



DOUGLAS COUNTY

Planning, Zoning & Land Information Offices

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Stephen Rannenberg

Administrator

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TO: Douglas County Board of Supervisors and Town Officials

FROM: Steve Rannenberg, Zoning Administrator

DATE: June 21, 2018

SUBJECT: Flood Damage and Reporting Requirements

1. As a result of the rain events on June 15-17, 2018 and subsequent flooding the Douglas County Zoning Department is required by the Federal Emergency Management Agency, the Wisconsin Department of Natural Resources and Douglas County Floodplain Ordinance 8.3 Section VII Subsection 7.1 to conduct substantial damage assessments on all floodplain residences and businesses.
2. A structure is considered substantially damaged if the total cost to restore the structure to its pre-flood damaged condition equals or exceeds 50 percent of the structures present equalized assessed value.
3. Currently Douglas County Emergency Management is collecting contact information from property owners reporting damage to their properties.
4. My staff has begun developing contact lists of property owners whose properties may have been impacted by flooding that, in some areas, appears to have exceeded the 100-year/1% chance flood elevation. My staff will begin conducting reconnaissance of the areas impacted by the flooding event.
5. It is important for property owners to understand that any restoration or repair to a flood-damaged structure requires the issuance of a land use permit.
6. It is important for property owners to understand that residences or commercial structures determined to be substantially damaged must be brought into floodplain ordinance compliance. Depending on the location of the structure within the high flood risk area, in order to achieve compliance, structures may need to be elevated or relocated/removed from the high flood risk area.
7. If you receive any inquiries from your constituents please do not hesitate to contact me. I can be reached directly at steve.rannenberg@douglascountywi.org or (715) 395-1389.