

October 28, 2020

RE: City of La Crosse  
River Point District CLOMR-F  
SEH No. 155715 14.00

David Reinhart  
Chief Building Inspector:

The River Point District development will be constructed on fill within what is currently a FEMA Zone AE flood zone. A Conditional Letter of Map Revision based on Fill (CLOMR-F) application has been completed for the development and the Community Acknowledgement Form must now be signed by a representative of the City of La Crosse. Acceptance of the CLOMR-f by FEMA, will mean that FEMA approves of the proposed modifications and a corresponding Letter of Map Revision based on fill (LOMR-f) may be obtained once the fill has been placed on site, as-built conditions documented, and a follow-up LOMR-f application submitted. Attached to this letter are the MT-1 application elevation form, Community Acknowledgment form, reasonably safe from flooding determination and documentation regarding the Endangered Species Act (ESA). These documents are each described below.

The Community Acknowledgment Form must be signed by a City of La Crosse official, by signing this form, the community is acknowledging receipt and review of the letter of map change request. This form indicates to FEMA that the community is aware of the project and has reviewed the project against the community floodplain management requirements, including the requirement that no fill be placed in the regulatory floodway. In addition, for conditional requests, such as this submittal, documentation of compliance with the Endangered Species Act (ESA) is also being acknowledged by the City along with determination that the land and any existing or proposed structures to be removed from the Special Flood Hazard Area (SFHA) are reasonably safe from flooding according to 44CFR65.2(c).

This submittal letter describes how this CLOMR-f application meets the aforementioned requirements for sign off by the City of La Crosse on the Community Acknowledgment form.

## **ELEVATION FORM**

The elevation form contains all specific information related to location and elevation of the proposed changes and fill. Within this form is specified the existing base flood elevation found in the FEMA detailed flood study and to what elevation the project is proposing to fill. The fill elevation proposed in this document is 646.0'. This is one foot lower than the proposed fill depicted in the construction documents and was done to allow for variations in fill placement during construction and settlement of the fill over time. FEMA will use the property deeds and property description to locate the property and compare it to flood study data they have on file. To ensure the information provided in this form is accurate, it must be signed by a professional engineer or licensed land surveyor. This has already been done for you.

## **ESA COMPLIANCE**

The DNR has conducted a preliminary study of the project site, including a 1-2 mile buffer around the site, and has compiled a list of endangered species that could be impacted during construction. This information was collected through a database hosted by the DNR and is not publicly available information (see

attached). The list indicates how each species may be impacted and what additional steps must be taken during construction to protect them. These actions must be taken to comply with State and Federal laws, and additional permitting may be required prior to construction beginning. Additionally, there are species listed with recommended actions that are not required by law but should be considered as part of project planning. These actions are outlined in a letter written by DNR staff, which is attached below.

#### **REASONABLY SAFE FROM FLOODING DETERMINATION**

Since this request is for a conditional letter of map revision based on fill, the reasonably safe from flooding determination is based on construction documents and the proposed development type and restrictions. The finished grade of the fill on the site is proposed at 646.0 ft NAVD with the BFE at the upstream most point of the site at 643.9 ft NAVD; no basements are allowed on the proposed site. This will result in low floor elevations with greater than 2 feet of freeboard above the BFE and will minimize the potential for hydrostatic or seepage issues with the proposed structures. In addition, the construction specifications will incorporate the minimum compaction and soil property requirements outlined in FEMA TB 10-01. We have attached a reasonably safe from flooding certification signed by Brad Woznak, a professional engineer in the State of Wisconsin.

Please feel free to contact us if you require any additional information or if you would like to discuss the proposed project and the overview and concurrence request.

Sincerely,

SHORT ELLIOTT HENDRICKSON INC.



Torey Leonard, PE  
(Lic. WI)

ccg

Attachments:

MT-1 Community Acknowledgment Form

MT-1 Completed Elevation Form

ESA Compliance Documentation - 19-389\_DVGN\_ERReview\_Riverside\_North\_Development

Reasonably Safe from Flooding Professional Certification

River Point District Phase I (Fill) Construction Plans (preliminary 10-08-2020)