Requests		28,072	-	5,895	33,967
PW-Water	GIS	20,000	-	-	20,000
Total Water Fund Requests		20,000	-	-	20,000
PW-Sewer	GIS	20,000	-	-	20,000
Total Sewer Fund Requests		20,000	-	-	20,000

FY12 Budget Request Form

Request/Project Title:

Department-Program:

Request Total:	17,472
Less Savings/Revenue:	-
Net Effect on Budget:	17,472

Request Description (What)
 Mosquito control equipment and chemicals to spray parks and ball fields. The start up cost would be \$14K for the equipment, and an annual cost of \$3.4K.

Justification (Why)
 This was a request made by the Park Board. The particluar goal is to reduce the amount of mosquitos in ball fileds and play areas for the youth summer programs. Surrounding communities spray, and given low wet area Mauston is located it should provide improved quality of life and reduce health risks.

Expense Breakdown				
Account Type	Description	One-time Cost	Annual Cost	Total Cost
Capital	Mosquito spray application equipt	14,072		14,072
Supplies	mosquito spray chemicals		3,400	3,400
				-
				-
				-
				-
TOTAL REQUEST COST		\$ 14,072	\$ 3,400	\$ 17,472

FY12 Budget Request Form

Request/Project Title:

Department-Program:

Request Total:	14,000
Less Savings/Revenue:	<input type="text" value="-"/>
Net Effect on Budget:	<u>14,000</u>

Request Description (What)
 New dugouts for the two ball fields at Veteran's Memorial Park. For the 4 dugouts material & labor will run about \$3,500 a piece.

Justification (Why)
 With the new concession stand completed this year, adding new dugouts in '13 would complete the fields. The current dugouts are nearing the end of their useful life and are becoming unsightly. This is a significant asset in terms of function and use to the community. We have also received a commitment from the youth baseball organization to contribute to adding safety netting.

Expense Breakdown				
Account Type	Description	One-time Cost	Annual Cost	Total Cost
Capital	new dugouts	14,000		14,000
				-
				-
				-
				-
				-
TOTAL REQUEST COST		\$ 14,000	\$ -	\$ 14,000

FY12 Budget Request Form

Request/Project Title:

Department-Program:

Request Total:	2,495
Less Savings/Revenue:	-
Net Effect on Budget:	2,495

Request Description (What)

This is an additional service provide Earth Channel, which is compatible with our current web service provider, Gov Office. The flat rate, which provides unlimited storage and video on demand, is a fee of \$2,495 a year.

Justification (Why)

The intent is to provide easier access to view Council meetings. The internet continues to grow as the media of choice, because it provides viewers the opportunity to watch programming at their liesure. This program would also allow video to be indexed and jump directly to a specified section. This request was triggered by interest on the part of the new school superintendent. Their is a possiblity of cost sharing, but unconfirmed.

Expense Breakdown				
Account Type	Description	One-time Cost	Annual Cost	Total Cost
Contractual Service	Earth Channel Solo		2,495	2,495
				-
				-
				-
				-
TOTAL REQUEST COST		\$ -	\$ 2,495	\$ 2,495

FY12 Budget Request Form

Request/Project Title:

Department-Program:

Request Total:	40,000
Less Savings/Revenue:	<input type="text" value="-"/>
Net Effect on Budget:	<u>40,000</u>

Request Description (What)

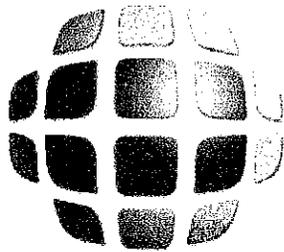
City Staff is requesting to implement a Geographic Information System (GIS) for the city which is a mapping product that is linked to a database of information. It can be used to record both locations of infrastructure as well as events. Staff acquired one quote from MSA for the implementation of GIS at \$40K. The quote did not include ongoing maintenance, nor take into consideration additional instruments that could streamline certain processes. Staff would recommend further investigation and inquiring from additional vendors. But we would recommend budgeting \$40K or a portion thereof to begin implementation in 2013. Staff would recommend using Utility funds to rather than General funds to cover this cost.

Justification (Why)

The primary purpose for the request is to provide the city with better mapping for the Cities utility infrastructure. Currently several maps have to be referenced for each utility. Everytime a change in infrastructure occurs it requires the City to hire a firm to generate a new map or reference outdated information. Further several of PW staff are getting close to retirement and with them institutional knowledge. While the County does provide some GIS services their system is antiquated and tend to be limited in response to City requests. Some communities have experienced savings by providing engineers with up-to-date data to reduce design costs. GIS also provides the ability to better analyze city services. GIS does come at a cost, It can be as fancy or as basic as you would like it to be. In order for the system to be usable it must be maintained, which requires time.

Expense Breakdown

Account Type	Description	One-time Cost	Annual Cost	Total Cost
Professional Service	GIS	40,000		40,000
				-
				-
				-
				-
				-
TOTAL REQUEST COST		\$ 40,000	\$ -	\$ 40,000



EarthChannel

Proposal for
City of Mauston, WI

Document: mauston-wi-09252012

Date: 09/25/2012

Proposal prepared for:
Galen Lingl
608-847-4410 x4486
channel6@mauston.com

Proposal prepared by:
Michael T. Ashby
678-935-9103 x1002
michael@earthchannel.com

Proposal Valid Until: 12/25/2012

PO BOX 870027, Stone Mountain, GA 30087
678-935-9103 voice 770-979-5477 fax
www.earthchannel.com

Open Government Made Easy

Thank You For Your Request

Thank you for the opportunity to respond to your request for information. Contained in this proposal is an overview of our services and pricing for your review.

Flat-Rate Pricing

We make streaming easy and affordable with a wide variety of customized plans. EarthChannel programs start at \$2495 per year. Pricing is based on the size of your community and billed either annually or monthly. This provides you with an accurate and reliable budget without skimping on features.

No Software To Install

Our product is a cloud based solution, sometimes referred to as Software as a Service (SaaS), much like Gmail. EarthChannel's advanced features are easy to use with no software to install. Simply access our tools through your browser, from home or office and we'll have you up and running in less than an hour.

Train & Stream In Less Than A Day

No expensive, time consuming on-site training is required. Instead, our experts will quickly guide your staff through all the features and tools. By the end of the training session, your staff will be EarthChannel experts, too!

No Capital Expenditures Required

If you've already invested in encoding equipment, EarthChannel works with your existing tools in most cases. This allows you to upgrade your streaming services without dipping into your capital budget. Otherwise, we can optionally provide and maintain one of the industry's best encoders as part of your package. This means you can be fully equipped to stream your important local information all for a low, flat-rate price. Your encoding equipment is simply another service.

Rich & Robust Infrastructure

Widely fluctuating audience size can present a real challenge. EarthChannel's huge Internet connections and banks of streaming servers take the risk out of widely fluctuating audience sizes. Each publisher has the ability to instantly burst to over 5,000 viewers without any modifications or additional expense.

Included Features

All EarthChannel packages include the following:

- ❖ Unlimited U.S. viewer bandwidth for both live and/or VOD streams
- ❖ Unlimited OnDemand media storage* (if chosen)
- ❖ "Unified Media Player"
 - ❖ Support for both desktops and mobile devices. No application install needed
- ❖ Adequate bandwidth to support a minimum of 5,000 simultaneous streams
- ❖ Streaming servers with 1.0-Gigabit connection to the Internet
- ❖ 99+% Server uptime guaranteed
- ❖ Unlimited use of EC-Indexer software for easy indexing and linking of VOD files
 - ❖ Media Indexing (jump to agenda items)
 - ❖ Ability to add attachments
 - ❖ Easy Media Management
 - ❖ Robust Viewership Reporting
 - ❖ Rich Search Tools
 - ❖ Support for both 4:3 and 16:9 media
 - ❖ Choice of standard, medium or large players
 - ❖ Indexed & Non-Indexed players
 - ❖ "Unlimited remote support"
- ❖ Telephone-assisted setup and training
- ❖ Term: 12-months, net 30. Auto-renewable unless given 60-days notice

* Unlimited storage applies to all self-generated media that matches your EarthChannel profile and is limited to 5-years



MAYOR'S ITEMS

ADMINISTRATOR'S ITEMS

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
101 S. Webster Street
Box 7921
Madison WI 53707-7921

Scott Walker, Governor
Cathy Stepp, Secretary
Telephone 608-266-2621
FAX 608-267-3579
TTY Access via relay - 711



September 28, 2012

Nathan Thiel, City Administrator
City of Mauston
303 Mansion St.
Mauston, WI 53948-1329

Subject: **MUNICIPAL FLOOD CONTROL GRANT# MFC-29251-12**
GRANT AWARD AMOUNT OF \$360,500.00
Grantee: City Of Mauston
Project Title: Riverside Park Acquisition of 6 parcels and Park changes

Dear Mr. Thiel:

Congratulations! On behalf of the Governor, we are pleased to forward to you duplicate copies of a grant agreement for financial assistance from the Municipal Flood Control Grant details listed above. Please understand it is your responsibility to assure that all permits required are obtained prior to proceeding with this project. If your grant award is for acquisition and removal of structures, see the suggested "Deed Restriction Format" for providing proof of the permanent open space requirement on the grant web site listed below. The attached documents detail the cost eligible for payment reimbursement and the conditions of this award.

Sign and return within 30 days of this letter, the "DNR stamped copy of the grant award" agreement to:

Jeff Soellner, CF/2
WI Department of Natural Resources
PO Box 7921
Madison, WI. 53707-7921

Additional forms including payment forms, program guide, property acquisition guidance, and ch. NR 199, Wis. Adm. Code may be down-loaded from the following grant web site for your assistance throughout this project: <http://dnr.wi.gov/Aid/MunFloodControl.html>. Please also note that you will be responsible for completing the long term management plan and final report along with the Certification and Verification form at the end of the project, also available at the above website. See the following web site for contacts related to permit requirements for your project: <http://dnr.wi.gov/Aid/MunFloodControl.html>.

Please contact Jeff Soellner, Grant Program Manager, at (608) 267-7152, e-mail: jeffrey.soellner@wisconsin.gov regarding questions related to this grant project other than permit requirements.

Sincerely,

for 
Mary Rose Teves, Director
Bureau of Community Financial Assistance

Attachment: grant details & grant conditions

C: WT/3
John Langhans - MSA

Note: This document is authorized by s. 281.665, Wis. Stats., and ch. NR 199, Wis. Adm. Code: Acceptance of this document is mandatory. Failure to return this signed document to the Department of Natural Resources will result in the denial of grant funds. The information contained on this document will be used for reimbursement eligibility for the Municipal Flood Control Grant Program.

TYPE OF PROJECT
 X Municipal Flood Control

TYPE OF ACTION
 X Grant Award
 Grant Amendment

TYPE OF AGREEMENT
 X Local Assistance Grant and
 X Acquisition

PART 1. GRANT ADMINISTRATION DATA

Grant Number MFC-29251-12	Grant Award Start Date October 1, 2012	Grant Amendment Number	Grant Amendment Date
Project Name Riverside Park Acquisition of 6 parcels and Park changes			Total Grant Amt. \$360,500.00
Grantee (city, village, town, metropolitan sewerage district) City of Mauston			
Grantee Authorized Contact (Name and Title) Nathan Thiel, City Administrator			
Street address 303 Mansion St		Grant Period Start Date October 1, 2012 End Date October 1, 2014	
City, State, Zip Code Mauston, WI 53948-1329			
Grantee Authorized Contact Information Contact Phone: (608)847-6676 Contact E-mail: nthiel@mauston.com Contact Fax Number:		DNR Region West Central Region	

PART 2. ELIGIBLE PROJECT STATE COST- SHARE

	Original Award	Amendment Amount	Amended Total
> Property Acquisition and Removal of Structures:	\$318,500.00		\$318,500.00
> Local Assistance for Administrative Cost of Project:	\$ 42,000.00		\$ 42,000.00
TOTAL COST:	\$360,500.00		\$360,500.00

PART 3: SCOPE OF GRANT

SCOPE: Six properties located in the floodway of Lemonweir River/ Lake Decorah will be acquired by the City of Mauston, structures removed, and deed restricted as permanent open space to provide additional flood storage for flood events. All of the property values in the appraisals were accepted by the appraisal reviewer. Additionally there will be park improvements that will be partially funded by this grant after final plans are approved by Wisconsin DNR.

The six properties in Mauston are located at:

- 1) 119 Beach Street
- 2) 123 Beach Street
- 3) 127 Beach Street
- 4) 131 Beach Street
- 5) 135 Beach Street
- 6) 139 Beach Street

Eligible state cost share is allowed at 70% for the following cost applied for in the application:

- > DNR determined fair market value of property when the DNR Real Estate review is completed and value determined.
- > Cost of appraisal reports
- > Displaced person relocation payments if approved by the Dept. of Commerce and the proof is provided to the DNR for reimbursement.
- > Title evidence
- > Recording fees of the title and deed restriction in the county register of deeds office.
- > Environmental inspections
- > Structure removal cost.
- > Engineering or planning fees for the project including previously incurred.

1. This award is subject to the provisions of section 281.665, Wis. Stats., and chapter NR 199, Wis. Adm. Code.
2. All eligible expenditures shall be completed in accordance with the grant award specifications. The grant specifications may not be changed without advance approval from the DNR grant program manager. An alteration in funding for this grant award may be granted with a grant amendment from the DNR grant manager only and depends on funding available and maximum funding allowed by section 281.665, Wis. Stats.
3. Grantee shall immediately notify the DNR grant manager of any change in the status or purpose of the grant.
4. The project shall be completed in accordance with chapter NR 199, Wis. Adm. Code.
5. The project shall be in compliance with chapter NR 199, Wis. Adm. Code and section 281.665, Wis. Stats., before any payment is made.
6. The grantee shall obtain all permits or approvals required by law to complete the project.
7. Appraisers for acquisition shall be State of Wisconsin Licensed and Certified "Residential Appraisers" or "General Appraisers" and meet all applicable state laws and rules for appraisers. Acquisitions with fair market value of more than \$200,000 require 2 appraisal reports with DNR supplemental requirements.
8. Grantee shall acquire and manage property acquired in accordance with all applicable state, local and federal laws, rules and regulations.
9. Grantee shall provide a plan to the DNR grant manager for approval for long term management of the acquisition property prior to final payment.
10. Grantee shall prohibit using the property as security for any debt unless the department previously approves the incurring of the debt.
11. Grantee shall prohibit closing the purchased property to the public except where the department has determined that closure is necessary to protect wild animals, plants or other natural features.
12. Grantee shall provide the department access to land acquired with a Municipal Flood Control Grant to monitor compliance or carry out any management activity necessary to ensure the public's rights and safety.
13. Amendments to this award shall be in writing and agreed to and signed by both the grantee and the Department of Natural Resources, Bureau of Community Financial Assistance DNR grant program manager for the Director.
14. Grantee may sell or transfer the property to a third party other than a creditor of the grant recipient with the prior written approval of the department. All restrictions shall remain with the property and subsequent owners.
15. Grantee shall record acquisition property together with the grant agreement and the required deed restriction in the office of the register of deeds of each county in which the property is located.
16. Grantee violation of essential provision of the grant agreement, interest in or title of the acquired property shall vest in the state, without necessity of reentry.
17. Grantee shall retain all documentation related to this project for four years following the completion of the project. The grantee must provide all grant documentation to the department upon request.
18. Grantee shall abide by any special conditions required by this grant agreement.
19. Grantee understands:
 - Funds awarded are for the specific cost as indicated within the grant application and project description.
 - State funds may NOT be used as local match for this grant project.
 - Duplication of cost through other funding sources is considered fraud.
 - The project as defined in the grant application and project description is eligible for a one time grant award,
 - The grantee is not eligible for additional grant awards for the same project during future rounds of grant applications.
 - NO funds may be awarded to acquire property through the "Power of Eminent Domain" and if the grantee should need to pursue the acquisition of property identified in this grant agreement that the awarded funds will not be paid by the department.
 - Only the eligible cost as defined within chapter NR 199, Wis. Adm. Code and identified in this grant award may be reimbursed to the grantee under this award with the required proof of payment of the eligible cost.

FOR THE SECRETARY

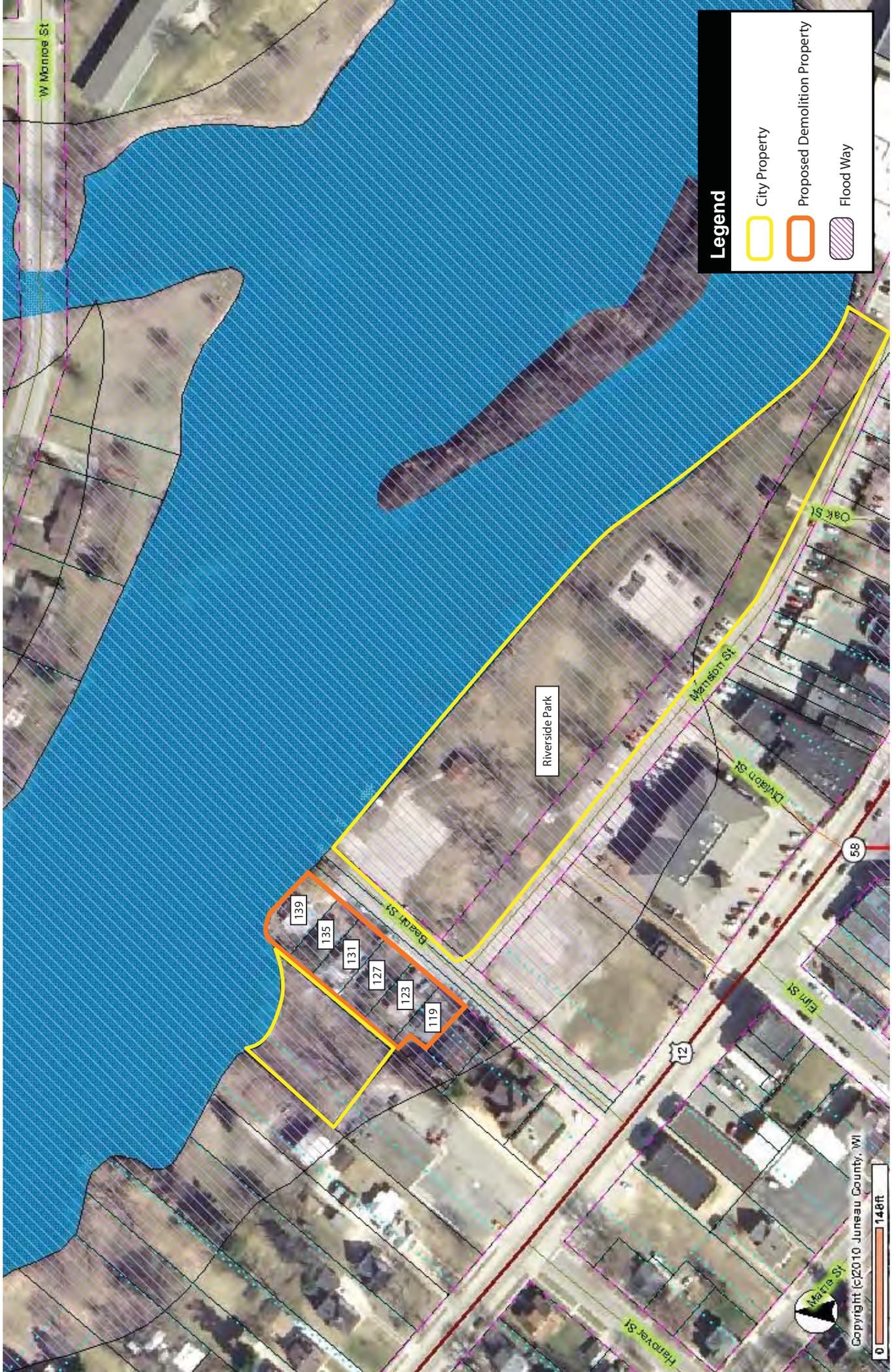
By


Mary Rose Teves, Director (Date)
Bureau of Community Financial Assistance

Signature of Authorized Representative (Date)

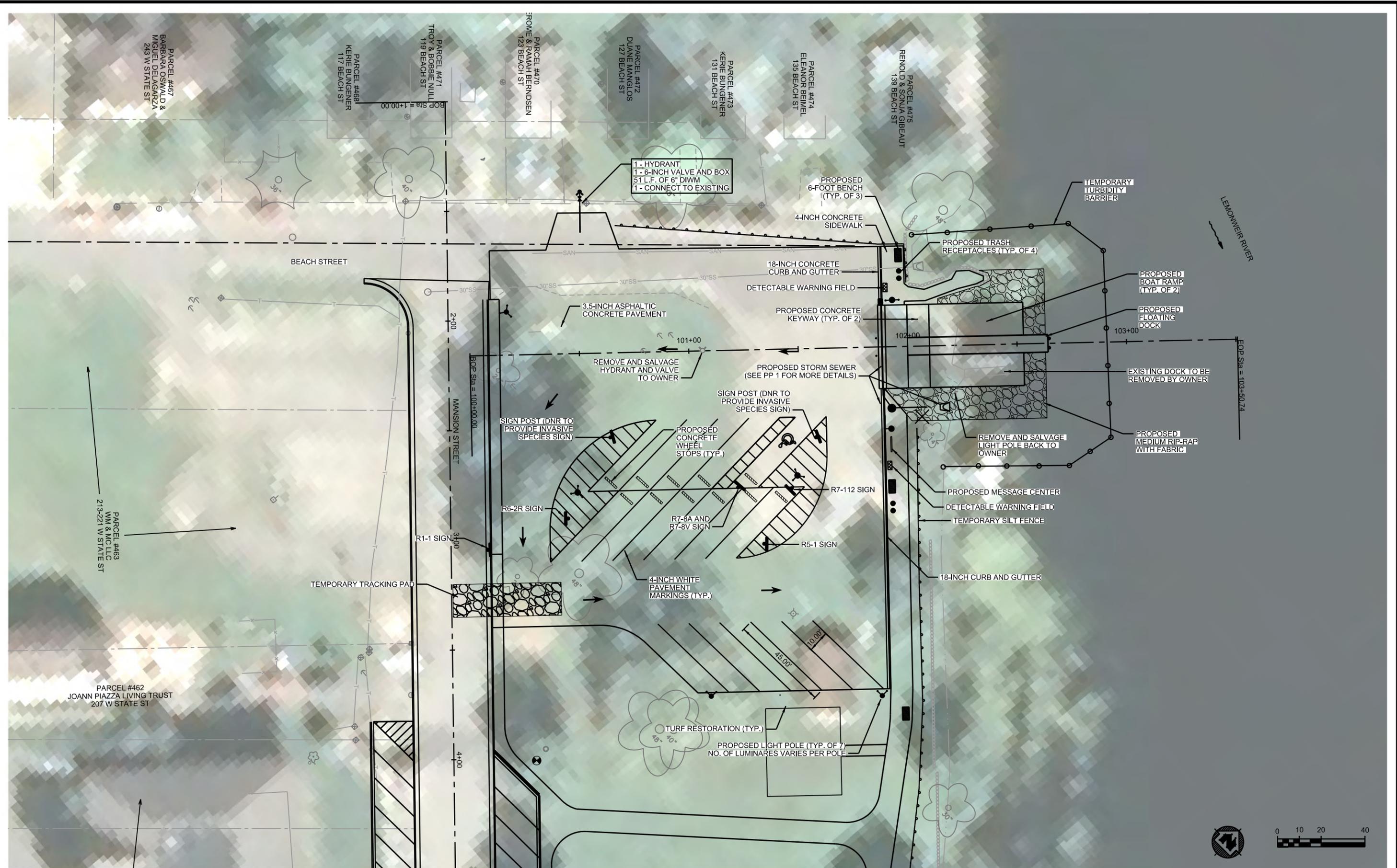
Legend

- City Property
- Proposed Demolition Property
- Flood Way



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PROJECT NO.	SCALE	NO.	DATE	REVISION	BY
00044031.0	AS SHOWN				
PROJECT DATE:	04/13/2012	DRAWN BY:	TD, RLG		
CHECKED BY:	JML				
PLOT DATE:					

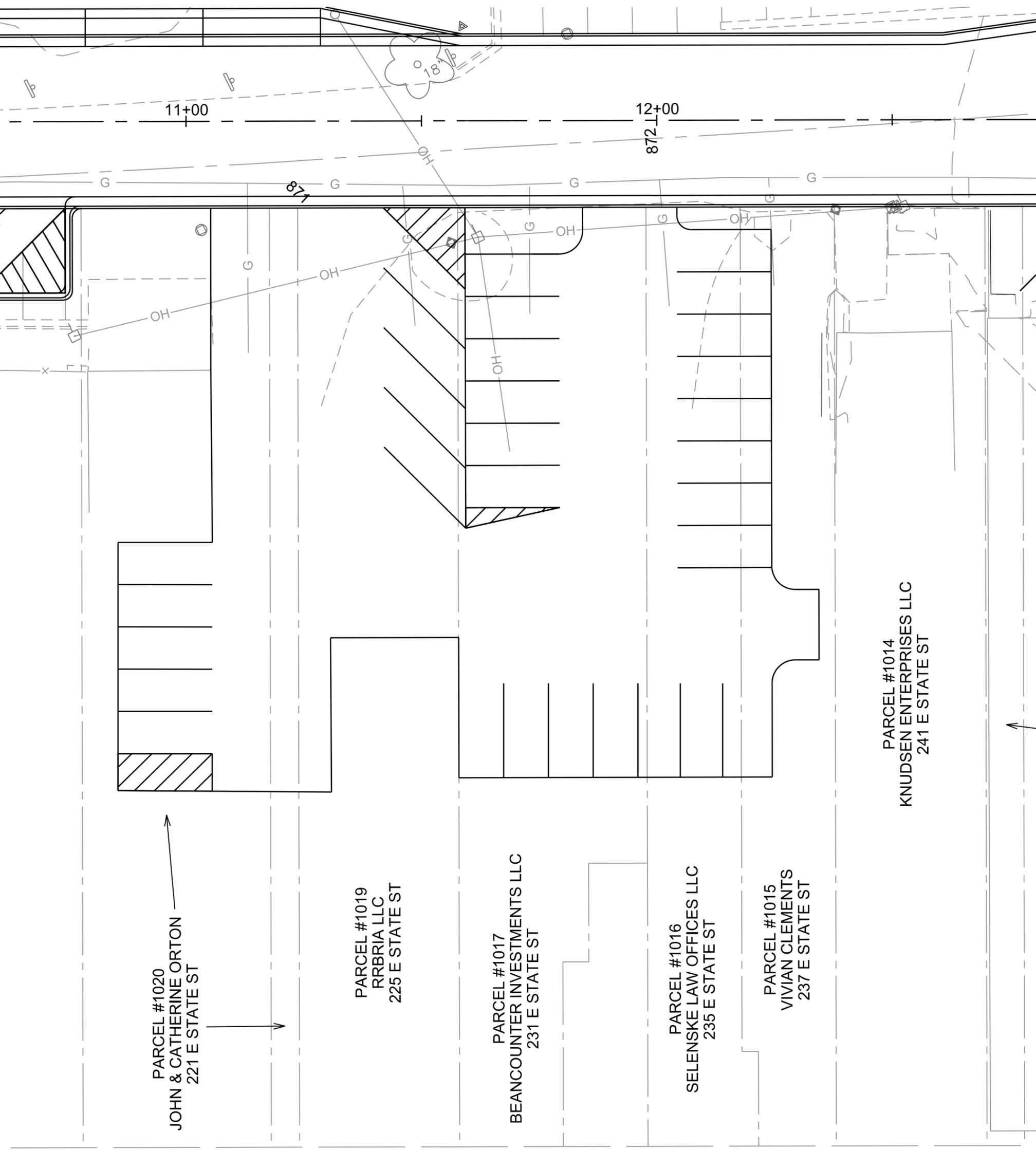
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PROFESSIONAL SERVICES

TRANSPORTATION • MUNICIPAL
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SITE PLAN

RIVERSIDE PARK AND RIVERWALK
CITY OF MAUSTON
JUNEAU COUNTY, WISCONSIN

FILE NO.	00044031.0
SHEET	



**PLAN
COMMISSION
ITEMS**

Proposed Timeline:	
Plan Comm Recommendation	10/2/12
Council – 1 st reading	10/9/12
2 nd read & adopt	10/23/12

Ordinance No. 2012-1052

**ORDINANCE ADOPTING THE NEW
MAUSTON FLOODPLAIN ZONING ORDINANCE**

WHEREAS, the Wisconsin Department of Natural Resources has asked Mauston to revised its ordinance to meet new state and federal regulations; and

WHEREAS, the City has received, reviewed, and adapted a “model ordinance” prepared by the DNR to meet Mauston’s needs; and

WHEREAS, the Plan Commission has recommended the adoption of the attached Ordinance; and

WHEREAS, a copy of the new Ordinance has been available for public inspection not less than two weeks before the enactment of this Ordinance;

NOW, THEREFORE, the Common Council of the City of Mauston, on motion duly made and seconded, does hereby ordain as follows:

1. **Adoption:** Pursuant to Section 66.0103 Wis. Stats, the existing Floodplain Zoning Ordinance found in Chapter 24 of the Mauston Code of Ordinances is hereby repealed, and the new Floodplain Zoning Ordinance, which has been presented to the Common Council this date and which has been on file and open to public inspection in the office of the City Clerk for a period of not less than two weeks prior hereto, is hereby adopted and enacted as the new Mauston Floodplain Zoning Ordinance, in Chapter 24 of the Mauston Code of Ordinances, subject to the following terms and conditions.
2. **Exceptions:** The repeal of the old Floodplain Zoning Ordinance shall not affect the following:
 - (a) Any offence or act committed, or penalty or forfeiture incurred, or contract or right established or accruing before the effective date of this new Ordinance.
 - (b) Any ordinance or resolution promising or guaranteeing the payment of money by or to the City, or any contract or obligation assumed by or made with the City.
 - (c) Any resolution not in conflict or inconsistent with provisions of the new Ordinance.

- (d) Any license, permit, lease, or other right granted to or received by the City or a private property owner prior to the effective date of the new Ordinance.
- (e) Any prior acts or resolutions of the City of Mauston, committed under or pursuant to the old Ordinance.

3. **Effective Date:** This Ordinance shall become effective upon publication.

4. **Enforcement of Repealed Ordinance:** Nothing herein shall be construed to limit or prevent the City from enforcing, after the effective date of the new Ordinance, any violation of the repealed Ordinance which was committed prior to the effective date of the new Ordinance adopted herein. Furthermore, nothing herein shall be construed to limit or prevent the City from enforcing any resolution, contract, or other agreement which was duly and properly created under the old Ordinance. Adoption of this new Ordinance shall not constitute a waiver or forgiveness of any violation of previous ordinances, resolutions, or contracts, nor shall it cause any such prior violations to become permitted or grandfathered, regardless of whether such violations were known or unknown, discovered or discoverable, by the City prior to the effective date of the new Ordinance.

Introduced and adopted this _____ day of _____, 2012.

APPROVED:

ATTEST:

Brian T. McGuire, Mayor

Nathan Thiel, City Administrator

- Date of Plan Commission Review _____
- Date of Plan Commission Recommendation _____
- Date of Readings: _____ and _____
- Dates Available for Public Inspection _____ through _____
- Date of Adoption: _____
- Votes: _____ ayes _____ nays _____ abstentions
- Date of Publication: _____

Chapter 24

Floodplain Ordinance

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Article 1: General Provisions

24.101 Statutory Authorization

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

24.102 Finding of Fact

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

24.103 Statement of Purpose

This Ordinance is intended to regulate floodplain development to:

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

24.104 Title

This Ordinance shall be known as the Floodplain Zoning Ordinance for Mauston, Wisconsin.

24.105 General Provisions

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

referenced, the most restrictive information shall apply.

- (2) Official Maps & Revisions: The boundaries of all floodplain districts are designated as A, AE, AH, AO or A1-30 on the maps based on the Flood Insurance Study (FIS) listed below. Any change to the base flood elevations (BFE) or any changes to the boundaries of the floodplain or floodway in the FIS or on the Flood Insurance Rate Map (FIRM) must be reviewed and approved by the DNR and FEMA through the Letter of Map Change process (see Article 8 Amendments) before it is effective. No changes to regional flood elevations (RFE's) on non-FEMA maps shall be effective until approved by the DNR. These maps and revisions are on file at Mauston City Hall. If more than one map or revision is referenced, the most restrictive information shall apply.
 - (a) Official Maps Based Upon the FIS: Flood Insurance Rate Map (FIRM), panel numbers 55057C0354D, 55057C0361D, 55057C0362D, 55057C0365D, 55057C0366D, dated 10/16/12, with corresponding profiles that are based upon the Flood Insurance Study (FIS), dated 10/16/12, volume number 55057CV000A.
 - (b) Official Maps Based on Other Studies:
- (3) Establishment of Floodplain Zoning Districts: The regional floodplain areas are divided into three districts as follows:
 - (a) The Floodway District (FW) is the channel of a river or stream and those portions of the floodplain adjoining the channel required to carry the regional floodwaters and are contained within AE Zones as shown on the FIRM.
 - (b) The Floodfringe District (FF) is that portion between the regional flood limits and the floodway and displayed as AE Zones on the FIRM.
 - (c) The General Floodplain District (GFP) is those areas that may be covered by floodwater during the regional flood and does not have a BFE or floodway boundary determined, including A, AH, and AP zones on the FIRM.
- (4) Locating Floodplain Boundaries: Discrepancies between boundaries on the official floodplain zoning map and actual field conditions shall be resolved using the criteria in paragraphs (a) or (b) below. If a significant difference exists, the map shall be amended according to Article 8 *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 24.707(4) and the criteria in (a) and (b) below. Where the flood profiles are based on established base flood elevations from a FIRM, FEMA must approve any map amendment or revision pursuant to Article 8 *Amendments*.

- (a) If flood profiles exist, the map scale and the profile elevations shall determine the district boundary. The regional or base flood elevations shall govern if there are any discrepancies.
 - (b) Where flood profiles do not exist, the location of the boundary shall be determined by the map scale.,
- (5) Removal of Lands from Floodplain: Compliance with the provisions of this Ordinance shall not be grounds for removing land from the floodplain unless it is filled at least two feet above the regional or base flood elevation, the fill is contiguous to land outside the floodplain, and the map is amended pursuant to Article 8 *Amendments*.
- (6) Compliance: Any development or use within the areas regulated by this Ordinance shall be in compliance with the terms of this Ordinance, and other applicable local, state, and federal regulations.
- (7) Municipalities and State Agencies Regulated: Unless specifically exempted by law, all cities, villages, towns, and counties are required to comply with this Ordinance and obtain all necessary permits. State agencies are required to comply if s.13.48(13) Wis. Stats., applies. The construction, reconstruction, maintenance and repair of state highways and bridges by the Wisconsin Department of Transportation is exempted when s. 30.2022 Wis. Stats., applies.
- (8) Abrogation and Greater Restrictions:
- (a) This Ordinance supersedes all the provisions of the Mauston Zoning Ordinance, which relate to floodplains and which are less restrictive than this Ordinance. If another ordinance is more restrictive than this ordinance, that ordinance shall continue in full force and effect to the extent of the greater restrictions, but not otherwise.
 - (b) This Ordinance is not intended to repeal, abrogate or impair any existing deed restrictions, covenants or easements. If this Ordinance imposes greater restrictions, the provisions of this Ordinance shall prevail.
- (9) Interpretation: In their interpretation and application, the provisions of this Ordinance are the minimum requirements liberally construed in favor of the governing body and are not a limitation on or repeal of any other powers granted by the Wisconsin Statutes. If a provision of this Ordinance, required

by Chapter NR 116, Wis. Adm. Code, is unclear, the provision shall be interpreted in light of the standards in effect on the date of the adoption of this Ordinance or in effect on the date of the most recent text amendment to this Ordinance.

- (10) **Warning and Disclaimer of Liability:** The flood protection standards in this Ordinance are based on engineering experience and scientific research. Larger floods may occur or the flood height may be increased by man-made or natural causes. This Ordinance does not imply or guarantee that non-floodplain areas or permitted floodplain uses will be free from flooding and flood damages. Nor does this Ordinance create liability on the part of, or a cause of action against Mauston or any officer or employee thereof for any flood damage that may result from reliance on this Ordinance.
- (11) **Severability:** Should any portion of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected.
- (12) **Annexed Areas:** The Juneau County floodplain zoning provisions in effect on the date of annexation shall remain in effect and shall be enforced by the municipality for all annexed areas until the municipality adopts and enforces an ordinance which meets the requirements of ch. NR 116, Wis. Adm. Code and 44 CFR 59-72, *National Flood Insurance Program* (NFIP). These annexed lands are described on the municipality's official zoning map. County floodplain zoning provisions are incorporated by reference for the purpose of administering this section and are on file in the office of the municipal zoning administrator. All plats or maps of annexation shall show the regional flood elevation and the floodway location.

24.106 Reserved for Future Use

Article 2: General Standards Applicable to All Floodplain Districts

24.200 General Development Standards

The City 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 anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads; be constructed with flood-resistant materials; be constructed to minimize flood damages and to ensure that utility and mechanical equipment is designed and/or located so as to prevent water from entering or accumulating within the equipment during conditions of flooding;

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 which meets the subdivision definition of this Ordinance and all other requirements in 24.701(2). Adequate drainage shall be provided to reduce exposure to flood hazards and all public utilities and facilities, such as sewer, gas, electrical, and water systems are located and constructed to minimize or eliminate flood damages.

24.201 Hydraulic and Hydrologic Analyses

- (1) No floodplain development shall:
 - (a) 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
 - (b) Cause any increase in the regional flood height due to floodplain storage area lost,
- (2) The zoning administrator shall deny permits if it is determined the proposed development will obstruct flow or cause any increase regional flood heights, based on the officially adopted FIRM or other adopted map, unless the provisions of Article 8 *Amendments* are met.

24.202 Watercourse Alterations

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 24.201 must be met and the flood carrying capacity of any altered or relocated watercourse shall be maintained.

As soon as is practicable, but not later than six months after the date of the watercourse alteration or relocation and pursuant to Article 8 *Amendments*, the community shall apply for a Letter of Map Revision (LOMAR) from FEMA. Any

such alterations must be reviewed and approved by FEMA and the DNR through the LOMC process.

24.203 Chapter 30 and 31, Wis. Stats., Development

Development which requires a permit from the Department, under Chapters 30 and 31, Wis. Stats., such as docks, piers, wharves, bridges, culverts, dams and navigational aids, may be allowed if the necessary permits are obtained and amendments to the floodplain zoning ordinance are made according to Article 8 *Amendments*.

24.204 Public or Private Campgrounds

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

- (1) The campground is approved by the Department of Health and Family Services;
- (2) A land use permit for the campground is issued by the zoning administrator;
- (3) The character of the river system and the elevation of the campground is such that a 72-hour warning of an impending flood can be given to all campground occupants;
- (4) There is an adequate flood warning procedure for the campground that offers the minimum notice required under this section to all persons in the campground. This procedure shall include a written agreement between the campground owner, the municipal emergency government coordinator and the chief law enforcement official which specifies the flood elevation at which evacuation shall occur, personnel responsible for monitoring flood elevations, types of warning systems to be used and the procedures for notifying at-risk parties, and the methods and personnel responsible for conducting the evacuation;
- (5) This agreement shall be for no more than one calendar year, at which time the agreement shall be reviewed and updated - by the officials identified in sub. (4) - to remain in compliance with all applicable regulations, including those of the State Department of Health Services and all other applicable regulations;
- (6) Only camping units that are fully licensed, if required, and ready for highway use are allowed;
- (7) The camping units may not occupy any site in the campground for more than 180 consecutive days, at which time the camping unit must be removed from the floodplain for a minimum of 24 hours;
- (8) All camping units that remain on site for more than 30 days shall be issued a limited authorization by the campground operator, a written copy of which

is kept on file at the campground. Such authorization shall allow placement of a camping unit for a period not to exceed 180 days and shall ensure compliance with all the provisions of this section;

- (9) The municipality shall monitor the limited authorizations issued by the campground operator to assure compliance with the terms of this section;
- (10) All camping units that remain in place for more than 180 consecutive days must meet the applicable requirements in either Article 3, 4, or 5 of this ordinance for the floodplain district in which the structure is located.
- (11) The campground shall have signs clearly posted at all entrances warning of the flood hazard and the procedures for evacuation when a flood warning is issued; and
- (12) All service facilities, including but not limited to refuse collection, electrical service, natural gas lines, propane tanks, sewage systems and wells shall be properly anchored and placed at or flood proofed to the flood protection elevation.

Article 3: Floodway District (FW)

24.301 Applicability

This Article applies to all floodway areas on the floodplain zoning maps and those identified pursuant to Section 24.504.

24.302 Permitted Uses

The following open space uses are allowed in the floodway district and the floodway areas of the general floodplain district, if they are not prohibited by any other ordinance; they meet the standards in Sections 24.303 and 24.304; and all permits or certificates have been issued according to Section 24.701:

- (1) Agricultural uses, such as: farming, outdoor plant nurseries, horticulture, viticulture and wild crop harvesting.
- (2) Nonstructural industrial and commercial uses, such as loading areas, parking areas and airport landing strips.
- (3) Nonstructural recreational uses, such as golf courses, tennis courts, archery ranges, picnic grounds, boat ramps, swimming areas, parks, wildlife and nature preserves, game farms, fish hatcheries, shooting, trap and skeet activities, hunting and fishing areas and hiking and horseback riding trails, subject to the fill limitations of Section 24.303(4).
- (4) Uses or structures accessory to open space uses, or classified as historic structures that comply with Sections 24.303 and 24.304.
- (5) Extraction of sand, gravel or other materials that comply with Section 24.303(4).
- (6) Functionally water dependent uses, such as docks, piers or wharves, dams, flowage areas, culverts, navigational aids and river crossings of transmission lines, and pipelines that comply with Chapters 30 and 31 Wis. Stats.
- (7) Public utilities, streets and bridges that comply with Section 24.303(3).

24.303 Standards For Developments in Floodway Areas

(1) General:

- (a) Any development in floodway areas shall comply with Article 2 and have low flood damage potential.
- (b) Applicants shall provide the following data to determine the effects of the proposal according to Section 24.201:

-
- (1) A cross section elevation view of the proposal, perpendicular to the watercourse, showing if the proposed development will obstruct flow; or
 - (2) An analysis calculating the effects of this proposal on regional flood height.
 - (c) The zoning administrator shall deny the permit application if the project will cause any increase flood elevations upstream or, based on the data submitted for par. (b) above.
- (2) Structures: Structures accessory to permanent open space uses or functionally dependent on a waterfront location may be allowed by permit if the structures comply with the following criteria:
- (a) The structures are not designed for human habitation, do not have high flood damage potential and is constructed to minimize flood damage;
 - (b) Shall have a minimum of two openings on different walls having a total net area not less than one square inch for every square foot of enclosed area, and the bottom of all such openings being no higher than one foot above grade. The openings shall be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters;
 - (c) Must be anchored to resist floatation, collapse, and lateral movement;
 - (d) Mechanical and utility equipment must be elevated or flood proofed to or above the flood protection elevation; and
 - (e) It must not obstruct flow of flood waters or cause any increase in flood levels during the occurrence of the regional flood.
- (3) Public Utilities, Streets and Bridges: Public utilities, streets and bridges may be allowed by permit, if:
- (a) Adequate flood proofing measures are provided to the flood protection elevation; and
 - (b) Construction meets the development standards of Section 24.201.
- (4) Fills or Deposition of Materials: Fills or deposition of materials may be allowed by permit, if:
- (a) The requirements of Section 24.201 are met;
 - (b) No material is deposited in the navigable waters unless a permit is issued by the Department pursuant to Chapter 30, Stats., and a

permit pursuant to Section 404 of the Federal Water Pollution Control Act, Amendments of 1972, 33 U.S.C. 1344 has been issued, if applicable, and the other requirements of this section are met;

- (c) The fill or other materials will be protected against erosion by riprap, vegetative cover, sheet piling or bulkheading; and
- (d) The fill is not classified as a solid or hazardous material.

24.304 Prohibited Uses

All uses not listed as permitted uses in Section 24.302 are prohibited, including the following uses:

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

Article 4: Floodfringe District (FF)

24.401 Applicability

This Article applies to all floodfringe areas shown on the floodplain zoning maps and those identified pursuant to Section 24.504.

24.402 Permitted Uses

Any structure, land use, or development is allowed in the Floodfringe District if the standards in Section 24.403 are met, the use is not prohibited by this or any other ordinance or regulation and all permits or certificates specified in Section 24.702 have been issued.

24.403 Standards For Development in Floodfringe

All of the provisions of Section 24.202 shall apply. In addition, the following requirements shall apply according to the use requested. Any existing structure in the Floodfringe must meet the requirements of Article 6 *Nonconforming Uses*;

- (1) Residential Uses: Any Structure, including a manufactured home, which is to be newly constructed or moved into the floodfringe must meet the requirements of Article 6 *Nonconforming Uses*;
 - (a) The elevation of the lowest floor, shall be at or above the flood protection elevation on fill unless the requirements of 24.403(1)(b) can be met. The fill shall be one foot or more above the regional flood elevation extending at least 15 feet beyond the limits of the structure.
 - (b) The basement or crawlway floor may be placed at the regional flood elevation if it is dry flood proofed to the flood protection elevation. No basement or crawlway floor is allowed below the regional flood elevation;
 - (c) Contiguous dryland access shall be provided from a structure to land outside of the floodplain, except as provided in par. (d).
 - (d) In developments where existing street or sewer line elevations make compliance with par. (c) impractical, the municipality may permit new development and substantial improvements where access roads are below the regional flood elevation, if:
 - (1) The municipality has written assurance from police, fire and emergency services that rescue and relief will be provided to the structure(s) by wheeled vehicles during a regional flood event; or
 - (2) The municipality has a DNR-approved emergency evacuation plan.
- (2) Accessory Structures or Uses: An accessory structure or use (as defined in

Section 22.412 of the Zoning Ordinance) shall be constructed with its lowest floor at or above the regional flood elevation.,

- (3) Commercial Uses: Any commercial or indoor institutional use or structure (as defined by Sections 22.408 and 22.407(3) of the Zoning Ordinance) which is erected, altered or moved into the floodfringe area shall meet the requirements of Section 24.403(2) subject to the requirements of sub. (5), storage yards, surface parking lots and other such uses may be placed at lower elevations if an adequate warning system exists to protect life and property.
- (4) Industrial and Transportation Uses: Any industrial or transportation use or structure (as defined by Sections 22.411 and 22.410 of the Zoning Ordinance) which is erected, altered or moved into the floodfringe area shall have the lowest floor elevated to or above the flood protection elevation or meet the floodproofing standards in s.24.705. Subject to the requirements of s. 24.403(5), storage yards, surface parking lots and other such uses may be placed at lower elevations if an adequate warning system exists to protect life and property.
- (5) Storage of Materials: Materials that are buoyant, flammable, explosive, or injurious to property, water quality or human, animal, plant, fish or aquatic life shall be stored at or above the flood protection elevation or flood proofed in compliance with s. 24.705. Adequate measures shall be taken to ensure that such materials will not enter the water body during flooding.
- (6) Public Utilities, Streets and Bridges: All utilities, streets, bridges, and appurtenances thereto, shall be designed to be compatible with comprehensive floodplain development plans; and
 - (a) When failure of public utilities, streets and bridges would endanger public health or safety, or where such facilities are deemed essential, construction or repair of such facilities may only be permitted if they are designed to comply with s. 24.705.
 - (b) Minor roads or nonessential utilities may be constructed at lower elevations if they are designed to withstand flood forces to the regional flood elevation.
- (7) Private Septic Systems: All sewage disposal systems shall be designed to minimize or eliminate infiltration of flood water into the system, pursuant to s. 24.705(3), to the flood protection elevation and meet the provisions of all local ordinances and ch. SPS 383, Wis. Adm. Code.

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- (8) Wells: All wells shall be designed to minimize or eliminate infiltration of flood waters into the system, pursuant to to the flood protection elevation and shall meet the provisions of Chapters NR 811 and NR 812, Wis. Adm. Code.
- (9) Solid Waste Disposal Sites: Disposal of solid or hazardous waste is prohibited in Floodfringe areas.
- (10) Deposited Materials: Any deposited material must meet all the provisions of this Ordinance.
- (11) Manufactured Homes:
- (a) Owners or operators of all manufactured home parks and subdivisions shall provide adequate surface drainage to minimize flood damage, and prepare secure approval and file an evacuation plan, indicating vehicular access and escape routes, with local emergency management authorities.
 - (b) In existing manufactured home parks, all new homes, replacement homes on existing pads, and substantially improved homes shall:
 - 1. Have the lowest floor elevated on the flood protection elevation; and
 - 2. Be anchored so they do not float, collapse or move laterally during a flood
 - (c) Outside of existing manufactured home parks, including new manufactured home parks and all single units outside of existing parks, all new, replacement and substantially improved manufactured homes shall meet the residential development standards for the Floodfringe in s. 24.403(1).
- (12) Mobile Recreational Vehicles: All mobile recreational vehicles that are on site for 180 consecutive days or more or are not fully licensed and ready for highway use shall meet the elevation and anchoring requirements in Section 24.403(12)(b) and (c). A mobile recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick-disconnect utilities and security devices and has no permanently attached additions.

Article 5: General Floodplain District (GFP)

24.501 Applicability

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

24.502 Permitted Uses

Pursuant to Section 24.504, it shall be determined whether the proposed use is located within a floodway or floodfringe area. Those uses permitted in Floodway (Section 24.302) and Floodfringe areas (Section 24.402) are allowed within the General Floodplain District, according to the standards of Section 24.503, provided that all permits or certificates required under Section 24.702 have been issued.

24.503 Standards for Development in the General Floodplain District

Article 3 applies to floodway areas, and Article 4 applies to floodfringe areas. The rest of this Ordinance applies to either district.

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

- (a) at or above the flood protection elevation; or
- (b) two (2) feet above the highest adjacent grade around the structure; or
- (c) the depth as shown on the FIRM

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

24.504 Determining Floodway and Floodfringe Limits

Upon receiving an application for development within the general floodplain district, 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, flood flows, and regional flood elevation, and to determine floodway boundaries:

- (a) A Hydrologic and Hydraulic Study as specified in s. 24.701(2)(c).
- (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, flood proofing, filling, dredging, channel improvement, storage, water supply and sanitary facilities.

Article 6: Nonconforming Uses24.601 General

- (1) Applicability: If these standards conform with s. 59.69(10), Stats., for counties or s. 62.23(7)(h), Stats., for cities and villages, they shall apply to all modifications or additions to any nonconforming use or structure and to the use of any structure or premises which was lawful before the passage of this Ordinance or any amendment thereto.
- (2) The existing lawful use of a structure or its accessory use, which is not in conformity with the provisions of this ordinance, may continue subject to the following conditions:
 - (a) No modifications or additions to a nonconforming use or structure shall be permitted unless they comply with this ordinance. The words "modification" and "addition" include, but are not limited to, any alteration, addition, modification, structural repair, rebuilding or replacement of any such existing use, structure or accessory structure or use. Maintenance is not considered a modification; this and other nonstructural components and the maintenance, repair or replacement of existing private sewage or water supply systems or connections to public utilities. Any costs associated with the repair of a damaged structure are not considered maintenance.

The construction of a deck that does not exceed 200 square feet and that is adjacent to the exterior wall of a principal structure is not an extension, modification or addition. The roof of the structure may extend over a portion of the deck in order to provide safe ingress and egress to the principal structure.
 - (b) If a 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;
 - (c) 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;
 - (d) No modification or addition to any nonconforming structure or any structure with a nonconforming use, which over the life of the structure would equal or exceed 50% of its present equalized assessed value, shall be allowed unless the entire structure is permanently changed to a conforming structure with a conforming use in compliance with the applicable requirements of this ordinance.

Contiguous dry land access must be provided for residential and commercial uses in compliance with s. 24.403(1). The costs of elevating the lowest floor of a nonconforming building or a building with a nonconforming use to the flood protection elevation are excluded from the 50% provisions of this paragraph

- (e) No maintenance to any nonconforming structure or any structure with a nonconforming use, the cost of which would equal or exceed 50% of its present equalized assessed value, shall be allowed unless the entire structure is permanently changed to a conforming structure with a conforming use in compliance with the applicable requirements of this ordinance. Contiguous dry land access must be provided for residential and commercial uses in compliance with s. 24.403(1).
- (f) If on a per event basis the total value of the work being done under (d) and (e) equals or exceeds 50% of the present equalized assessed value the work shall not be permitted unless the entire structure is permanently changed to a conforming structure with a conforming use in compliance with the applicable requirements of this ordinance. Contiguous dry land access must be provided for residential and commercial uses in compliance with s. 24.403(1).
- (g) Except as provided in subd. (h), 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.
- (h) 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 minimum federal code requirements below are met and all required permits have been granted prior to the start of construction.

1. Residential Structures

- a. Shall have the lowest floor, including basement, elevated to or above the base flood elevation using fill, pilings, columns, posts or perimeter walls. Perimeter walls must meet the requirements of s. 24.705(2).
- b. Shall be anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and

hydrostatic loads, including the effects of buoyancy and shall be constructed with methods and materials resistant to flood damage.

- c. Shall be constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or elevated so as to prevent water from entering or accumulating within the components during conditions of flooding.
- d. In A Zones, obtain, review and utilize any flood data available from a federal, state or other source.
- e. In AO Zones with no elevations specified, shall have the lowest floor, including basement, meet the standards in s. 24.503(1).
- f. in AO Zones, shall have adequate drainage paths around structures on slopes to guide floodwaters around and away from the structure.

2. Nonresidential Structures

- a. Shall meet the requirements of s. 24.601(2)(h)1 a-b and e-g.
 - b. 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 s.24. 705(1) or (2).
 - c. In AO Zones with no elevations specified, shall have the lowest floor, including basement, meet the standards in s. 24.503(1).
- (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 s. 24.303(1), flood resistant materials are used, and construction practices and floodproofing methods that comply with s. 7.5 are used. Repair or rehabilitation of historic structures shall be exempt from the development standards of s. 24.601(2)(h)1 if it is determined that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and is the minimum necessary to preserve the historic character and design of the structure.

24.602 Floodway District

- (1) No modification or addition shall be allowed to any nonconforming structure or any structure with a nonconforming use in a Floodway District, unless such modification or addition:
 - (a) Has been granted a permit or variance which meets all ordinance

requirements;

- (b) Meets the requirements of s. 24.601;
 - (c) Shall not increase the obstruction to flood flows or regional flood height;
 - (d) Any addition to the existing structure shall be floodproofed, pursuant to s. 24.705, by means other than the use of fill, to the flood protection elevation; and
 - (e) If any part of the foundation below the flood protection elevation is enclosed, the following standards shall apply:
 - 1. The enclosed area shall be designed by a registered architect or engineer to allow for the efficient entry and exit of flood waters without human intervention. A minimum of two openings must be provided with a minimum net area of at least one square inch for every one square foot of the enclosed area. The lowest part of the opening can be no more than 12 inches above the adjacent grade;
 - 2. The parts of the foundation located below the flood protection elevation must be constructed of flood-resistant materials;
 - 3. Mechanical and utility equipment must be elevated or floodproofed to or above the flood protection elevation; and
 - 4. The use must be limited to parking, building access or limited storage.
- (2) No new on-site sewage disposal system, or addition to an existing on-site sewage disposal system, except where an addition has been ordered by a government agency to correct a hazard to public health, shall be allowed in the Floodway District. Any replacement, repair or maintenance of an existing on-site sewage disposal system in a floodway area shall meet the applicable requirements of all municipal ordinances, s. 24.705(3) and ch. SPS 383, Wis. Adm. Code.
- (3) No new well or modification to an existing well used to obtain potable water shall be allowed in the Floodway District. Any replacement, repair or maintenance of an existing well in the Floodway District shall meet the applicable requirements of all municipal ordinances, s. 24.705(3) and chs. NR 811 and NR 812, Wis. Adm. Code.

24.603 Floodfringe District

- (1) 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 s. 24.403 except where s. 24.603(2) is applicable.

- (2) Where compliance with the provisions of subd. (1) would result in unnecessary hardship and only where the structure will not be used for human habitation or be associated with a high flood damage potential, the Board of Adjustment/Appeals, using the procedures established in s. 24.703, may grant a variance from those provisions of subd. (1) for modifications or additions using the criteria listed below. Modifications or additions which are protected to elevations lower than the flood protection elevation may be permitted if:
 - (a) No floor is allowed below the regional flood elevation for residential or commercial structures;
 - (b) Human lives are not endangered;
 - (c) Public facilities, such as water or sewer, will not be installed;
 - (d) Flood depths will not exceed two feet;
 - (e) Flood velocities will not exceed two feet per second; and
 - (f) The structure will not be used for storage of materials as described in s. 24.403(6).
- (3) 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, s. 24.705(3) and ch. NR 811 and NR 812, Wis. Adm. Code.
- (4) All new wells, or addition to, replacement, repair or maintenance of a well shall meet the applicable provisions of this Ordinance, s. 24.705(3) and ch. NR 811 and NR 812, Wis. Adm. Code.

Article 7: Administration

24.701 Zoning Administrator

- (1) Duties and Powers : The zoning administrator is authorized to administer this ordinance and shall have the following duties and powers:
- (a) Advise applicants of the ordinance provisions, assist in preparing permit applications and appeals, and assure that the regional flood elevation for the proposed development is shown on all permit applications.
 - (b) Issue permits and inspect properties for compliance with provisions of this ordinance and issue certificates of compliance where appropriate.
 - (c) Inspect and assess all damaged floodplain structures to determine if substantial damage to the structures has occurred.
 - (d) Keep records of all official actions such as:
 - 1. All permits issued, inspections made, and work approved;
 - 2. Documentation of certified lowest floor and regional flood elevations;
 - 3. Floodproofing certificates.
 - 4. Water surface profiles, floodplain zoning maps and ordinances, nonconforming uses and structures including changes, appeals, variances and amendments.
 - 5. All substantial damage assessment reports for floodplain structures.
 - 6. List of nonconforming structures and uses. .
 - (e) Submit copies of the following items to the Department Regional office:
 - 1. Within 10 days of the decision, a copy of any decisions on variances, appeals for map or text interpretations, and map or text amendments;
 - 2. Copies of case-by-case analyses and other required information including an annual summary of floodplain zoning actions taken.
 - 3. Copies of substantial damage assessments performed and all related correspondence concerning the assessments.
 - (f) Investigate, prepare reports, and report violations of this ordinance to the municipal zoning agency and attorney for prosecution. Copies of the reports shall also be sent to the Department Regional office.

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- (g) Submit copies of amendments and biennial reports to the FEMA Regional office.
- (2) Zoning Permit : Pursuant to the Mauston Zoning Ordinance (Chapter 22), a zoning permit shall be obtained from the City before any building or structure is located, relocated, built, erected, enlarged, moved, reconstructed, altered or extended, or before the use of any building, structure or property is commenced, changed or altered. In addition to the application information required by Chapter 22, all applications for zoning permits for lots regulated by this Chapter shall also include the following:
- (a) General Information:
- (1) Name and address of the applicant, property owner and contractor;
 - (2) Legal description, proposed use, and whether it is new construction or a modification.
- (b) Site Development Plan: A site plan drawn to scale shall be submitted with the permit application form and shall contain:
- (1) Location, dimensions, area and elevation of the lot;
 - (2) Location of the ordinary highwater mark of any abutting navigable waterways;
 - (3) Location of any structures with distances measured from the lot lines and street center lines;
 - (4) Location of any existing or proposed on site sewage systems or private water supply systems;
 - (5) Location and elevation of existing or future access roads;
 - (6) Location of floodplain and floodway limits as determined from the official floodplain zoning maps;
 - (7) The elevation of the lowest floor of proposed buildings and any fill using the vertical datum from the adopted study – either National Geodetic and Vertical Datum (NGVD) or North American Vertical Datum (NAVD);
 - (8) Data sufficient to determine the regional flood elevation in NGVD and NAVD at the location of the development and to determine whether or not the requirements of Article 3 or Article 4 are met; and

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- (9) Data to determine if the proposed development will cause an obstruction to flow or an increase in regional flood height or discharge according to s. 24.201. This may include any of the information noted in s. 24.303(1).
- (c) Hydraulic and Hydrologic Studies to Analyze Development : All hydraulic and hydrologic studies shall be completed under the direct supervision of a professional engineer registered in the State. The study contractor shall be responsible for the technical adequacy of the study. All studies shall be reviewed and approved by the Department.
- (1). Zone A floodplains:
- a. Hydrology
 - i. The appropriate method shall be based on the standards in ch. NR 116.07(3), Wis. Admin. Code, *Hydrologic Analysis: Determination of Regional Flood Discharge*.
 - b. Hydraulic modeling

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

 - i. determination of the required limits of the hydraulic model shall be based on detailed study information for downstream structures (dam, bridge, culvert) to determine adequate starting WSEL for the study.
 - ii. channel sections must be surveyed.
 - iii. minimum four foot contour data in the overbanks shall be used for the development of cross section overbank and floodplain mapping.
 - iv. a maximum distance of 500 feet between cross sections is allowed in developed areas with additional intermediate cross sections required at transitions in channel bottom slope including a survey of the channel at each location.
 - v. the most current version of HEC_RAS shall be used.
 - vi. a survey of bridge and culvert openings and the top of road is required at each structure.
 - vii. 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. standard accepted engineering practices shall be used when assigning parameters for the base model such as flow, Manning's N values, expansion and contraction coefficients or effective flow limits. The base model shall be calibrated to past flooding data such as high water marks to determine the reasonableness of the model results. If no historical data is available, adequate justification shall be provided for any parameters outside standard accepted engineering practices.

ix. the model must extend past the upstream limit of the difference in the existing and proposed flood profiles in order to provide a tie-in to existing studies. The height difference between the proposed flood profile and the existing study profiles shall be no more than 0.00 feet.

c. Mapping

a work map of the reach studied shall be provided, showing all cross section locations, floodway/floodplain limits based on best available topographic data, geographic limits of the proposed development and whether the proposed development is located in the floodway.

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

ii. If any part of the proposed development is in the floodway, it must be added to the base model to show the difference between existing and proposed conditions. The study must ensure that all coefficients remain the same as in the existing model, unless adequate justification based on standard accepted engineering practices is provided.

2. Zone AE Floodplains

a. Hydrology: If the proposed hydrology will change the existing study, the appropriate method to be used shall be based on ch. NR 116.07(3), Wis. Admin. Code, *Hydrologic Analysis: Determination of Regional Flood Discharge*.

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

i. 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. 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. Existing (Pre-Project Conditions) Model: The Existing Model shall be required to support conclusions about the actual impacts of the project associated with the Revised (Post-Project) Model or to establish more up-to-date models on which to base the Revised (Post-Project) Model.
 - iv. Revised (Post-Project Conditions) Model: The Revised (Post-Project Conditions) Model shall incorporate the Existing Model and any proposed changes to the topography caused by the proposed development. This model shall reflect proposed conditions.
 - v. All changes to the Duplicate Effective Model and subsequent models must be supported by certified topographic information, bridge plans, construction plans and survey notes.
 - vi. Changes to the hydraulic models shall be limited to the stream reach for which the revision is being requested. Cross sections upstream and downstream of the revised reach shall be identical to those in the effective model and result in water surface elevations and topwidths computed by the revised models matching those in the effective models upstream and downstream of the revised reach as required. The Effective Model shall not be truncated.
- c. Mapping: Maps and associated engineering data shall be submitted to the Department for review which meet the following conditions:
- i. 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. 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. Annotated FIRM panel showing the revised 1% and 0.2% annual chance floodplains and floodway boundaries.
 - iv. 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. The revised floodplain boundaries shall tie into the effective floodplain boundaries.
 - vi. 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. Both the current and proposed floodways shall be shown on the map.
 - viii. The stream centerline, or profile baseline used to measure stream distances in the model shall be visible on the map.
- (d) Expiration: All permits issued under the authority of this ordinance shall expire no more than 180 days after issuance. The permit may be extended for a maximum of 180 days for good and sufficient cause.
- (3) Certificate of Compliance No land shall be occupied or used, and no building which is hereafter constructed, altered, added to, modified, repaired, rebuilt or replaced shall be occupied until a certificate of compliance is issued by the zoning administrator, except where no permit is required, subject to the following provisions:
- (a) The certificate of compliance shall show that the building or premises or part thereof, and the proposed use, conform to the provisions of this ordinance;
 - (b) Application for such certificate shall be concurrent with the application for a permit;
 - (c) If all ordinance provisions are met, the certificate of compliance shall be issued within 10 days after written notification that the permitted work is completed;

- (d) The applicant shall submit a certification signed by a registered professional engineer, architect or land surveyor that the fill, lowest floor and floodproofing elevations are in compliance with the permit issued. Floodproofing measures also require certification by a registered professional engineer or architect that the requirements of s. 24.705 are met.
- (4) Other Permits Prior to obtaining a floodplain development permit the applicant must secure all necessary permits from federal, state, and local agencies, including but not limited to those required by the U.S. Army Corps of Engineers under s. 404 of the Federal Water Pollution Control Act, Amendments of 1972, 33 U.S.C. 1344.

24.702 Plan Commission

- (1) The Mauston Plan Commission shall:
 - (a) Oversee the functions of the office of the zoning administrator;
 - (b) Review and advise the City Council on all proposed amendments to this Ordinance, maps and text; and
 - (c) Exercise the other duties and powers authorized by this Chapter.
- (2) This Plan Commission shall not:
 - (a) Grant variances to the terms of the Ordinance in place of action by the Board of Appeals; or
 - (b) Amend the text or zoning maps in place of official action by the City Council.

24.703 Board of Appeals

The Board of Appeals, created s.62.23(7)(e), Stats., for cities or villages, is hereby authorized or shall be appointed to act for the purposes of this ordinance. The Board shall exercise the powers conferred by Wisconsin Statutes and adopt rules for the conduct of business. The zoning administrator shall not be the secretary of the Board.

- (1) Powers and Duties: In addition to the powers and duties granted to the Board of Appeals by the Code, the Board shall also:
 - (a) Appeals: Hear and decide appeals where it is alleged there is an error in any order, requirement, decision or determination made by an administrative official in the enforcement or administration of this ordinance;
 - (b) Boundary Disputes: Hear and decide disputes concerning the district

boundaries shown on the official floodplain zoning map; and

(c) Variances: Hear and decide, upon appeal, variances from the ordinance.

(2) Appeals: To The Board of Appeals

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

(b) Notice and Hearing For Appeals Including Variances

1. Notice - The board shall:

- a. Fix a reasonable time for the hearing;
- b. Publish adequate notice pursuant to Wisconsin Statutes, specifying the date, time, place and subject of the hearing; and
- c. Assure that notice shall be mailed to the parties in interest and the Department Regional office at least 10 days in advance of the hearing.

2. Hearing - Any party may appear in person or by agent. The board shall:

- a. Resolve boundary disputes according to s. 24.703(3);
- b. Decide variance applications according to s. 24.703(4); and
- c. Decide appeals of permit denials according to s. 24.704.

(c) DECISION: The final decision regarding the appeal or variance application shall:

1. Be made within a reasonable time;
2. Be sent to the Department Regional office within 10 days of the decision;
3. Be a written determination signed by the chairman or secretary of the Board;
4. State the specific facts which are the basis for the Board's decision;
5. Either affirm, reverse, vary or modify the order, requirement, decision or determination appealed, in whole or in part, dismiss the

appeal for lack of jurisdiction or grant or deny the variance application; and

6. Include the reasons for granting an appeal, describing the hardship demonstrated by the applicant in the case of a variance, clearly stated in the recorded minutes of the Board proceedings.
- (3) Boundary Disputes: The following procedure shall be used by the Board of Appeals in hearing disputes concerning floodplain district boundaries:
- (a) If a floodplain district boundary is established by approximate or detailed floodplain studies, the flood elevations or profiles shall prevail in locating the boundary. If none exist, other evidence may be examined.
 - (b) The person contesting the boundary location shall be given a reasonable opportunity to present arguments and technical evidence to the Board.
 - (c) If the boundary is incorrectly mapped, the Board should inform the zoning committee or the person contesting the boundary location to petition the City for a map amendment according to Article 8.
- (4) Variance:
- (a) The Board may, upon appeal, grant a variance from the standards of this Ordinance if an applicant convincingly demonstrates that:
 1. Literal enforcement of the ordinance provisions will cause unnecessary hardship;
 2. The hardship is due to adoption of the floodplain ordinance and unique property conditions, not common to adjacent lots or premises. In such case the ordinance or map must be amended;
 3. The variance is not contrary to the public interest;
 4. The variance is consistent with the purpose of this Ordinance as stated in Section 24.103; and
 - (b) In addition to the criteria in subd. (a), to qualify for a variance under FEMA regulations, the following criteria must be met:
 1. The variance shall not cause any increase in the regional flood elevation;
 2. Variances can only be granted for lots that are less than one-half acre and are contiguous to existing structures constructed below the RFE;
 3. Variances shall only be granted upon a showing of good and sufficient cause, shall be the minimum relief necessary, shall not cause increased risks to public safety or nuisances, shall not

increase costs for rescue and relief efforts and shall not be contrary to the purpose of the ordinance.

(c) A variance shall not:

1. Grant, extend or increase any use prohibited in the zoning district.
2. Be granted for a hardship based solely on an economic gain or loss.
3. Be granted for a hardship which is self created.
4. Damage the rights or property values of other persons in the area.
5. Allow actions without the amendments to this Ordinance or map(s) required in Section 24.801.
6. Allow any alteration of an historic structure, including its use, which would preclude its continued designation as an historic structure.

(d) When a floodplain variance is granted the Board shall notify the applicant in writing that it may increase 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.

24.704 To Review Appeal Of Permit Denials

- (1) The Zoning Agency (s. 7.2) or Board shall review all data related to the appeal. This may include:
 - (a) Permit application data listed in s. 24.701(2);
 - (b) Floodway/floodfringe determination data in s. 24.504;
 - (c) Data listed in s. 24.303(1)(b) where the applicant has not submitted this information to the zoning administrator; and
 - (d) Other data submitted with the application, or submitted to the Board with the appeal.
- (2) For appeals of all denied permits the Board shall:
 - (a) Follow the procedures of s.24.703;
 - (b) Consider zoning agency recommendations; and
 - (c) Either uphold the denial or grant the appeal.
- (3) For appeals concerning increases in regional flood elevation the Board shall:
 - (a) Uphold the denial where the Board agrees with the data showing an increase in flood elevation. Increases may only be allowed after amending the flood profile and map and all appropriate legal arrangements are made with all adversely affected property owners as per the requirements of s. 8.0 *Amendments*; and
 - (b) Grant the appeal where the Board agrees that the data properly demonstrates that the project does not cause an increase provided no other reasons for denial exist.

24.705 Floodproofing Standards for Nonconforming Structures or Uses

- (1) No permit or variance shall be issued for a non-residential structure designed to be watertight below the regional flood elevation until the applicant submits a plan certified by a registered professional engineer or architect that the floodproofing measures will protect the structure or development to the flood protection elevation and submits a FEMA Floodproofing Certificate.
- (2) For a structure designed to allow the entry of floodwaters, no permit or variance shall be issued until the applicant submits a plan either:
 - (a) certified by a registered professional engineer or architect; or
 - (b) meets or exceeds the following standards:
 - i. 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;
 - ii. the bottom of all openings shall be no higher than one foot above grade; and
 - iii. openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.
- (3) Floodproofing measures shall be designed, as appropriate, to:
 - (a) Withstand flood pressures, depths, velocities, uplift and impact forces and other regional flood factors;
 - (b) Protect structures to the flood protection elevation;
 - (c) Anchor structures to foundations to resist flotation and lateral movement; and
 - (d) Minimize or eliminate infiltration of flood waters.
 - (e) Minimize or eliminate discharges into flood waters.

24.706 Public Information

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

Article 8: Amendments24.800 AMENDMENTS

Obstructions or increases may only be permitted if amendments are made to this ordinance, the official floodplain zoning maps, floodway lines and water surface profiles, in accordance with s. 24801.

- (1) In AE Zones with a mapped floodway, no obstructions or increases shall be permitted unless the applicant receives a Conditional Letter of Map Revision from FEMA and amendments are made to this ordinance, the official floodplain zoning maps, floodway lines and water surface profiles, in accordance with s. 24801. 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 s. 24.801.

24.801 General

The City may change or supplement the floodplain zoning district boundaries and this Ordinance in the manner outlined in s. 24.802 below. Actions which require an amendment to the ordinance and/or submittal of a Letter of Map Change (LOMC) include, but are not limited to, the following:

- (1) Any 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 24.105 (2)(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 s. NR 116.05, Wis. Adm. Code, 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.

24.802 Procedures

The procedures of s. 22.902 shall be followed for amendments to the text of this Chapter, and the procedures of s. 22.903 shall be followed for amendments to the Maps. Ordinance amendments may be made upon petition of any party according to the provisions of s. 62.23, Stats, for cities and villages. The petitions shall include all data required by s. 24.504 and 24.701(2). The Land Use Permit shall not be issued until a Letter of Map Revision is issued by FEMA for the proposed changes.

- (1) The proposed amendment shall be referred to the zoning agency for a public hearing and recommendation to the governing body. The amendment and notice of public hearing shall be submitted to the Department Regional office for review prior to the hearing. The amendment procedure shall comply with the provisions of s. 62.23, Stats., for cities and villages.
- (2) No amendments shall become effective until reviewed and approved by the Department.
- (3) All persons petitioning for a map amendment that obstructs flow causing any increase in the regional flood height, 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.

Article 9: Enforcement and Penalties24.900 Enforcement and Penalties

Any violation of the provisions of this ordinance 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 City a penalty of not less than \$10.00 and not more than \$50.00, together with a taxable cost of such action. Each day of continued violation shall constitute a separate offense.

Every violation of this ordinance is a public nuisance and the creation may be enjoined and the maintenance may be abated by action at suit of the municipality, the state, or any citizen thereof pursuant to s. 87.30, Stats.

Article 10: Definitions

24.1001 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.

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

AH ZONE – See "AREA OF SHALLOW FLOODING".

AO ZONE – See "AREA OF SHALLOW FLOODING".

ACCESSORY STRUCTURE OR USE – A facility, structure, building or use which is accessory or incidental to the principal use of a property, structure or building.

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

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

BASE FLOOD – Means the flood having a 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 – Any enclosed area of a building having its floor sub-grade, i.e., below ground level, on all sides.

BUILDING – See STRUCTURE.

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

CAMPGROUND – Any parcel of land which is designed, maintained, intended or used for the purpose of providing sites for nonpermanent overnight use by 4 or more camping units, or which is advertised or represented as a camping area.

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

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

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

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

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

DEPARTMENT – The Wisconsin Department of Natural Resources.

DEVELOPMENT – Any artificial change to improved or unimproved real estate, including, but not limited to, the construction of buildings, structures or accessory structures; the construction of additions or alterations to buildings, structures or accessory structures; the repair of any damaged structure or the improvement or renovation of any structure, regardless of percentage of damage or improvement; the placement of buildings or structures; 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 – A vehicular access route which is above the regional flood elevation and which connects land located in the floodplain to land outside the floodplain, such as a road with its surface above regional flood elevation and wide enough for wheeled rescue and relief vehicles.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

FLOOD PROTECTION ELEVATION – An elevation of two feet of freeboard above the water surface profile elevation designated for the regional flood. (Also see: FREEBOARD.)

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

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

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

HABITABLE STRUCTURE – Any structure or portion thereof used or designed for human habitation.

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

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

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

HISTORIC STRUCTURE – Any structure that is either:

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

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

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

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

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

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

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

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

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

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

MOBILE/MANUFACTURED HOME PARK OR SUBDIVISION – A parcel (or contiguous parcels) of land, divided into two or more manufactured home lots for rent or sale.

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

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

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

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

MODEL, DUPLICATE EFFECTIVE – A copy of the hydraulic analysis used in the effective FIS and referred to as the effective model.

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

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

MODEL, REVISED (POST-PROJECT) – A modification of the Existing or Pre-Project Conditions Model, Duplicate Effective Model or Corrected Effective

Model to reflect revised or post-project conditions.

MUNICIPALITY" or "MUNICIPAL – The county, city or village governmental units enacting, administering and enforcing this zoning ordinance.

NAVD" or "NORTH AMERICAN VERTICAL DATUM – Elevations referenced to mean sea level datum, 1988 adjustment.

NGVD or NATIONAL GEODETIC VERTICAL DATUM – Elevations referenced to mean sea level datum, 1929 adjustment.

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

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

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

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

OFFICIAL FLOODPLAIN ZONING MAP – That map, adopted and made part of this ordinance, as described in s. 24.105(2), which has been approved by the Department and FEMA.

OPEN SPACE USE – Those uses having a relatively low flood damage potential and not involving structures.

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

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

PRIVATE SEWAGE SYSTEM – A sewage treatment and disposal system serving one structure with a septic tank and soil absorption field located on the same parcel as the structure. It also means an alternative sewage system approved by the Department of 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 – Those utilities using underground or overhead transmission lines such as electric, telephone and telegraph, and distribution and collection systems such as water, sanitary sewer and storm sewer.

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

REGIONAL FLOOD – A flood determined to be representative of large floods known to have occurred in Wisconsin. A regional flood is a flood with a 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.

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

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

SUBDIVISION – Has the meaning given in s. 236.02(12), Wis. Stats.

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

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

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

VARIANCE – An authorization by the board of adjustment or appeals for the construction or maintenance of a building or structure in a manner which is inconsistent with dimensional standards (not uses) contained in the floodplain zoning ordinance.

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

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

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

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

INFORMATIONAL ITEMS

Outreach Raffle

1st Place: Handmade Quilt (\$1000 value)

Can be viewed inside of store

**2nd Place: Autographed Gorman Thomas
Baseball (\$150 value)**

3rd Place: \$50 Gift Certificate

100% of all proceeds go to our outreach
program which aids local families.

\$1.00 per ticket or 6 for \$5

Stop by St Vincent de Paul for your tickets