

September 20, 2021

Yuri Nasonovs  
City of La Crosse Eng. Dept.  
400 La Crosse St.  
La Crosse, WI 54601

Dear Mr. Nasonovs,

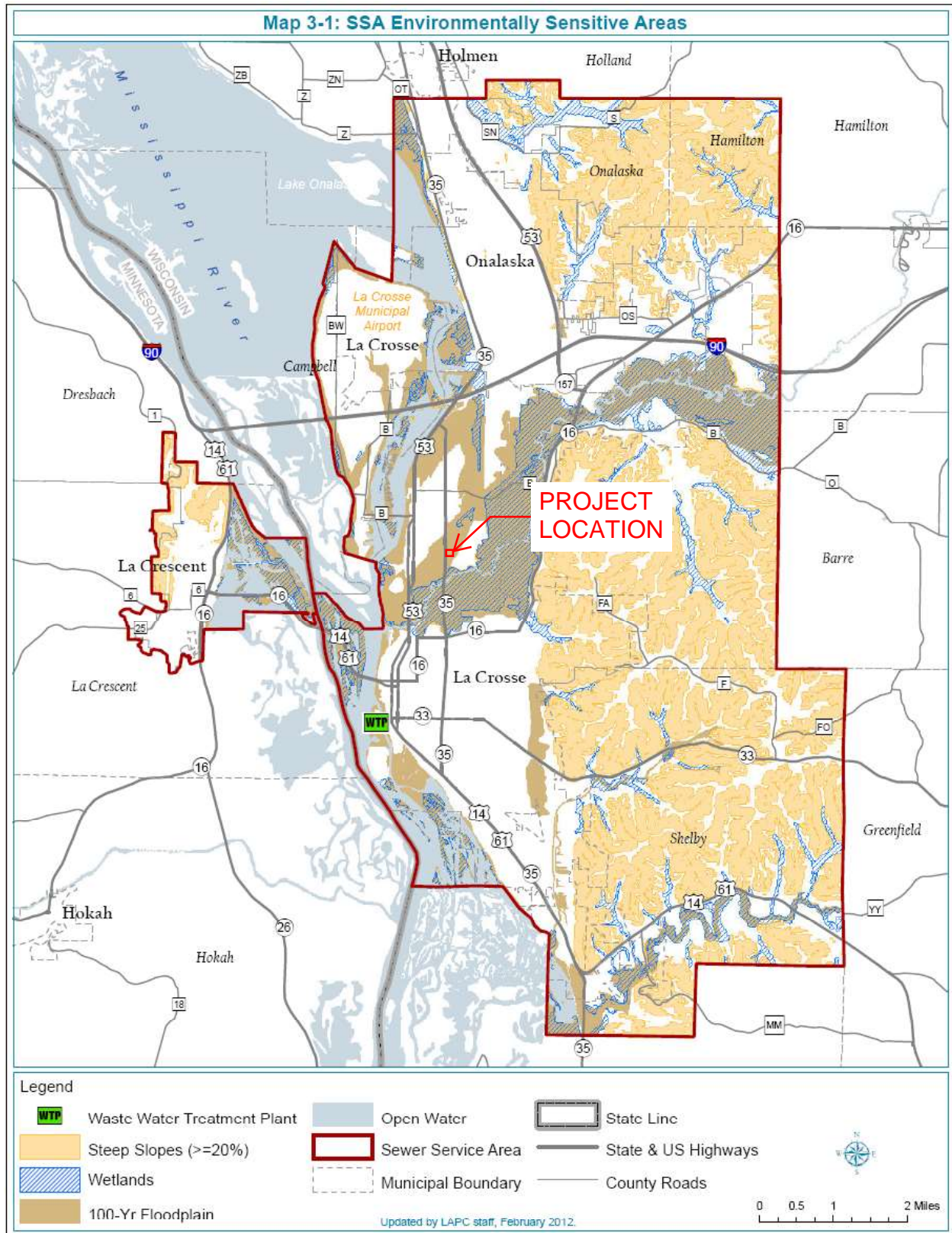
This water quality management letter request is for lot 1, 2, 3, and 4 of the Red Cloud Addition. The project is located at 606 George Street in the City of La Crosse and consists of the construction of a new apartment building on lot 1, an apartment building on lot 2, two 7-unit townhomes on lot 3, and an activity center on lot 4. Construction includes footings, erection of buildings, parking lots, site grading, stormwater management, sanitary services, water services, concrete surfacing, landscaping, and erosion control. Payment of \$100 (\$25 for each lot) has been provided to the City Clerk for the application fee.

Please find enclosed the required documents for the review process and feel free to contact me at 608-789-2034 or [kristopher.roppe@ISGInc.com](mailto:kristopher.roppe@ISGInc.com) with any questions you may have.

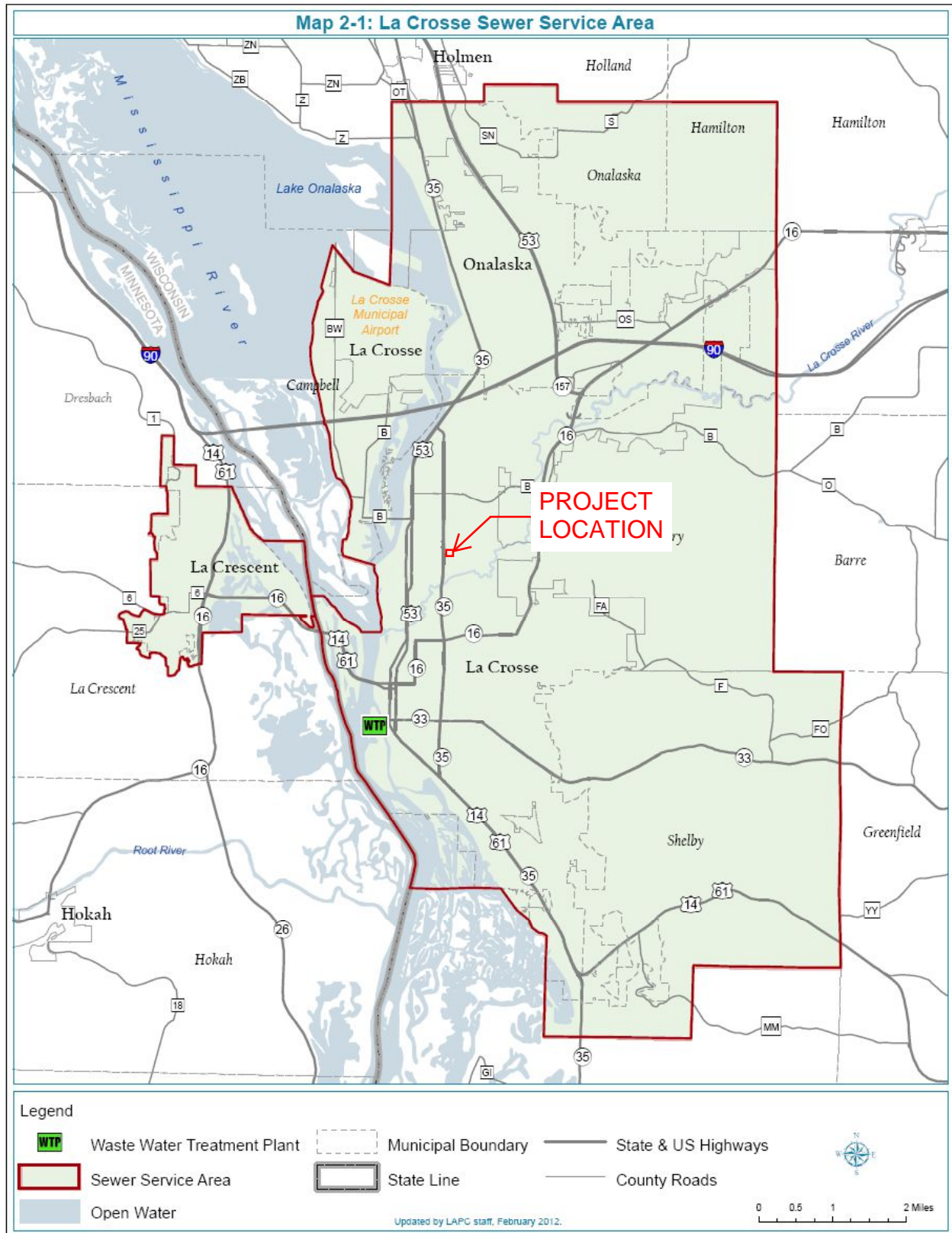
Sincerely,



**Kristopher Roppe** PE  
Civil Engineer



**MAP 3-1: SSA Environmentally Sensitive Areas.**

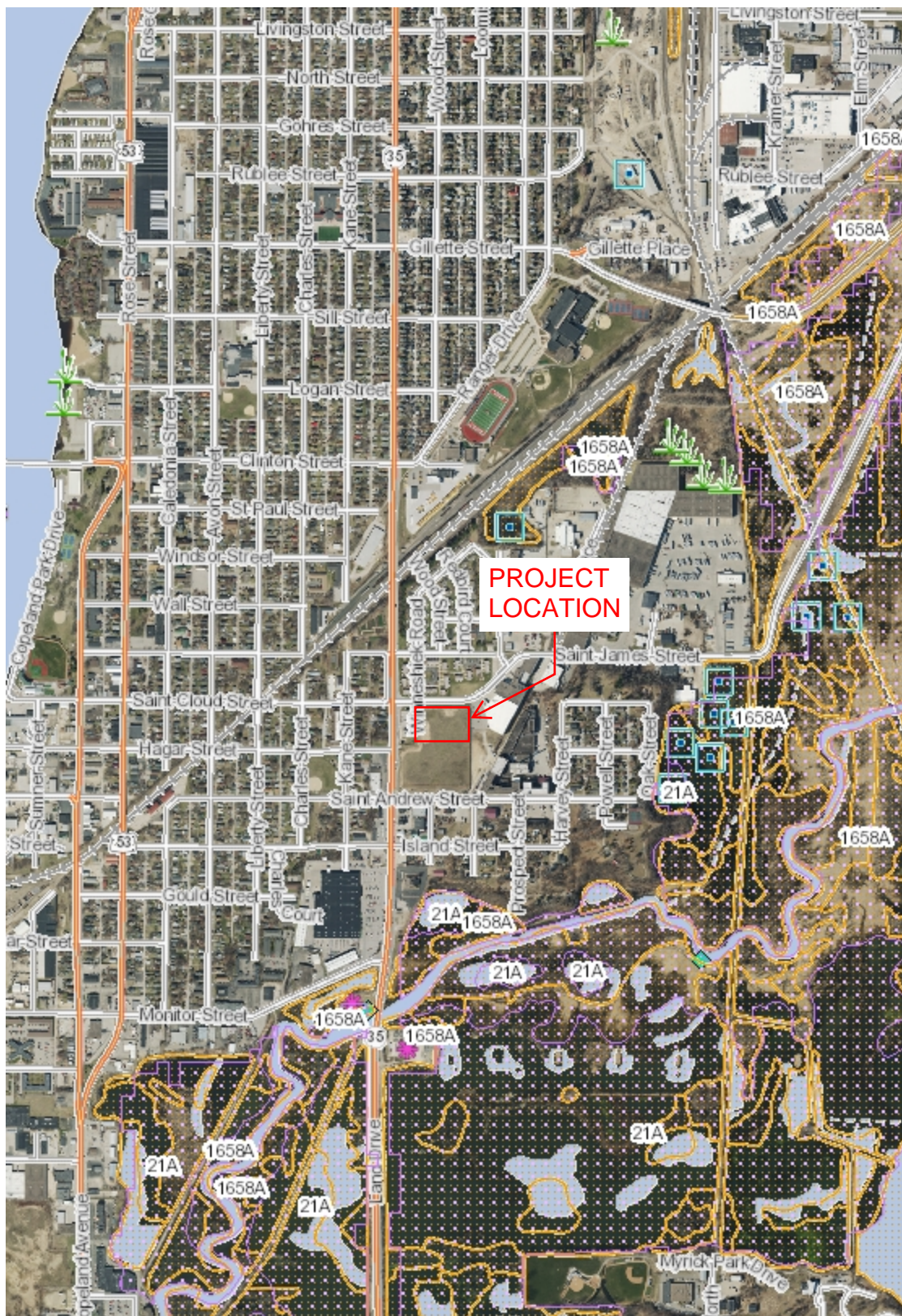


**MAP 2-1: La Crosse Sewer Service Area.**





## Surface Water Data Viewer Map



### Legend

- Wetland Indicators
- Wetland Class Areas
- Wetland Class Points
  - Dammed pond
  - Excavated pond
  - Filled/draind wetland
  - Wetland too small to delineate
  - Filled excavated pond
- Filled Points
- Wetland Class Areas
- Filled Areas
- Wetland Class Areas
- Wetland Class Points
  - Dammed pond
  - Excavated pond
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  - Wetland too small to delineate
  - Filled excavated pond
- Filled Points
- Wetland Class Areas
- Filled Areas
- Wetland Identifications and Confirmations
- NRCS Wetspots
- Municipality
- State Boundaries
- County Boundaries
- Major Roads
  - Interstate Highway
  - State Highway
  - US Highway
- County and Local Roads
  - County HWY
  - Local Road
- Railroads
- Tribal Lands
- Rivers and Streams
- Intermittent Streams

0.5 0 0.25 0.5 Miles

1:15,840

NAD\_1983\_HARN\_Wisconsin\_TM

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>

### Notes



## NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) Report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These are not to be used for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS Report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

**Coastal Base Flood Elevations** shown on this map apply only to landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study Report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study Report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study Report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 18N. The **horizontal datum** was NAD 83 (GRS 1980 spheroid). Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

NGS Information Services  
NOAA, NGS12  
National Geodetic Survey  
SSMC-3, #5202  
1315 East-West Highway  
Silver Spring, Maryland 20910-3282  
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov>.

**Base map** information shown on this FIRM was provided by La Crosse County. The aerial photography was acquired in the spring of 2007 to create a 1:2000 scale digital orthophotos with 12-inch ground resolution and resampled to a 24-inch ground resolution.

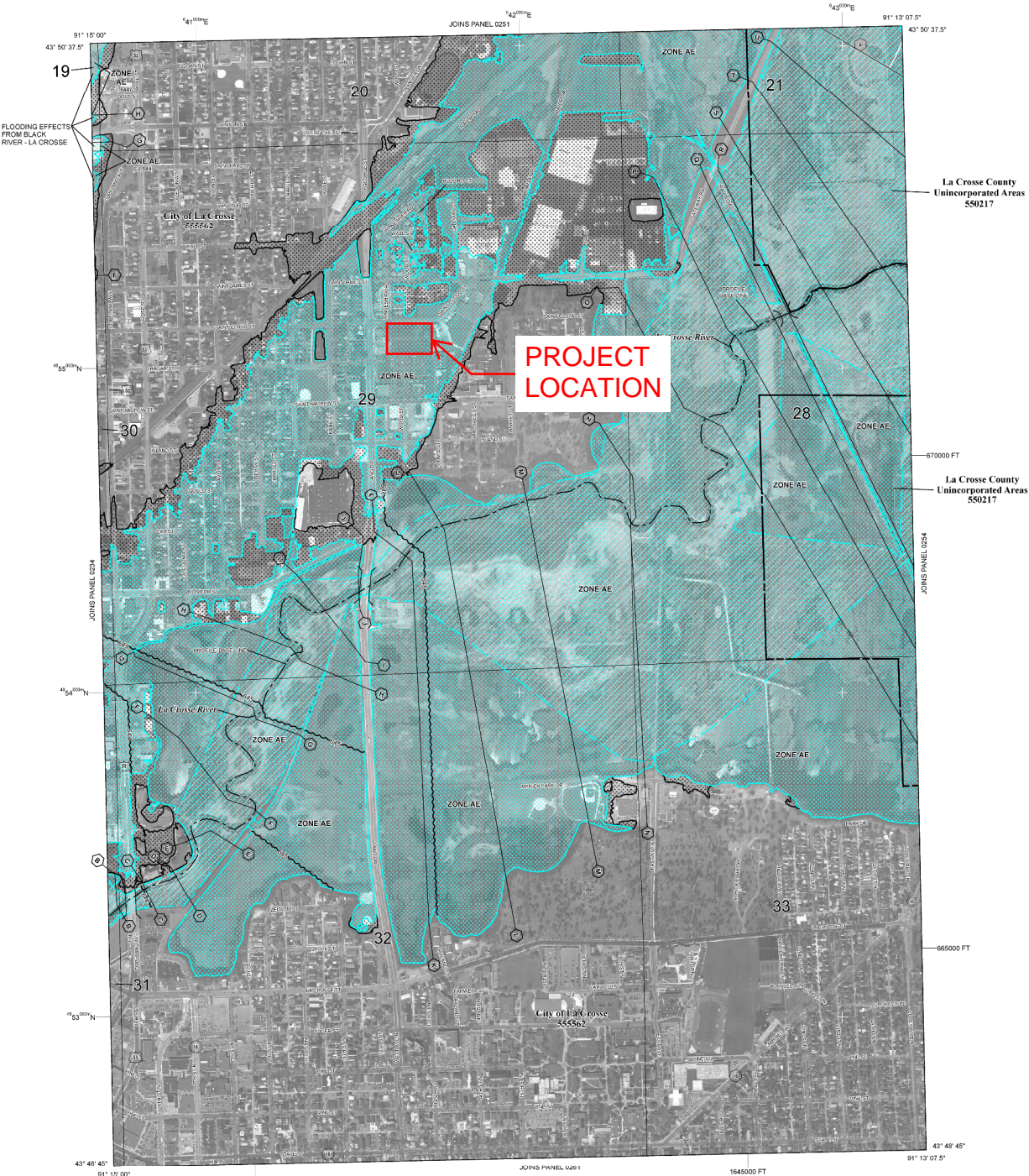
The **profile baselines** depicted on this map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the **profile baselines** in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.

**Corporate limits** shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the **Map Service Center (MSC)** website at <http://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map**, how to order products, or the National Flood Insurance Program in general, please call the **FEMA Map Information Exchange (FMIX)** at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov/business/mip>.



## LEGEND

**SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD**  
The 1% annual chance flood (100-year flood), also known as the "base flood," is the flood that has a 1% chance of being equaled or exceeded in any given year. The area subject to flooding by the 1% annual chance flood is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, AV, D, and VE. The Base Flood Elevation is the water surface elevation of the 1% annual chance flood.

- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined; areas of above-bank flooding; velocities also determined.
- ZONE AR** Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently described. Zone AR indicates that the former flood control system is being retained to provide protection from the 1% annual chance or greater flood.
- ZONE AV** Area to be protected from the 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE D** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

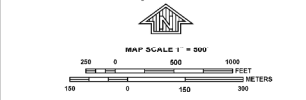
**FLOODWAY AREAS IN ZONE AE**  
The floodway is the channel of a stream plus any adjacent floodplain areas that much be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

- OTHER FLOOD AREAS**
- ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with average areas less than 1 square mile; and areas subject to waves from the 1% annual chance flood.
- OTHER AREAS**
- ZONE X** Areas determined to be outside the 0.2% annual chance floodplain. Areas in which flood hazards are undetermined, but possible.
- ZONE D** COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS
- OTHERWISE PROTECTED AREAS (OPAs)**

- CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.
- 1% Annual Chance Floodplain Boundary
- 0.2% Annual Chance Floodplain Boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevation, flood depths, or flood velocities.
- Base Flood Elevation line and value; elevation in feet\*
- Base Flood Elevation value where uniform within zone; elevation in feet\*

- \*Referenced to the North American Vertical Datum of 1988
- Cross section line
- Traverse line
- Culvert
- Bridge
- Geographic coordinates: referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere
- 3100000 FT
- 5000-foot ticks: Wisconsin State Plane South Zone (FIPS Zone 4803). Limited Conformal Conic projection
- 2000-meter Universal Transverse Mercator grid values, zone 18N
- Bench mark (see explanation in Notes to Users section of this FIRM panel)
- MSL
- MAP REPOSITORIES
- Refer to Map Repository for Map Index
- EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
- April 2, 2008

**EFFECTIVE DATES OF REVISIONS TO THIS PANEL**  
April 6, 2013: In areas previously not shown, this map shows flood boundaries and base flood elevations, to provide more detail. It also shows new and revised, to reflect updated topographic information, and to incorporate products issued under other authority.  
For community map revision history prior to community mapping, refer to the Community Map History table located in the Flood Insurance Study Report for this jurisdiction.  
To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-438-6620.



**NFIP**

**PANEL 0253D**

**FIRM**

**FLOOD INSURANCE RATE MAP**

**LA CROSSE COUNTY, WISCONSIN AND INCORPORATED AREAS**

**PANEL 253 OF 425**  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

**CONTAINS:**

COMMUNITY	NUMBER	PANEL	SUFFIX
LA CROSSE, CITY OF	55062	0253	D
LA CROSSE COUNTY	55017	0253	D

Notice to User: The **Map Number** shown below should be used when placing map orders, the **Community Number** shown above should be used on insurance applications for the subject community.

**MAP NUMBER**  
56063C0253D

**MAP REVISED**  
JANUARY 6, 2012

Federal Emergency Management Agency

NOTE: MAP AREA SHOWN ON THIS PANEL IS LOCATED WITHIN TOWNSHIP 16 NORTH, RANGE 7 WEST.



# Federal Emergency Management Agency

Washington, D.C. 20472

March 16, 2016

THE HONORABLE TIM KABAT  
MAYOR, CITY OF LA CROSSE  
400 LA CROSSE STREET  
6TH FLOOR  
LA CROSSE, WI 54601

CASE NO.: 16-05-2265A  
COMMUNITY: CITY OF LA CROSSE, LA CROSSE  
COUNTY, WISCONSIN  
COMMUNITY NO.: 555562

DEAR MR. KABAT:

This is in reference to a request that the Federal Emergency Management Agency (FEMA) determine if the property described in the enclosed document is located within an identified Special Flood Hazard Area, the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), on the effective National Flood Insurance Program (NFIP) map. Using the information submitted and the effective NFIP map, our determination is shown on the attached Letter of Map Revision based on Fill (LOMR-F) Determination Document. This determination document provides additional information regarding the effective NFIP map, the legal description of the property and our determination.

Additional documents are enclosed which provide information regarding the subject property and LOMR-Fs. Please see the List of Enclosures below to determine which documents are enclosed. Other attachments specific to this request may be included as referenced in the Determination/Comment document. If you have any questions about this letter or any of the enclosures, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.

Sincerely,

Luis Rodriguez, P.E., Chief  
Engineering Management Branch  
Federal Insurance and Mitigation Administration

## LIST OF ENCLOSURES:

LOMR-F DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator  
Community Map Repository  
Region  
Mr. Paul Borsheim





# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN	A portion of Section 29, Township 16 North, Range 7 West, as described in the Warranty Deed recorded as Document No. 1648390, in the Office of the Register of Deeds, La Crosse County, Wisconsin  The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 555562	
AFFECTED MAP PANEL	NUMBER: 55063C0253D	
	DATE: 1/6/2012	
FLOODING SOURCE: LA CROSSE RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 43.834630, -91.237976 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83

### DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	--	1319 St. Andrew Street	Portion of Property	X (shaded)	--	--	647.0 feet

**Special Flood Hazard Area (SFHA)** - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

**ADDITIONAL CONSIDERATIONS** (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION  
FILL RECOMMENDATION  
PORTIONS REMAIN IN THE SFHA

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the described portion(s) of the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document revises the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.

Luis Rodriguez, P.E., Chief  
Engineering Management Branch  
Federal Insurance and Mitigation Administration



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

### ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

#### LEGAL PROPERTY DESCRIPTION (CONTINUED)

Commencing at the West quarter corner of Section 29; Thence N89°13'55"E 2646.22 feet; Thence N00°50'40"W 30.66 feet; Thence N62°51'43"E 82.06 feet to the POINT OF BEGINNING; Thence N89°25'28"E 262.36 feet; Thence S79°46'19"E 55.83 feet; Thence N87°07'29"E 202.71 feet; Thence N44°15'53"E 44.56 feet; Thence N06°04'23"W 135.48 feet; Thence N00°15'57"W 130.50 feet; Thence N01°40'39"E 81.07 feet; Thence N05°14'13"W 80.59 feet; Thence N02°56'58"E 63.94 feet; Thence N10°53'26"E 39.12 feet; Thence N16°16'34"W 45.27 feet; Thence N05°26'24"W 69.60 feet; Thence N67°59'02"W 32.09 feet; Thence S88°24'32"W 200.91 feet; Thence S89°23'47"W 166.23 feet; Thence S84°01'13"W 21.75 feet; Thence S31°06'13"W 32.86 feet; Thence S00°30'34"E 94.43 feet; Thence S05°15'11"E 99.37 feet; Thence S31°19'18"W 42.26 feet; Thence S00°46'50"W 54.47 feet; Thence S84°43'17"W 38.44 feet; Thence S46°08'58"W 57.70 feet; Thence S86°48'13"W 50.77 feet; Thence S22°34'10"E 68.19 feet; Thence S04°20'23"E 55.98 feet; Thence S02°58'50"W 122.77 feet; Thence S03°52'53"E 67.41 feet; Thence S67°13'41"E 30.22 feet to the POINT OF BEGINNING


#### FILL RECOMMENDATION (This Additional Consideration applies to the preceding 1 Property.)

The minimum NFIP criteria for removal of the subject area based on fill have been met for this request and the community in which the property is located has certified that the area and any subsequent structure(s) built on the filled area are reasonably safe from flooding. FEMA's Technical Bulletin 10-01 provides guidance for the construction of buildings on land elevated above the base flood elevation through the placement of fill. A copy of Technical Bulletin 10-01 can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <http://www.fema.gov/mit/tb1001.pdf>. Although the minimum NFIP standards no longer apply to this area, some communities may have floodplain management regulations that are more restrictive and may continue to enforce some or all of their requirements in areas outside the Special Flood Hazard Area.

#### PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.

  
Luis Rodriguez, P.E., Chief  
Engineering Management Branch  
Federal Insurance and Mitigation Administration





# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

### ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

#### STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the LOMR-F DETERMINATION DOCUMENT (REMOVAL))

Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.

A handwritten signature in black ink, appearing to read "Luis Rodriguez", is located above the typed name.

Luis Rodriguez, P.E., Chief  
Engineering Management Branch  
Federal Insurance and Mitigation Administration



# Federal Emergency Management Agency

Washington, D.C. 20472

## ADDITIONAL INFORMATION REGARDING LETTERS OF MAP REVISION BASED ON FILL

When making determinations on requests for Letters of Map Revision based on the placement of fill (LOMR-Fs), the Department of Homeland Security's Federal Emergency Management Agency (FEMA) bases its determination on the flood hazard information available at the time of the determination. Requesters should be aware that flood conditions may change or new information may be generated that would supersede FEMA's determination. In such cases, the community will be informed by letter.

Requesters also should be aware that removal of a property (parcel of land or structure) from the Special Flood Hazard Area (SFHA) means FEMA has determined the property is not subject to inundation by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This does not mean the property is not subject to other flood hazards. The property could be inundated by a flood with a magnitude greater than the base flood or by localized flooding not shown on the effective National Flood Insurance Program (NFIP) map.

The effect of a LOMR-F is it removes the Federal requirement for the lender to require flood insurance coverage for the property described. The LOMR-F *is not* a waiver of the condition that the property owner maintain flood insurance coverage for the property. *Only* the lender can waive the flood insurance purchase requirement because the lender imposed the requirement. *The property owner must request and receive a written waiver from the lender before canceling the policy.* The lender may determine, on its own as a business decision, that it wishes to continue the flood insurance requirement to protect its financial risk on the loan.

The LOMR-F provides FEMA's comment on the mandatory flood insurance requirements of the NFIP as they apply to a particular property. A LOMR-F is not a building permit, nor should it be construed as such. Any development, new construction, or substantial improvement of a property impacted by a LOMR-F must comply with all applicable State and local criteria and other Federal criteria.

If a lender releases a property owner from the flood insurance requirement, and the property owner decides to cancel the policy and seek a refund, the NFIP will refund the premium paid for the current policy year, provided that no claim is pending or has been paid on the policy during the current policy year. The property owner must provide a written waiver of the insurance requirement from the lender to the property insurance agent or company servicing his or her policy. The agent or company will then process the refund request.

Even though structures are not located in an SFHA, as mentioned above, they could be flooded by a flooding event with a greater magnitude than the base flood. In fact, more than 25 percent of all claims paid by the NFIP are for policies for structures located outside the SFHA in Zones B, C, X (shaded), or X (unshaded). More than one-fourth of all policies purchased under the NFIP protect structures located in these zones. The risk to structures located outside SFHAs is just not as great as the risk to structures located in SFHAs. Finally, approximately 90 percent of all federally declared disasters are caused by flooding, and homeowners insurance does not provide financial protection from this flooding. Therefore, FEMA encourages the widest possible coverage under the NFIP.



The NFIP offers two types of flood insurance policies to property owners: the low-cost Preferred Risk Policy (PRP) and the Standard Flood Insurance Policy (SFIP). The PRP is available for 1- to 4-family residential structures located outside the SFHA with little or no loss history. The PRP is available for townhouse/rowhouse-type structures, but is not available for other types of condominium units. The SFIP is available for all other structures.

Additional information on the PRP and how a property owner can qualify for this type of policy may be obtained by contacting the Flood Insurance Information Hotline, toll free, at 1-800-427-4661. Before making a final decision about flood insurance coverage, FEMA strongly encourages property owners to discuss their individual flood risk situations and insurance needs with an insurance agent or company.

The revisions made effective by a LOMR-F are made pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and are in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448) 42 U.S.C. 4001-4128, and 44 CFR Part 65.

In accordance with regulations adopted by the community when it made application to join the NFIP, letters issued to revise an NFIP map must be attached to the community's official record copy of the map. That map is available for public inspection at the community's official map repository. Therefore, FEMA sends copies of all such letters to the affected community's official map repository.

To ensure continued eligibility to participate in the NFIP, the community must enforce its floodplain management regulations using, at a minimum, the flood elevations and zone designations shown on the NFIP map, including the revisions made effective by LOMR-Fs. LOMR-Fs are based on minimum criteria established by the NFIP. State, county, and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the SFHA. If the State, county, or community has adopted more restrictive and comprehensive floodplain management criteria, these criteria take precedence over the minimum Federal criteria.

FEMA does not print and distribute LOMR-Fs to primary map users, such as local insurance agents and mortgage lenders; therefore, the community serves as the repository for LOMR-Fs. FEMA encourages communities to disseminate LOMR-Fs so that interested persons, such as property owners, insurance agents, and mortgage lenders, may benefit from the information. FEMA also encourages communities to prepare articles for publication in the local newspaper that describe the changes made and the assistance community officials will provide in serving as a clearinghouse for LOMR-Fs and interpreting NFIP maps.

When a restudy is undertaken, or when a sufficient number of revisions occur on particular map panels, FEMA initiates the printing and distribution process for the panels and incorporates the changes made effective by LOMR-Fs. FEMA notifies community officials in writing when affected map panels are being physically revised and distributed. If the results of particular LOMR-Fs cannot be reflected on the new map panels because of scale limitations, FEMA notifies the community in writing and revalidates the LOMR-Fs in that letter. LOMR-Fs revalidated in this way usually will become effective 1 day after the effective date of the revised map.

## Paul Borsheim

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**From:** Bob Burg [bwburg@midwestcapitalservices.com]  
**Sent:** Tuesday, April 21, 2015 1:56 PM  
**To:** Marvin Wanders (marvin@threesixty.bz); 'Paul Borsheim' (paulborsheim@bortonconstruction.com)  
**Cc:** LADCO - James Hill/ Jennifer Kuderer (ladco@centurytel.net); scott.mccurdy@cedarcorp.com  
**Subject:** FW: CLOMR  
**Attachments:** CLOMR1.pdf; CLOMR2.pdf; CLOMR3.pdf; CLOMR4.pdf; CLOMR5.pdf

Gentlemen: Attached is the CLOMA letter which we finally received from FEMA. Please note that FEMA has set the minimum level at 647.0' elevation. Please let me know if you have any questions or comments. We should have the updated closure letter from the DNR shortly.

Bob Burg  
783.8520

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**From:** LADCO - James Hill/Sam Hammer [mailto:ladco@centurytel.net]  
**Sent:** Tuesday, April 21, 2015 9:09 AM  
**To:** Bob Burg  
**Subject:** CLOMR

Bob...please find attached the CLOMR letter.

James Hill, Executive Director  
La Crosse Area Development Corporation  
712 Main Street  
La Crosse, WI 54601  
608-784-5488  
[ladco@centurytel.net](mailto:ladco@centurytel.net)

Sam Hammer, Office Assistant  
La Crosse Area Development Corporation  
712 Main Street  
La Crosse, WI 54601  
608-784-5488  
[ladco@centurytel.net](mailto:ladco@centurytel.net)





# Federal Emergency Management Agency

Washington, D.C. 20472

## **ADDITIONAL INFORMATION REGARDING DENIALS OF REQUESTS FOR CONDITIONAL LETTERS OF MAP AMENDMENT AND CONDITIONAL LETTERS OF MAP REVISION BASED ON FILL**

When making determinations on requests for Conditional Letters of Map Amendment (CLOMAs) and Conditional Letters of Map Revision based on the placement of fill (CLOMR-Fs), the Department of Homeland Security's Federal Emergency Management Agency (FEMA) bases its determination on the flood hazard information available at the time of the determination. Requesters should be aware that flood conditions may change or new information may be generated that would supersede FEMA's determination. In such cases, the community will be informed by letter.

Requesters also should be aware that FEMA's conditional denial of a request to remove a property (parcel of land or structure) from the Special Flood Hazard Area (SFHA) means FEMA has determined the property will continue to be subject to inundation by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). As mentioned earlier, this determination is based on the flood hazard information available at the time. If more detailed property or flood hazard information becomes available, and the requester believes the information will support removing the property from the SFHA, the requester may submit the information to FEMA at any time and request that FEMA reconsider its determination. In areas where base flood elevations (BFEs) shown on the effective National Flood Insurance Program (NFIP) map were used for the original determination, new BFEs cannot be used until they have been proposed and finalized through the community appeal process. The appeal process is described in detail in Part 67 of the NFIP regulations.

If FEMA denies a request for a CLOMA because the elevation of the lowest adjacent grade (the lowest ground touching a structure) would be below the BFE and that elevation is raised to or above the BFE by the placement of fill material, the requester may submit the appropriate supporting data and request a LOMR-F in accordance with Paragraph 65.5(a)(4) of the NFIP regulations. In this circumstance, if both the elevation of the lowest ground touching the structure *and* the elevation of the lowest floor (including basement/crawl space) are at or above the BFE, FEMA will issue a LOMR-F to remove the structure from the SFHA.

If fill material is used to elevate the lowest ground touching the structure and the lowest floor (including basement/crawl space) to or above the BFE, the requester also must submit a completed copy of Form 4, "Community Acknowledgment of Requests Involving Fill," from the MT-1 application forms package that is to be used for all LOMR-F requests. The application forms package may be downloaded directly from our Web site at [http://www.fema.gov/plan/prevent/fhm/dl\\_mt-1.shtm](http://www.fema.gov/plan/prevent/fhm/dl_mt-1.shtm), or copies may be obtained by calling our Map Assistance Center, toll free, at 1-877-FEMA MAP (1-877-336-2627).

The NFIP regulations provide a requester with a period of 90 days from the date of a denial letter to submit data and request that FEMA reconsider its determination without repayment of review and processing fees. Data submitted after 90 days, or data which show that a project has been significantly altered in design or scope other than as necessary to respond to findings made in FEMA's original determination, are subject to all submittal/payment procedures.

CLOMRF-ENC



# Federal Emergency Management Agency

Washington, D.C. 20472

## CONDITIONAL LETTER OF MAP REVISION BASED ON FILL COMMENT DOCUMENT

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN	A parcel of land, as described in the Warranty Deed, recorded as Document No. 1173079, in Volume 1178, Pages 229 through 231, in the Office of the Register of Deeds, La Crosse County, Wisconsin  Parcel ID: 17-10289-040  The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 555562	
AFFECTED MAP PANEL	NUMBER: 55063C0253D	
	DATE: 1/6/2012	

FLOODING SOURCE: LA CROSSE RIVER

APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 43.835, -91.238

SOURCE OF LAT & LONG: ARCGIS 10.1

DATUM: NAD 83

COMMENT TABLE REGARDING THE PROPOSED PROPERTY (PLEASE NOTE THAT THIS IS NOT A FINAL DETERMINATION. A FINAL DETERMINATION WILL BE MADE UPON RECEIPT OF AS-BUILT INFORMATION REGARDING THIS PROPERTY.)

LOT	BLOCK/SECTION	SUBDIVISION	STREET	OUTCOME WHAT WOULD BE REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	--	1319 St. Andrew Street	Portion of Property	X (shaded)	645.0 feet	--	647.0 feet

**Special Flood Hazard Area (SFHA)** - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

**ADDITIONAL CONSIDERATIONS** (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION


STATE LOCAL CONSIDERATIONS

PORTIONS REMAIN IN THE SFHA

CONDITIONAL LOMR-F DETERMINATION

This document provides the Federal Emergency Management Agency's comment regarding a request for a Conditional Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the proposed described portion(s) of the property(ies) would not be located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood) if built as proposed. Our final determination will be made upon receipt of a copy of this document, as-built elevations, and a completed Community Acknowledgement form. Proper completion of this form certifies the subject property is reasonably safe from flooding in accordance with Part 65.5(a)(4) of our regulations. Further guidance on determining if the subject property is reasonably safe from flooding may be found in FEMA Technical Bulletin 10-01. A copy of this bulletin can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <http://www.fema.gov/mit/tb1001.pdf>. This document is not a final determination; it only provides our comment on the proposed project in relation to the SFHA shown on the effective NFIP map.

This comment document is based on the flood data presently available. The enclosed documents provide additional information regarding this request. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.

  
 Luis Rodriguez, P.E., Chief  
 Engineering Management Branch  
 Federal Insurance and Mitigation Administration

**Federal Emergency Management Agency**

Washington, D.C. 20472

**CONDITIONAL LETTER OF MAP REVISION BASED ON FILL  
COMMENT DOCUMENT****ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)****LEGAL PROPERTY DESCRIPTION (CONTINUED)**

COMMENCING at the West quarter corner of Section 29, Township 16 North, Range 7 West; thence N89°13'55"E, a distance of 2646.22 feet; thence N00°50'40"W, a distance of 30.66 feet; thence N86°07'42"E, a distance of 43.74 feet to the POINT OF BEGINNING; thence N47°18'24"W, a distance of 45.51 feet; thence N00°47'46"W, a distance of 30.59 feet; thence S89°11'38"W, a distance of 3.70 feet; thence N00°07'16"E, a distance of 111.41 feet; thence N11°23'01"E, a distance of 50.62 feet; thence N00°30'38"E, a distance of 26.92 feet; thence S89°53'41"E, a distance of 6.15 feet; thence N00°06'19"E, a distance of 22.43 feet; thence N89°53'41"W, a distance of 6.08 feet; thence N00°06'19"E, a distance of 4.17 feet; thence N11°58'45"W, a distance of 49.96 feet; thence N00°02'08"E, a distance of 36.11 feet; thence S89°57'52"E, a distance of 60.76 feet; thence N00°02'08"E, a distance of 40.84 feet; thence N88°54'06"E, a distance of 39.61 feet; thence N00°37'16"W, a distance of 43.24 feet; thence N83°21'18"E, a distance of 19.11 feet; thence N61°13'51"E, a distance of 18.65 feet; thence N00°00'00"W, a distance of 7.04 feet; thence N04°49'09"W, a distance of 26.42 feet; thence N00°47'52"W, a distance of 250.40 feet; thence N89°30'31"E, a distance of 476.15 feet; thence S02°02'53"E, a distance of 111.34 feet; thence S00°51'36"W, a distance of 89.84 feet; thence S01°19'19"E, a distance of 61.87 feet; thence S00°30'08"E, a distance of 277.33 feet; thence S01°54'56"E, a distance of 133.75 feet; thence S11°09'53"E, a distance of 26.09 feet; thence S00°25'33"E, a distance of 5.06 feet; thence S89°10'29"W, a distance of 36.87 feet; thence S00°52'58"E, a distance of 35.64 feet; thence S89°35'05"W, a distance of 548.12 feet to the POINT OF BEGINNING.

**PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)**

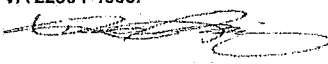
Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

**CONDITIONAL LOMR-F DETERMINATION (This Additional Consideration applies to the preceding 1 Property.)**

Comments regarding this conditional request are based on the flood data presently available. Our final determination will be made upon receipt of this Comment Document, certified as-built elevations and/or certified as-built survey. Since this request is for a Conditional Letter of Map Revision based on Fill, we will also require the applicable processing fee, and the "Community Acknowledgement" form. Please note that additional items may be required before a final as-built determination is issued.

This letter does not relieve Federal agencies of the need to comply with Executive Order 11988 on Floodplain Management in carrying out their responsibilities and providing Federally undertaken, financed, or assisted construction and improvements, or in their regulating or licensing activities.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.



Luis Rodriguez, P.E., Chief  
Engineering Management Branch  
Federal Insurance and Mitigation Administration



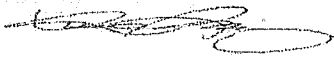
**Federal Emergency Management Agency**

Washington, D.C. 20472

**CONDITIONAL LETTER OF MAP REVISION BASED ON FILL  
COMMENT DOCUMENT****ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)****STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the  
CLOMR-F COMMENT DOCUMENT)**

Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.



Luis Rodriguez, P.E., Chief  
Engineering Management Branch  
Federal Insurance and Mitigation Administration

## Paul Borsheim

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**To:** Scott McCurdy; LADCO - James Hill; Bob Burg (bwburg@midwestcapitalservices.com)  
**Cc:** Nasonovs, Jurijs; mwiczek@mchughexcavating.com; doug kerns (kernsd@cityoflacrosse.org)  
**Subject:** RE: Final Elevations of fill surface

Scott,

Looks good. Thanks for the update.

Paul Borsheim

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**From:** Scott McCurdy [mailto:scott.mccurdy@cedarcorp.com]  
**Sent:** Thursday, September 10, 2015 9:18 AM  
**To:** LADCO - James Hill; Bob Burg (bwburg@midwestcapitalservices.com); Paul Borsheim  
**Cc:** Nasonovs, Jurijs; mwiczek@mchughexcavating.com; doug kerns (kernsd@cityoflacrosse.org)  
**Subject:** Final Elevations of fill surface

Good Morning

Thanks to all of you for your cooperation in getting the data to us for the final elevations on the former Trance Plant 6 property. Attached is a drawing showing the elevations shot recently by McHugh across the surface. As you can see we averaged the elevations across the surface and determined it to be 647.7 feet amsl. Per the CLOMA-R the flood plain in the area is 645 feet amsl. Residential occupation is therefore 2 feet above the 100 year flood elevation (647 feet amsl) and by agreement between LIPCO and Stizo Development the site was to be filled an additional 0.5 feet or a final elevation of 647.5 feet. Points on the surface nearest the wall (top of wall is 647.20 by design) are slightly less than 647.5 but exceed the 647.0. The overall final elevation exceeds 647.50 by 0.2 feet and we are satisfied the final product meets the requirements of the developer's agreement between LIPCO and Stizo.

### Scott McCurdy, P.G.

Senior Advisor

Cedar Corporation

604 Wilson Avenue | Menomonie | WI | 54751

Office: 715-235-9081 | TF: 800-472-7372

Direct: 715-232-5713 | Mobile: 715-556-3131

[scott.mccurdy@cedarcorp.com](mailto:scott.mccurdy@cedarcorp.com)

[www.cedarcorp.com](http://www.cedarcorp.com) | [LinkedIn](#) | [Facebook](#) | [Twitter](#)

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