

City of Reedsburg

FLOOD INFORMATION

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FLOOD HAZARD AREAS

Floodplains within the City of Reedsburg are located along the Baraboo River, Babb Creek, and Hay Creek.

June 2008 & Aug 2018 were the most recent flood events. These floods resulted in or will result in the purchase and razing of numerous buildings located in or near the floodplain. The flood also damaged dozens of other buildings including the waste water treatment plant, which had to be shut down for a period of time leading to sewer backups.

Information on whether your property is in the 100-year floodplain can be obtained at City Hall. Maps are available to look at as well as other flood-related information. Reedsburg may have Elevation Certificates for new development available back to 2004.

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 any where 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. Electrocution 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 a Village official or 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, especially snakes. 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.

PROPERTY PROTECTION MEASURES

If your property is susceptible to flooding, there are many flood damage reduction measures you can employ.

- Watertight seals can be applied to brick and block walls to protect against low-level flooding.
- Utilities such as heating and air conditioning systems, water heaters and other major appliances can be elevated to higher floors in the structure or on raised platforms.
- Temporary measures such as moving furniture and other valuables to higher floors or sandbagging exterior openings will also help.
- Elevating or relocating the entire structure may also be a feasible option.

FLOODPLAIN PERMIT REQUIREMENTS

All development within the 100-yr. floodplain (not just construction of buildings, but filling, excavation,

fences, etc.) is required to obtain a Building Permit. Applications must be made prior to doing any work in a floodplain area. Please contact the City Building Inspector to receive all the information you will need in order to properly develop in the floodplain at 608-768-3354. You may report any illegal development activities to the above number as well.

SUBSTANTIAL IMPROVEMENT/DAMAGE

The 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. Building repairs are cumulative in relation to the 50% value, so each project is not compared separately but rather as a whole.

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, Reedsburg 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 so please consult with your agent. 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.

NATURAL & BENEFICIAL FUNCTIONS

Floodplains play a valuable role in providing natural and beneficial functions to the area around and including Reedsburg. 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. Floodplains of the Baraboo River, Babb Creek, and Hay Creek are used as a means to filter farm chemical run-off so that these areas can maintain bio-diversity and ecosystem sustainability. The 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. And lastly, the floodplains provide natural erosion control and open space so further flooding damage does not occur.

DRAINAGE SYSTEM MAINTENANCE

Keeping smaller ditches and streams free of debris can dramatically improve the run-off capacity of low-lying areas, as well as greatly reduce the occurrence blockage that significantly contributes 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 City Hall at 608-524-6404.

FLOOD WARNING SYSTEM

Many times, flooding along the Baraboo River within Reedsburg can be predicted (give time of advance warning) in advance, giving ample warning for preparation and evacuation. However, in the event of a flash flood due a large rain event, you may be the first

to notice the oncoming situation and have only hours to execute your plan. Notify the Reedsburg Police Dept at 608-524-2376. For local and National Weather Service Updates tune your radio to:

- 1400 WRDB AM
- 104.9 WNFM FM
- 102.9 WBDL FM
- 740 WRPQ AM

Sauk County now uses the CodeRED warning system. You can sign up at:

<https://accountportal.onsolve.net/SaukCountyAlerts>

ADDITIONAL INFORMATION

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

- FEMA.gov website
- Reedsburg City Hall
134 S. Locust St.
Reedsburg, WI 53959
608-524-6404
- www.reedsburgwi.gov
- Reedsburg Public Library