

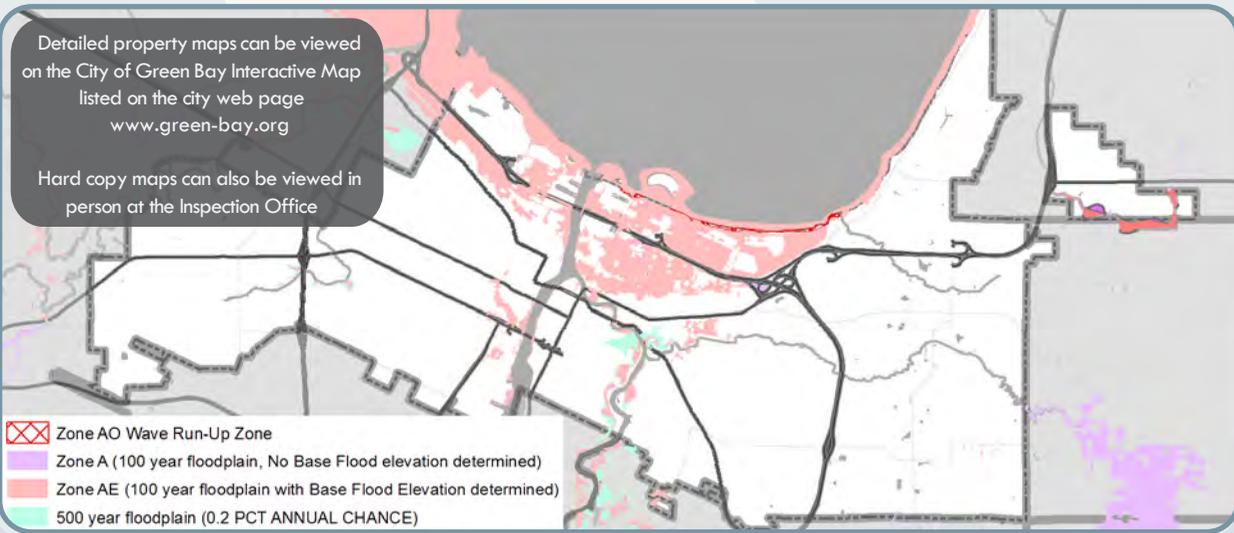
DRAINAGE SYSTEM MAINTENANCE

As simple as it may sound, simply keeping smaller ditches and streams free of debris can dramatically improve the run-off capacity of low-lying areas, as well as greatly reduce blockages that significantly contribute to flooding. It is illegal to dump materials into a required waterway, and violators may be fined. If you see someone in the act of dumping or see debris in one of our watercourses, please contact the City's Department of Public Works office at (920) 448-3100.



FLOODPLAIN PERMIT REQUIREMENTS

All development within the 100 year floodplain (not just construction of buildings, but filling, excavation, fences, etc.) is required to obtain a building permit from the City of Green Bay. Applications must be made prior to doing any work in a floodplain area. Please contact the City's Building Inspection office at (920) 448-3300 to receive all the information you will need in order to properly develop in the floodplain. You may report any illegal development activities to the above number as well.



SUBSTANTIAL IMPROVEMENT/DAMAGE

The National Flood Insurance Program (NFIP) requires that if the cost of improvements to a building or the cost to repair damages (from any cause) to a building exceeds 50% of the market value of the building (excluding land value), the entire building must be brought up to current floodplain management standards. Building improvement projects include exterior and interior remodeling, rehabilitation, additions and repair and reconstruction projects.

Additionally, the cost of currently planned improvements will be added to the cost of previously made improvements and compared to the existing market value to determine if the improvements exceed 50% of the structure's value. Please contact the City's Building Inspection office at (920) 448-3300 for further information.

FLOOD SAFETY



The following common sense guidelines can help you from the dangers of flooding:

- « Do not drive through a flooded area. More people drown in cars than anywhere else. Do not drive around barriers.
- « Do not walk through flowing water. Currents can be deceptive. Six inches of water can knock you off your feet.
- « Stay away from power lines and electrical wires. If your house is about to be flooded, turn off the power at the service box. Electrical current can travel through water. Electrocutation is the 2nd leading cause of death during floods.
- « Be alert to gas leaks. Turn off the gas to your house before it floods. If you smell gas, report it to your gas company. Do not use candles, lanterns, or open flames if you smell gas or are unsure if your gas has been shut off.
- « Keep children away from the flood waters, ditches, culverts, and storm drains. Flood waters can carry unimaginable items that have dislodged themselves.
- « Culverts may suck smaller people into them rendering them helpless.
- « Clean everything that has been wet. Flood water will be contaminated with sewage and other chemicals which pose severe health threats.
- « Look out for animals. Small animals that have been flooded out of their home may seek shelter in yours.
- « Do not use gas engines, such as generators, or charcoal fires indoors during power outages. Carbon monoxide exhaust can pose serious health hazards.

NATURAL & BENEFICIAL FUNCTIONS

Floodplains play a valuable role in providing natural and beneficial functions to the area around, and including, Green Bay. Floodplains that are relatively undisturbed provide a wide range of benefits to both human and natural systems. These benefits provide aesthetic pleasure, as well as function to provide active processes such as filtering nutrients. Floodplain areas of the Bay of Green Bay, the Fox River, the East River and all waterways are used as a means to filter farm chemical run-off so that these areas can maintain bio-diversity and ecosystem sustainability. Many floodplains contain historic and archeological sites that provide opportunity for education and study. They enhance waterfowl, fish and other wildlife habitats and provide feeding/breeding grounds. Lastly, floodplains provide natural erosion control and open space so further flooding damage does not occur.



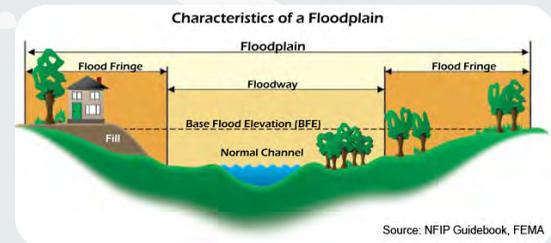
ADDITIONAL INFORMATION

Information on where your property is located within the 100-year floodplain can be obtained by visiting the City of Green Bay's Planning & Inspection Office located in Room 610 of City Hall, 100 North Jefferson Street, Downtown Green Bay. Maps are available to review, as well as other flood-related information. You may also visit the City of Green Bay's webpage at www.green-bay.org to obtain floodplain information or review floodplain maps. The City also has Elevation Certificates for new development available back to 1990. Contact the City Planning Department office at (920) 448-3400 for further assistance. If your property is experiencing flooding or drainage issues, you may contact the City of Green Bay's Inspection office at (920) 448-3300 to request assistance or have your questions answered.

If you should require further or more detailed information regarding flood-related issues in Green Bay, here are some additional sources:

FEMA.gov

Brown County Central Public Library
515 Pine Street, Green Bay, WI 54301



FLOOD INSURANCE

If you do not have flood insurance, talk to your insurance agent. Most homeowner's insurance policies do not cover damage from floods. Flood insurance is only available to those participating communities in the National Flood Insurance Program (NFIP). Because of our floodplain management programs that attempt to protect us from the multiple flooding hazards, Green Bay is part of the NFIP and thus, residents are able to obtain flood insurance. Additionally, because the City participates in FEMA's CRS program, flood insurance premiums are discounted.

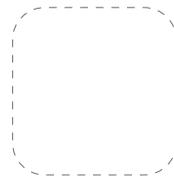
Be sure to check your policy to ensure you have adequate coverage. Usually these policies cover the building structure, but not the contents. Contents coverage can also be obtained by asking. There is a 30-day waiting period before flood insurance coverage becomes effective. Plan ahead; do not wait until a flood is predicted before purchasing flood insurance.

If you are building inside the floodplain, the purchase of flood insurance is mandatory if using a federally regulated/insured bank for a loan.



FLOOD WARNING SYSTEM

Many times, flooding along the waterways of the City of Green Bay can be predicted in advance, giving ample warning for preparation and evacuation. However, in the event of a flash flood due to a large rain event, you may be the first to notice the oncoming situation and have only hours to execute your plan. Notify the City of Green Bay's Police or Fire Departments. You will also see regular interruption on local radio and television stations advising you of the situation and any information or updates from the National Weather Service.



Green Bay Community Services Agency
City of Green Bay, Wisconsin
100 North Jefferson Street – Room 608
Green Bay, WI 54301
P: 920.448.3400



GREEN BAY FLOOD INFORMATION

a citizen's guide

This flyer is being mailed to you because your property is located in a FEMA designated floodplain. It is intended to help you recognize the potential hazards of flooding, to offer a few answers to questions, and to give you ideas of what to do to assure personal safety in the event of flooding.

While not a frequent occurrence, flooding is a real and potential threat to everyone's safety. The primary source of flooding for the City of Green Bay comes from high water in the Bay of Green Bay, the Fox River, the East River, Mahon Creek, and many smaller creeks and drainage ways throughout the City. Intense rainfall events, rapidly thawing ice and snow, or streams dammed by ice can cause flooding for those in low-lying areas, as well as for property beyond recognized floodplain areas.

FLOODPLAINS

A floodplain is an area of land that is likely to flood after long and heavy rains due to the land's proximity to lakes, rivers, or other bodies of water.

WHY PROTECT OUR FLOODPLAINS?

Floodplains fill up when rainfall and storm drainage collects and causes overflow of floodwaters. The City regulates floodplains to maximize public safety, to ensure buildings are built in ways that reduce severity of damage, and to minimize negative environmental impacts on wetlands and buffer areas.

Rivers and creeks naturally want to flood after heavy rain. That's why it makes sense to keep development away from waterways, so that the floodplain can function as nature intended.